



Legislation Text

File #: 18-1906, **Version:** 1

Planning and Building Department submitting for approval Final Map (TM-F18-0010) for Carson Creek Unit 2B Phase 1 (TM06-1428-R). Phase 1 would create 178 residential lots, ranging in size from 4,000 square feet to 16,390 square feet, one large lot, and eight lettered lots. The project site is on property identified by Assessor's Parcel Number 117-680-06, located on the south side of Carson Crossing Drive, approximately 3,000 feet south of the intersection with Golden Foothill Parkway, in the El Dorado Hills area and recommending the Board consider the following:

- 1) Approve Final Map (TM-F18-0010) for Carson Creek Unit 2B Phase 1; and
- 2) Approve and authorize the Chair to sign the Agreement to Make Subdivision Improvements (Attachment B). (Supervisory District 1)

FUNDING: N/A (Developer Funded Subdivision Improvements)

DISCUSSION / BACKGROUND

The subject parcel is located within the master planned development of Carson Creek Specific Plan. The 66.378 acre site is identified by Assessor's Parcel Number 117-680-06 (Exhibit A) and is located on the south side of Carson Crossing Drive, approximately 3,000 feet south of the intersection with Golden Foothill Parkway, in the El Dorado Hills area (Exhibit B).

This Final Map for Phase 1 is the third map that would be recorded and developed in accordance and conformance with the Carson Creek Tentative Subdivision (TM06-1428-R) Map approved by the Planning Commission on July 9, 2015 (Item #4, Legistar 15-0761) (Exhibit D). This final map would create 178 age-restricted residential lots, ranging in size from 4,000 square feet to 16,390 square feet, one large lot for future Phase Unit 2B, Phase 2, and eight lettered lots for roads and landscaping (Exhibit C).

Exhibit E 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. Meter award letters from El Dorado Irrigation District have 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 Carson Creek Unit 2B Phase 1, subject to authorization by the Board Chair.

Environmental Review: The review of the Final Maps 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 Maps for Carson Creek Unit 2B Phase 1(TM-F18-0010)
Exhibit D - Approved Carson Creek Tentative Subdivision Map (TM06-1428-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, Transportation Department, 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 one (1) original of the Agreement to Make Subdivision Improvements.
- 2) Clerk to send one (1) fully executed copy of the Agreement to Make Subdivision Improvements to Planning and Building Department, attention of Char Tim, Clerk of the Planning Commission.

STRATEGIC PLAN COMPONENT

Good Governance and Economic Development

CONTACT

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