



County of El Dorado

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Legislation Details (With Text)

File #: 16-0198 **Version:** 4

Type: Agenda Item **Status:** Approved

File created: 2/29/2016 **In control:** Board of Supervisors

On agenda: 9/19/2017 **Final action:** 9/19/2017

Title: HEARING - To consider the recommendation of the Planning Commission on the Bell Ranch Residential Project (Development Agreement DA16-0003), for a Development Agreement to extend the Bell Ranch Tentative Map approval of 113 residential lots for a period of 10 years, on property identified by Assessor's Parcel Number 119-020-52 consisting of 112 acres in the El Dorado Hills area, submitted by Lennar Winncrest, LLC; and Planning staff recommending the Board take the following actions:
1) Adopt Ordinance 5063 approving Development Agreement DA16-0003 (Attachment 4A); and
2) Approve and authorize the Chair to sign the Development Agreement with Lennar Winncrest, LLC (Attachment 4B). (Supervisory District 2) (Est. Time: 10 Min.)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 4A - Approved Contract Routing Sheet & Ordinance BOS 9-19-17, 2. 4B - Approved Contract Routing Sheet & Development Agmt BOS 9-19-17, 3. 4C - Proof of Publication - Mountain Democrat BOS 9-19-17, 4. Executed Bell Ranch Development Agreement, 5. Executed Ordinance 5063, 6. Ordinance No. 5063 - Proof of Publication, 7. Applicant Presentation, 8. Public Comment Rcvd 9-18-17 BOS 9-19-17, 9. Letter from Auditor BOS Rcvd 9-19-17, 10. 3A - Staff Report PC 8-10-17, 11. 3B - Staff Report Exhibits A-F PC 8-10-17, 12. 3C - Proof of Publication-Mountain Democrat PC 8-10-17, 13. 3D - Staff Memo 08-09-17 PC 8-10-17, 14. 3E - Applicants Presentation PC 8-10-17, 15. Public Comment Rcvd 08-09-17 PC 8-10-17, 16. Public Comment Rcvd 07-28-17 PC 8-10-17, 17. 2A - Planning Commission Minutes 03-24-16 PC 04-28-16, 18. 2B - Bass Lake Hills Specific Plan Addendum Memo 04-06-16 PC 04-28-16, 19. 2C - Transportation Response to Comments PC 04-28-16, 20. Public Comment Rcvd 04-27-16 to 04-28-16 PC 04-28-16.pdf, 21. Public Comment Rcvd 04-26-16 PC 04-28-16, 22. Public Comment Rcvd 04-20-16 PC 04-28-16, 23. Public Comment Rcvd 04-01-16 to 04-06-16 PC 04-28-16, 24. Planning Commission Minutes 04-28-16, 25. FINAL Findings, 26. FINAL Conditions of Approval, 27. APPROVED STAMPED Exhibits, 28. APPROVED STAMPED Map, 29. APPROVED STAMPED EIR Addendum-February 2016, 30. RECEIPT-Notice of Determination.pdf, 31. A - Staff Report PC 03-24-16, 32. B - Findings PC 03-24-16, 33. C - Conditions of Approval PC 03-24-16, 34. D - Staff Report Exhibits A-O PC 03-24-16, 35. E - Staff Report Exhibit P EIR Addendum-February 2016 PC 03-24-16, 36. F - Proof of Publication PC 03-24-16, 37. G - Staff's Presentation PC 03-24-16, 38. H - Applicant's Presentation PC 03-24-16, 39. Public Comment Rcvd 03-24-16 PC 03-24-16, 40. Public Comment Rcvd 03-23-16 PC 03-24-16, 41. Public Comment Rcvd 03-22-16 PC 03-24-16, 42. Public Comment Rcvd 03-21-16 PC 03-24-16, 43. Public Comment Rcvd 03-18-16 PC 03-24-16

Date	Ver.	Action By	Action	Result
9/19/2017	4	Board of Supervisors	Approved	Pass
8/10/2017	3	Planning Commission	Approved	Pass
4/28/2016	2	Planning Commission	Approved	Pass
3/24/2016	1	Planning Commission	Continued	Pass

HEARING - To consider the recommendation of the Planning Commission on the Bell Ranch Residential Project (Development Agreement DA16-0003), for a Development Agreement to extend

the Bell Ranch Tentative Map approval of 113 residential lots for a period of 10 years, on property identified by Assessor's Parcel Number 119-020-52 consisting of 112 acres in the El Dorado Hills area, submitted by Lennar Winncrest, LLC; and Planning staff recommending the Board take the following actions:

- 1) Adopt Ordinance **5063** approving Development Agreement DA16-0003 (Attachment 4A); and
- 2) Approve and authorize the Chair to sign the Development Agreement with Lennar Winncrest, LLC (Attachment 4B). (Supervisory District 2) (Est. Time: 10 Min.)

BACKGROUND

Request to consider Development Agreement DA16-0003/Bell Ranch Residential Project (Bell Ranch Development Agreement) submitted by Lennar Winncrest, LLC (Applicant), to extend the Bell Ranch Tentative Map approval of 113 residential lots for a period of 10 years. The property identified by Assessor's Parcel Number 119-020-52, consisting of 112 acres, is located on the north end of Tierra de Dios Drive in the El Dorado Hills area, Supervisory District 2. (Mitigated Negative Declaration certified with approval of the tentative map on May 24, 2005; Addendum adopted April 28, 2016.) (County Planner: Roger Trout)

On August 10, 2017, the Planning Commission recommended approval by a vote of 5-0 of the Bell Ranch Development Agreement with changes recommended by Planning staff. Changes were minor text amendments to the Draft Bell Ranch Development Agreement suggested by County Counsel for clarity. The Applicant agreed to all the proposed changes.

The Draft Bell Ranch Development Agreement has been revised to reflect the current ownership arrangement. The previous ownership group, identified as BL Road, LLC, has been changed to Lennar Winncrest, LLC.

ALTERNATIVES

- 1) Continue the item to a date certain for additional information and future action;
- 2) Continue the item off-calendar which would require new public notice for future consideration and action; or
- 3) Deny the Bell Ranch Development Agreement.

CLERK OF THE BOARD FOLLOW UP ACTIONS

- 1) Planning and Building Department will coordinate with the Clerk of the Board to obtain Lennar Winncrest, LLC's signature on two (2) original copies of the Bell Ranch Development Agreement.
- 2) The Clerk of the Board will obtain the Chair's signature on the two (2) partially executed original copies of the Bell Ranch Development Agreement.
- 3) The Clerk of the Board will send one (1) fully executed original copy of the Bell Ranch Development Agreement and one (1) copy of the fully executed Ordinance to Planning and Building Department, attention of Char Tim, Planning Commission Clerk.

CONTACT

Roger Trout, Director
Community Development Services, Planning and Building Department