



County of El Dorado

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Legislation Text

File #: 18-1513, **Version:** 1

Community Development Services, Planning and Building Department, submitting for approval Final Map (TM-F18-0004) for Hawk View Unit 1 (TM00-1371-R), creating 59 residential lots, ranging in size from .162 to 4.359 acres, one large lot, and six lettered lots, on property identified by Assessor's Parcel Number 115-040-16, located on the northwest side of the intersection of Hawk View Road and Bass Lake Road, in the El Dorado Hills area, and recommending the Board consider the following:

- 1) Approve the Final Map (TM-F18-0004) for Hawk View Unit 1 (TM00-1371-R); and
- 2) Approve and authorize the Chair to sign the Agreement to Make Subdivision Improvements. (Supervisory District 1)

FUNDING: Developer funded subdivision improvements.

DISCUSSION / BACKGROUND

The subject parcel is located within the master planned development of the Bass Lake Hills Specific Plan. The 38.47 acre site is identified by Assessor's Parcel Number 115-040-16 (Exhibit A) located on the northwest side of the intersection of Hawk View Road and Bass Lake Road, in the El Dorado Hills area (Exhibit B).

This Final Map (TM-F18-0004) would create 59 residential lots, ranging in size from .162 to 4.359 acres, one large lot for future development of Unit 2, and six lettered lots for roads and landscaping (Exhibit C). The Final Map conforms to the Tentative Subdivision Map (TM00-1371-R) approved by the Planning Commission on April 28, 2016 (Exhibit D), Legistar 16-0195. The Final Map for Unit 2 is in process under a separate application.

Exhibit F details the verification of the Final Map for conformance with the approved Conditions of Approval for the Tentative Subdivision Map. County departments and affected outside agencies, including the El Dorado Hills Fire Department, Department of Transportation, and the County Surveyor's Office, have 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 Subdivision Improvement Agreement, including associated bonds, has been approved by the Department of Transportation for Hawk View, Unit 1 Subdivision, 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 - Assessor's Parcel Map

Exhibit B - Location Map

Exhibit C - Final Map for Hawk View Unit 1 (TM-F18-0004)

Exhibit D - Approved Hawk View Unit 1 Tentative Subdivision Map(TM00-1371-R)

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, Department of Transportation, County Counsel, Surveyor's Office, and the 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 to obtain Chair's signature on two (2) originals of the Agreement to Make Subdivision Improvements.
- 2) Clerk to send one (1) fully executed original of the Agreement to Make Subdivision Improvements to CDA Development Services Division.

STRATEGIC PLAN COMPONENT

N/A

CONTACT

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Community Development Services, Planning and Building Department