



Legislation Text

File #: 24-0368, **Version:** 1

Planning and Building Department, Planning Division, submitting for approval of the Final Map (TM-F23-0005) for the Silver Springs Unit 3 Subdivision (TM97-1330), creating a total of 47 residential lots and 3 lettered lots, on property identified as Assessor's Parcel Number 115-370-003 located on the east side of Silver Springs Parkway approximately 1,400 feet south of the intersection with Green Valley Road in the Bass Lake area (Attachment E, Exhibits A & B), and recommending the Board:

- 1) Approve the Final Map (TM-F23-0005) for Silver Springs Unit 3 (Attachment E, Exhibit C);
- 2) Approve and authorize the Chair to sign the Agreement to Make Subdivision Improvements (Attachment B); and
- 3) Approve and authorize the Chair to sign the Offsite Road Improvement Agreement for the Offsite Pioneer Place Lift Station Force Main Extension located along Bass Lake Road from Barbary Way to Madera Way (Attachment C). (Supervisory District II)

FUNDING: Developer-Funded.

DISCUSSION / BACKGROUND

The Silver Spring Unit 3 Final Map (TM-F23-0005) would create a total of 47 residential lots and 3 lettered lots (Attachment E, Exhibit C). The Silver Springs Unit 3 Final Map is based on the Silver Springs Tentative Subdivision Map (TM97-1330) originally approved by the Board of Supervisors on December 15, 1998 (Agenda Item No. 82), subsequently modified by the Planning Director through approval of a substantial conformance on May 24, 2009 (Attachment E, Exhibit D), and the Silver Springs Phasing Plan (Attachment E, Exhibit E).

The original expiration of TM97-1330 (Silver Springs) was December 15, 2001. However, the project has benefited from numerous legislative extensions, has exhausted all six one-year discretionary extensions, and Silver Springs Phase 1 was approved by the Board of Supervisors on September 26, 2006 (File No. 06-1539, Item No. 15) extending the map for 36 months, resulting in an expiration date of March 2, 2024. Approval of the Silver Springs Unit 3 Final Map will extend the life of the tentative map for an additional 48 months, resulting in an expiration date of March 2, 2028 (Gov't Code Section 66452.6.a.1).

The Conditions of Approval Conformance Verification document (Attachment F) verifies compliance of the final map with the tentative map Conditions of Approval. Affected agencies/departments, including the Department of Transportation (DOT), County Surveyor's Office, and Rescue Fire Department have reviewed and verified compliance with the Conditions of Approval and recommended approval of the Final Map.

Improvement Agreements and Bonds: The applicant has submitted an Agreement to Make Subdivision Improvements (Attachment B) and bonds pursuant to Section 120.16.050 of the County Code. DOT has reviewed and approved the cost estimates. County Counsel and Risk Management have reviewed and approved the Improvement Agreements for both onsite subdivision improvements and offsite road improvements (Attachments B & C) and bonds for Silver Spring Unit 3.

Water/Wastewater: The El Dorado Irrigation District has provided a Meter Award Letter confirming that the applicant has acquired the required Equivalent Dwelling Units (EDUs) for water and wastewater to serve the 47 residential lots (Attachment E, Exhibit F).

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 CEQA Guidelines.

EXHIBITS (Attachment E)

Exhibit A - Assessor's Plat Map

Exhibit B - Vicinity Map

Exhibit C - Final Map for The Silver Springs Unit 3

Exhibit D - Approved Tentative Subdivision Map, Silver Springs

Exhibit E - Silver Springs Phasing Plan

Exhibit F - Meter Award Letter

ALTERNATIVES

N/A

PRIOR BOARD ACTION

See Discussion/Background above.

OTHER DEPARTMENT / AGENCY INVOLVEMENT

County Counsel, Risk Management, DOT, Surveyor's Office, and the Rescue Fire Department.

CAO RECOMMENDATION

Approve as recommended.

FINANCIAL IMPACT

There is no net county cost associated with the proposed action. The Subdivision improvements are funded by TTLIC El Dorado - Silver Springs, LLC, the owner and 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.
- 2) Clerk of the Board to obtain the Chair's signature on two (2) original copies of the Offsite Road Improvement Agreement.
- 3) Clerk of the Board to provide one (1) fully executed Subdivision Improvement Agreement to the Department of Transportation, Attention: Lindsay Tallman.
- 4) Clerk of the Board to provide one (1) fully executed Offsite Road Improvement Agreement to the Department of Transportation, Attention: Lindsay Tallman.

STRATEGIC PLAN COMPONENT

Economic Development: This project aligns with the Economic Development goals of the County's Strategic Plan, as it would provide additional housing in fulfillment of the County's Housing Element and provide property tax revenue and sales tax revenue from new residents.

CONTACT

Rob Peters, Deputy Director of Planning

Planning and Building Department