



Legislation Text

File #: 18-0449, **Version:** 1

Community Development Services, Planning and Building Department, submitting for approval of Final Map (TM10-1500-F) for West Valley Village Unit 3C Subdivision, creating a total of eight residential lots on property identified by Assessor's Parcel Numbers 118-440-30, 118-440-31, 118-440-32, and 118-440-33, located on the west side of Candlewood Court, 582 feet north-east of the intersection with Loganberry Court, in the El Dorado Hills area, and recommending the Board consider the following:

- 1) Approve the Final Map (TM10-1500-F) for West Valley Village Unit 3C; and
- 2) Approve and authorize the Chair to sign the Agreement to Make Subdivision Improvements. (Supervisory District 2)

FUNDING: N/A (Developer Funded Subdivision Improvements)

DEPARTMENT RECOMMENDATION

Community Development Services (CDS), Planning and Building Department, recommending the Board approve the Final Map (TM10-1500-F) for West Valley Village Unit 3C Subdivision and authorize Chair to sign the Agreement to Make Subdivision Improvements.

DISCUSSION / BACKGROUND

West Valley Village Unit 3C Subdivision is one of the remaining areas proposed to be developed in the West Valley Village portion of the Valley View Specific Plan (Exhibits A and B). The Final map is based on the Tentative Subdivision Map that was approved by the Planning Commission on May 23, 2013, creating a total of eight residential lots (Exhibit C).

The West Valley Village Unit 3C Final Map (Exhibit D) has been reviewed and verified for conformance with the approved Tentative Subdivision Map. Exhibit E details the verification of the Final Map for conformance with the approved Tentative Subdivision Map Conditions of Approval. County Departments and affected outside agencies, including CDS Department of Transportation, Surveyor's Office, and the El Dorado Hills Fire Department, have reviewed and recommended approval of the Map. A meter award letter from El Dorado Irrigation District has been secured for public water, recycled water, and sewer services for the subdivision (Exhibit F). The Agreement to Make Subdivision Improvements (Agreement), including associated bonds, has been approved by the Department of Transportation, subject to authorization by the Board Chair.

Environmental Review: The review of the Final Map is a ministerial process and is Statutorily Exempt from environmental review under Section 15268(b)(3) of the California Environmental Quality Act Guidelines.

EXHIBITS (Attachment D)

Exhibit A - Location Map

Exhibit B - Assessor's Parcel Map

Exhibit C - Approved West Valley Village Unit 3C Tentative Map

Exhibit D - West Valley Village Unit 3C Final Map Sheets

Exhibit E - Verification of Final Map Conformance with Conditions of Approval

Exhibit F - El Dorado Irrigation District Meter Award Letter

ALTERNATIVES

N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT

County Counsel, CDS Department of Transportation, Surveyor's Office, and El Dorado Hills Fire Department.

CAO RECOMMENDATION

It is recommended that the Board approve this item.

FINANCIAL IMPACT

There is no Net County Cost associated with the proposed action. The subdivision improvements are funded by the development applicant.

CLERK OF THE BOARD FOLLOW UP ACTIONS

- 1) Clerk of the Board to obtain the Chair's signature on two (2) original copies of the Subdivision Improvement Agreement; and
- 2) Clerk of the Board to send one (1) fully executed original copy of the Subdivision Improvement Agreement to the CDS Planning and Building Department, attention of Char Tim, Clerk of the Planning Commission.

STRATEGIC PLAN COMPONENT

N/A

CONTACT

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Community Development Services, Planning and Building Department