



## Legislation Text

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

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**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