



Legislation Details (With Text)

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Title: Planning and Building Department, Planning Division, submitting for approval of a Final Map for the Campobello Subdivision (TM05-1403R) for Campobello Unit One (TM-F21-0006), creating a total of 24 residential lots, two (2) private street lots, and three (3) miscellaneous lots, on property identified as Assessor’s Parcel Numbers 119-380-001 and 119-380-002 (Attachment F, Exhibit A) located on the north side of Marble Valley Road, on both sides (east and west) of the intersection with Voltaire Drive in the El Dorado Hills area (Attachment F, Exhibit B), and recommending the Board consider the following:

- 1) Approve and authorize the Chair to sign the Agreement on Acceptance of Easement (Attachment A);
- 2) Approve the Final Map (TM-F21-0006) for Campobello Unit One (Attachment F, Exhibit C); and
- 3) Approve and authorize the Chair to sign the Agreement to Make Subdivision Improvements (Attachment C) (Supervisory District 2)

FUNDING: Developer-Funded

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Agreement on Acceptance of Easement, 2. B - Counsel Approval, 3. C -Agreement to Make Subdivision Improvements, 4. D - Performance Bond Agreement Form, 5. E - Laborers and Materialmens Bond Form, 6. F - Exhibits A-F, 7. Executed Agreement to Make Subdivisions Improvements, 8. Executed Conservation Easement Deed

Date	Ver.	Action By	Action	Result
6/14/2022	1	Board of Supervisors	Approved	Pass

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- 1) Approve and authorize the Chair to sign the Agreement on Acceptance of Easement (Attachment A);
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FUNDING: Developer-Funded

DISCUSSION / BACKGROUND

Campobello Unit One Final Map would create a total of 24 residential lots ranging in size from 7,885 to 31,975 square feet in size, two (2) private street lots, and three (3) miscellaneous lots (Attachment

F, Exhibit C). The final map is based on the revised 45 lot Campobello Tentative Subdivision Map approved by the Planning Commission on June 14, 2018 (Legistar No. 18-0613, Item No. 5) and encompasses two (2) of the four (4) phases in the tentative map (Attachment F, Exhibit D). The remaining 21 residential lots will be filed and processed under a separate future final map application. The current expiration date for map recordation is September 25, 2023, with no additional time extension allowance.

As noted in the Conformance to Conditions of Approval (Attachment F, Exhibit 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 (Attachment C) 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 Campobello Unit One subdivision.

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 24 residential lots (Attachment F, 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.

EXHIBITS (Attachment F)

Exhibit A - Assessor's Parcel Map

Exhibit B - Location/Vicinity Map

Exhibit C - Final Map for Campobello Unit One

Exhibit D - Approved Revised Campobello Tentative Map (TM05-1403-R)

Exhibit E - Campobello Unit One Meter Award Letter

Exhibit F - Verification of Campobello Unit One Final Map Conformance to Conditions of Approval

ALTERNATIVES

N/A

PRIOR BOARD ACTION

N/A

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 Campobello 24-8, 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 Agreement on Acceptance of Easement.
- 2) Clerk of the Board to obtain the Chair's signature on two (2) original copies of the Subdivision Improvement Agreement.
- 3) Clerk of the Board to provide one (1) fully executed Subdivision 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