



Legislation Details (With Text)

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On agenda: 10/11/2022 **Final action:** 10/11/2022

Title: Planning and Building Department, Planning Division, submitting for approval of Final Maps for the Summer Brook, Unit 1 Subdivision (TM07-1440-R2), Phases 1 & 2 (TM-F22-0008) to create a total of 15 residential lots ranging in size from 1.4 acres to 2.23 acres in size and four (4) open space/landscape lots (Lots "A", "B", "D" and "E"), on property identified as Assessor's Parcel Numbers 102-210-012 and 102-220-013 (Attachment H, Exhibit A), located on the north side of Green Valley Road, 500 feet west of the intersection with Bass Lake Road in the Cameron Park area (Attachment H, Exhibit B) and Summer Brook, Unit 2 Subdivision Phases 3 & 4 (TM-F22-0009) to create a total of 14 residential lots ranging in size from 1.3 acres to 2.06 acres in size and one open space/landscape lot (Lot "C"), on property identified as Assessor's Parcel Numbers 102-210-012 and 102-220-013 (Attachment I, Exhibit A), located on the north side of Green Valley Road, 500 feet west of the intersection with Bass Lake Road in the Cameron Park area (Attachment I, Exhibit B) and recommending the Board take the following actions:

- 1) Approve Final Map TM-F22-0008 for Summer Brook Unit 1, Phases 1 & 2 (Attachment H, Exhibit C);
- 2) Approve Final Map TM-F22-0009 for Summer Brook Unit 2, Phases 3 & 4 (Attachment I, Exhibit C);
- 3) Approve and authorize the Chair to sign the Agreement to make Subdivision Improvements (Attachment B); and
- 4) Approve and authorize the Chair to sign the Offsite Road Improvement Agreement for Green Valley Road at Deer Valley Road (Attachment C). (Supervisory District 4)

FUNDING: Developer-Funded.

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Counsel Approval, 2. B - Agreement to Make Subdivision Improvements, 3. C - Agreement to Make Offsite Improvements, 4. D - Onsite Performance Bond Agreement, 5. E - Offsite Performance Bond Agreement, 6. F - Laborers and Materialmens Bond Forms, 7. G - Executed Wildland Fire Safe Plan, August 2022, 8. H - Combined Exhibits A-F Unit 1 TM-F22-0008, 9. I - Combined Exhibits A-F Unit 2 TM-F22-0009, 10. J - COA Conformance Verification for Summer Brook Unit 1, 11. K - COA Conformance Verification for Summer Brook Unit 2, 12. L - Agreement to Make Offsite Improvements #22-55006, 13. Executed Agreement to Make Subdivision Improvements, 14. Executed Offsite Road Improvement Agreement

Date	Ver.	Action By	Action	Result
10/11/2022	1	Board of Supervisors	Approved	Pass

Planning and Building Department, Planning Division, submitting for approval of Final Maps for the Summer Brook, Unit 1 Subdivision (TM07-1440-R2), Phases 1 & 2 (TM-F22-0008) to create a total of 15 residential lots ranging in size from 1.4 acres to 2.23 acres in size and four (4) open space/landscape lots (Lots "A", "B", "D" and "E"), on property identified as Assessor's Parcel Numbers 102-210-012 and 102-220-013 (Attachment H, Exhibit A), located on the north side of Green Valley Road, 500 feet west of the intersection with Bass Lake Road in the Cameron Park area (Attachment H, Exhibit B) and Summer Brook, Unit 2 Subdivision Phases 3 & 4 (TM-F22-0009) to create a total of 14 residential lots ranging in size from 1.3 acres to 2.06 acres in size and one open

space/landscape lot (Lot "C"), on property identified as Assessor's Parcel Numbers 102-210-012 and 102-220-013 (Attachment I, Exhibit A), located on the north side of Green Valley Road, 500 feet west of the intersection with Bass Lake Road in the Cameron Park area (Attachment I, Exhibit B) and recommending the Board take the following actions:

- 1) Approve Final Map TM-F22-0008 for Summer Brook Unit 1, Phases 1 & 2 (Attachment H, Exhibit C);
- 2) Approve Final Map TM-F22-0009 for Summer Brook Unit 2, Phases 3 & 4 (Attachment I, Exhibit C);
- 3) Approve and authorize the Chair to sign the Agreement to make Subdivision Improvements (Attachment B); and
- 4) Approve and authorize the Chair to sign the Offsite Road Improvement Agreement for Green Valley Road at Deer Valley Road (Attachment C). (Supervisory District 4)

FUNDING: Developer-Funded.

DISCUSSION / BACKGROUND

The Final Map for Summer Brook, Unit 1, Phases 1 & 2 (TM-F22-0008) would create a total of 15 residential lots and four (4) open space/landscape lots (Attachment H, Exhibit C). The Final Map for Summer Brook Unit 2, Phases 3 & 4 (TM-F22-0009) would create a total of 14 residential lots ranging in size from 1.3 acres to 2.06 acres in size and one open space/landscape lot (Attachment I, Exhibit C). Summer Brook Unit 1 and Unit 2 are a portion of the original tentative map TM07-1440, which was approved by the Board of Supervisors on March 11, 2008 (Legistar No, 08-0319, Item No 28). The most current revision and phasing plan, TM07-1440-R2, was approved by the Planning Commission on August 9, 2018.

As noted in the Conditions of Approval Conformance Verification (Attachments J and K), compliance of the final maps with the tentative map Conditions of Approval has been verified. 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 Agreements 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 Agreements (for both onsite subdivision improvements and offsite road improvements) and bonds for the Summer Brook Unit 1 and Unit 2 subdivisions.

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 the 15 residential lots for Summer Brook Unit 1, Phases 1 & 2 (Attachment H., Exhibit E) and 14 residential lots for Unit 2, Phases 3 & 4 (Attachment I, 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 California Environmental Quality Act (CEQA) Guidelines.

EXHIBITS (Attachment H - Unit 1)

Exhibit A - Assessor's Parcel Maps

Exhibit B - Location/Vicinity Map

Exhibit C - Final Map for Summer Brook Unit 1

Exhibit D - Approved Tentative Map for Summer Brook Unit 1 (TM07-1440-R2) Exhibit E - Meter Award Letter for Summer Brook Unit 1
Exhibit F - Conformance to Conditions of Approval Report

EXHIBITS (Attachment I - Unit 2)

Exhibit A - Assessor's Parcel Maps

Exhibit B - Location/Vicinity Map

Exhibit C - Final Map for Summer Brook Unit 2

Exhibit D - Approved Tentative Map for Summer Brook Unit 2 (TM07-1440-R2) Exhibit E - Meter Award Letter for Summer Brook Unit 2

Exhibit F - Conformance to Conditions of Approval Report

ALTERNATIVES

N/A

PRIOR BOARD ACTION

See Discussion/Background above.

OTHER DEPARTMENT / AGENCY INVOLVEMENT

County Counsel, Risk Management, Department of Transportation, Surveyor's Office, and 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 Summer Brook El Dorado, Incorporated, 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 (SIA).
- 2) Clerk of the Board to obtain the Chair's signature on two (2) original copies of the Offsite Road Improvement Agreement (RIA).
- 3) Clerk of the Board to send one (1) fully executed original Subdivision Improvement Agreement and one (1) fully executed Offsite Road Improvement Agreement (RIA) to the Department of Transportation, Attn: 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