



Legislation Details (With Text)

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On agenda: 3/7/2023 **Final action:** 3/7/2023

Title: Planning and Building Department, Planning Division, submitting for approval the Final Map (TM-F20-0002) for Marble Valley Ridge, creating a total of three (3) residential lots and one (1) lettered open space lot, on property identified as Assessor’s Parcel Numbers 119-320-026, located at the western terminus of Crazy Horse Court, and 119-310-039, located on the south side of US Highway 50, north of Crazy Horse Road and west of Dave West Park, in the Cameron Park Community Region, and recommending the Board consider the following:
 1) Approve the Final Map (TM-F20-0002) for Marble Valley Ridge Estates (Attachment E, Exhibit C); and,
 2) Approve and authorize the Chair to sign the Agreement to Make Subdivision Improvements (Attachment B) (Supervisorial District 2).

Funding: Developer-Funded.

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Counsel Approval, 2. B - Agreement to Make Subdivision Improvements, 3. C - Performance Bond Agreement, 4. D - Laborers and Materialmens Bond Form, 5. E - Combined Exhibits A-D, 6. F - COA Conformance Verification for Marble Valley Ridge (TM-F20-0002), 7. Executed Agreement to Make Subdivision Improvements

Date	Ver.	Action By	Action	Result
3/7/2023	1	Board of Supervisors	Approved	Pass

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DISCUSSION / BACKGROUND

Marble Valley Ridge Final Map would create a total of three (3) residential lots and one (1) lettered open space lot (Attachment E, Exhibit C). On March 11, 2018 (File No. 08-0370, Item No. 27), the Board approved the Marble Valley Ridge Estates Tentative Subdivision Map (TM06-1412) along with a rezone and a planned development permit. On July 9, 2020 (File No. 20-0790, Item No. 2), the Planning Commission approved three (3) one-year time extensions for the Marble Valley Ridge Tentative Subdivision Map (TM06-1412).

Staff has reviewed the final map for compliance with the tentative map conditions of approval and noted that all of the applicable conditions have been satisfied (Attachment F). Affected agencies/departments, including County's Department of Transportation (DOT), County Surveyor's Office, County Air Quality Management District, County Stormwater Division, County Environmental Management Department, Cameron Park Community Services District and the Cameron Park 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 subdivision.

Water/Wastewater: Due to the small size of the project and nominal effect of adding three additional single-family units to the El Dorado Irrigation District (EID) system, the applicant and EID agreed to a contribution of fees in lieu of improvements in addition to the Facility Capacity Charges for the water meter award letter. EID has confirmed the project has satisfied the fee payments required. Meter Award Letters must be provided as part of the building permit application packet.

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 E)

Exhibit A - Location/Vicinity Map

Exhibit B - Assessor's Parcel Map

Exhibit C - Final Map for Marble Valley Ridge Estates

Exhibit D - Approved Tentative Map for Marble Valley Ridge Estates

ALTERNATIVES

N/A

PRIOR BOARD ACTION

See Discussion/Background above.

OTHER DEPARTMENT / AGENCY INVOLVEMENT

County Counsel, DOT, Surveyor's Office, Air Quality Management District, Stormwater Division, Environmental Management Department, Cameron Park Community Services District 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 Cambridge Oaks 14-3, 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 send one (1) fully executed original 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