

**COUNTY OF EL DORADO PLANNING AND BUILDING
DEPARTMENT
PLANNING COMMISSION
STAFF REPORT**



Agenda of: August 10, 2017

Staff: Roger Trout

DEVELOPMENT AGREEMENT

FILE NUMBER: DA16-0003/Bell Ranch

APPLICANT: BL Road LLC

REQUEST: Development Agreement to extend the Bell Ranch Tentative Map approval of 113 residential lots for a period of 10 years.

LOCATION: On the North end of Tierra de Dios Drive, in the El Dorado Hills area, Supervisorial District 2 (Exhibit A)

APN: 119-020-52

ACREAGE: 112 acres

GENERAL PLAN: Adopted Plan (AP), Bass Lake Hills Specific Plan (Exhibit C)

ZONING: One-Family Residential/Planned Development (R1-PD) (Exhibit B)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration certified with approval of the tentative map on May 24, 2005; Addendum adopted April 28, 2016.

RECOMMENDATION: Staff recommends that the Planning Commission forward the following recommendation to the Board of Supervisors:

1. Adopt Ordinance approving Development Agreement DA16-0003.

STAFF ANALYSIS

Project Description: The proposed development agreement would: extend the term of the approved tentative subdivision map for ten years from the date of execution (Section 1.4.1); encourage the timely construction of Country Club Drive realignment (Section 3.2.1); coordinate on acquisition of off-site Right-of Way (Section 3.2.2); authorize County to collect funding/fees for a County-wide Facility Fee (Section 3.2.3); funding for the upper Bass Lake Road overlay (3.2.4); funding for signal improvements for the Bass Lake Road/Highway 50 Interchange (Section 3.2.5); and road impact fee reimbursement terms.

Background: Tentative Map TM96-1321, creating 113 residential lots on 112 acres, zone change Z96-0012, and planned development PD96-0006, were approved by the Board of Supervisors on May 24, 2005. The effective approval date is 30 days after approval. Tentative maps have a three year period until expiration. The initial expiration date was June 23, 2008. The Tentative Map received 10 years of time extensions. The County has approved six years of discretionary extensions and the State Legislature has added four years (AB208 and AB116). The current expiration date is June 23, 2018.

A Tentative Map Revision was approved by the Planning Commission on April 28, 2016. The revision focused on changing the requirements for off-site improvements from a section of Bass Lake Road to the realignment of Country Club Drive and Bass Lake Road.

The Planning Director approved minor revisions in May 2016. The revisions modified the phasing plan to reflect Morison Road construction timing; removed the Morrison Road median at two subdivision entrances; modified internal streets to eliminate some single loaded streets; and increased open space dedication and oak tree preservation from 26.54 acres to 40.69 acres.

Development Agreement: The Bell Ranch Development Agreement application was submitted in September 2016. Two other Development Agreements (Hawk View, Bell Woods) were submitted at the same time by the same applicant. The County staff met with County Departments to discuss the Development Agreements. In May 2017, the general terms of the Development Agreement were established and are incorporated into the attached draft Development Agreement.

Pursuant to Section 130.58 of the Zoning Ordinance (Development Agreements), the Planning Commission shall review and make recommendations on development agreements. The Board of Supervisors approves development agreements by ordinance which is effective 30 days after approval.

Recommendation: Staff recommends approval of the Development Agreement. The Tentative Map is not eligible for additional discretionary time extensions and will expire in less than a year. . There is not enough time in that one year to both complete the improvement plans for the subdivision as well as the realignment of Country Club Drive, as required in the Tentative Map Conditions of Approval. The terms of the Development Agreement would extend the term of the Tentative Map but also include provisions to encourage the Country Club realignment completion within two or three years.

The intersection of Country Club Drive and Bass Lake Road has been identified as a top priority intersection (2015 Intersection Needs, Legistar 14-0245, Attachment 16K) and included in the County 2017 Capital Improvement Plan (Project 71360). The intersection has a high volume of morning traffic trying to make a left turn from Country Club onto Bass Lake Road. High volume southbound traffic on Bass Lake Road makes left turns from Country Club difficult, resulting in long waits in traffic. The realignment of Country Club (which includes signalization of the intersection at Bass Lake Road) has been part of the Bass Lake Road Study EIR since 1992 and is consistent with the Bass Lake Hills Specific Plan, the County General Plan, and the County Capital Improvement Program.

However, if the Development Agreement is not approved, then either the map would expire or the applicant would put all efforts into filing a final map. The realignment of Country Club would be secured through a Road Improvement Agreement and bonds, but not constructed or completed, potentially for many years.

ENVIRONMENTAL REVIEW

The Bass Lake Hills Specific Plan was approved with an Environmental Impact Report in 1992 (Bass Lake Road Study Area Final Program EIR). A mitigated negative declaration was adopted for the original approval of the Bell Woods Tentative Map on May 24, 2005. An Initial Study dated February 2016 (Addendum) was adopted with project revisions and the final one-year time extension on March 24, 2016 (Legistar 16-0195). The Addendum serves as a basis for this Development Agreement (Addendum, page 64). There are no significant changes in circumstances and the proposed development agreement does not raise any new potential environmental effects. The impacts of the project were adequately analyzed in the previously adopted EIR, mitigated negative declaration, and Addendum.

SUPPORT INFORMATION

Attachments:

Exhibit A.....	Location Map
Exhibit B.....	Zoning Map
Exhibit C.....	General Plan Land Use Map
Exhibit D.....	Tentative Subdivision Map
Exhibit E.....	Draft Development Agreement
Exhibit F.....	Final Conditions of Approval March 24, 2016