



Legislation Details (With Text)

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File created: 5/5/2024 **In control:** Board of Supervisors

On agenda: 5/21/2024 **Final action:** 5/21/2024

Title: Planning and Building Department, Planning Division, submitting for approval of the Final Map (TM-F23-0006) for the Carson Creek Village 11B Subdivision (TM20-0001), creating a total of 111 residential lots and five (5) lettered lots for the use of landscaping and open space, on the property identified as Assessor Parcel Numbers 117-820-067, 117-820-070, 117-820-071, 117-820-072, 117-820-073, and 117-830-031 located on the south side of the intersection between Investment Boulevard and Pismo Drive in the El Dorado Hills Community Region (Attachment E, Exhibits A and B), and recommending the Board:

- 1) Approve the Final Map (TM-F23-0006) for Carson Creek Village 11B Subdivision (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 Agreement Regarding Timing For Completion of Formation of Community Facilities District. (District 2)

FUNDING: Developer-Funded.

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Counsel Approval, 2. B - Subdivision Improvement Agreement, 3. C - Performance Bond, 4. D - Laborers & Materialmens Bond, 5. E - Combined Exhibits, 6. F - Verification of Conformance to COA, 7. G - Agreement Regarding Timing For Completion of Formation of CFD, 8. H - Developer Agreement 20-0001 Heritage, 9. I - Counsel Approval- CFD Agreement, 10. Executed Subdivision Improvement Agreement

Date	Ver.	Action By	Action	Result
5/21/2024	1	Board of Supervisors	Approved	Pass

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FUNDING: Developer-Funded.

DISCUSSION / BACKGROUND

Carson Creek Village 11B Final Map would create a total of 111 residential lots ranging from 4,725 square feet to 12,070 square feet and five (5) lettered lots for the use of landscaping and open space (Attachment E, Exhibit C). The Carson Creek Village 11B Final Map is based on the Carson Creek Tentative Subdivision Map approved by the Board of Supervisors on August 10, 2021 (Legistar No. 21-1182, Item No. 22) (Attachment E, Exhibit D).

Since approval of the Tentative Subdivision Map, there have been no modifications or time extension requests. The Carson Creek Village 11A final map had been approved by the Board of Supervisors on August 22, 2023 (File No. 23-1519, Item No. 16). The Village 11B Final Map conforms to the Approved Carson Creek Tentative Subdivision Map approved on August 10, 2021 (Attachment E, Exhibit D).

The Conditions of Approval Conformance Verification report (Attachment F) verifies compliance of the Final Map with the Tentative Map Conditions of Approval. Affected agencies/departments, including County Department of Transportation (DOT), County Surveyor's Office, and El Dorado Hills Fire Department have reviewed, verified compliance with the conditions, and recommended approval of the Final Map.

Improvement Agreements and Bonds: The applicant has submitted an Agreement to Make Subdivision Improvements 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 Agreement and bonds for the Carson Creek Village 11B Subdivision (Attachments C, D, E).

Water/Wastewater: The El Dorado Irrigation District has provided a Meter Award Letter confirming that the applicant has acquired the required Equivalent Dwelling Units (EDU's) for water and wastewater to serve all of the 111 residential lots (Attachment E, Exhibit E).

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.

CFD Agreement: On August 10, 2021 (File No. 21-1182, Item No. 22), the County entered into DA20-0001, a Community Benefit and Development Agreement (DA) with Lennar Homes of California, LLC for the Heritage Carson Creek Village 11 (Attachment H). The DA was effective on September 21, 2021. DA Sections 3.8.1 and 3.8.3 include terms to establish a Community Facility District (CFD) to fund a Fiscal Impact Analysis Supplemental Tax and a Supplemental Ambulance Services Tax. These sections include provisions that allow for approval and recordation of final small lot subdivision maps prior to formation of the CFD. On August 22, 2023, (File No. 23-1519, Item No. 16), the Carson Creek Village 11A small lot subdivision final map was approved. However, at that time the CFD had not be established, although the intent to establish this CFD was clearly identified by the action of the Board on May 16, 2023 to authorize the Auditor-Controller to negotiate and execute all necessary negotiate and execute all necessary contracts related to the proposed CFD formation and financing (File No. 23-0793, Item No. 2). This item acknowledged the special tax provisions outlined in DA Sections 3.8.1 and 3.8.3.

On March 5, 2024, (File No. 24-0066, Item No. 2), the Board approved Final Passage of Ordinance 5196 Levying Special Taxes for CFD 2024-1 (Carson Creek Heritage 11) to pay for the acquisition,

construction, and associated costs of certain public facilities, and to issue bonds in an amount not to exceed \$35 million for the CFD. An additional CFD must be established to meet the requirements of DA Sections 3.8.1 and 3.8.3. Therefore, the applicant has submitted the Agreement Regarding Timing For Completion of Formation of Community Facilities Districts (Attachment G) in order to provide certainty on the establishment of the additional CFD and outline the terms for providing certificates of occupancy for residences constructed within the approved Carson Creek Village 11A final map and the proposed Village 11B final map.

EXHIBITS (Attachment E)

Exhibit A - Assessor Parcel Map

Exhibit B - Location Map

Exhibit C - Final Map for Carson Creek Village 11B

Exhibit D - Approved Carson Creek Tentative Subdivision Map (TM20-0001)

Exhibit E - Meter Award Letter

ALTERNATIVES

N/A

PRIOR BOARD ACTION

See Discussion/Background.

OTHER DEPARTMENT / AGENCY INVOLVEMENT

County Counsel, Risk Management, Department of Transportation, Surveyor's Office, and the El Dorado Hills 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 Lennar Homes of California, 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 provide one (1) fully executed Subdivision Improvement Agreement to the Department of Transportation, Attention: Lindsay Tallman.

STRATEGIC PLAN COMPONENT

N/A

CONTACT

Rob Peters, Deputy Director of Planning
Planning and Building Department