



Legislation Text

File #: 19-1758, **Version:** 1

Planning and Building Department, Planning Division-Current Planning, submitting for approval of Final Map (TM-F19-0003) for Bell Ranch Unit 1 (TM96-1321-R-4), creating 63 residential lots ranging in size from 13,500 to 91,649 square feet, 12 lettered open space/landscaping lots, one large lot and one park site (Lot J) on property identified by Assessor's Parcel Number 119-020-052, located on the north side of the intersection of Terra De Dios Drive and Morrison Road, in the El Dorado Hills area and recommending the Board consider the following:

- 1) Approve Final Map (TM-F19-0003) for Bell Ranch Unit 1; and
- 2) Approve and authorize the Chair to sign the Agreement to Make Subdivision Improvements (Attachment B). (Supervisory District 1)

FUNDING: Developer-Funded.

DISCUSSION / BACKGROUND

The subject parcel is located within the master planned development of the Bass Lake Hills Specific Plan and has a tentative subdivision map for a total of 123 residential lots that was approved by the Planning Commission on April 28, 2016 (Legistar 16-0198, Agenda Item 4) (Exhibit D). The 113-acre site is identified by Assessor's Parcel Number 119-020-052 (Exhibit A), located on the north side of the intersection of Terra De Dios Drive and Morrison Road, in the El Dorado Hills area (Exhibit B).

This Final Map would create 63 residential lots, ranging in size from 13,500 to 91,649 square feet, 12 lettered open space/landscaping lots, one large lot and one park site (Lot J) (Exhibit C). The Final Map conforms to the Tentative Subdivision Map approved by the Planning Commission. The Final Map for Unit 2, for the remaining 60 residential lots, will be processed under a separate application.

Exhibit G details the verification of the Final Map for conformance with the approved Conditions of Approval for the Tentative Subdivision Map. County departments and affected outside agencies, including the El Dorado Hills Fire Department, Department of Transportation, and the Surveyor's Office, have recommended approval of the map. A meter award letter from El Dorado Irrigation District has been secured for public water, recycled water, and sewer services for the subdivision (Exhibit E). The Subdivision Improvement Agreement, including associated bonds, has been approved by the Department of Transportation for the Bell Ranch, Unit 1 Subdivision, subject to authorization by the Board Chair.

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 Guidelines.

EXHIBITS (Attachment D)

Exhibit A - Assessor's Parcel Map

Exhibit B - Location Map

Exhibit C - Final Map for Bell Ranch Unit 1 (TM-F19-0003)

Exhibit D - Approved Bell Ranch Tentative Subdivision Map (TM96-1321-R-4)

Exhibit E - El Dorado Irrigation District Meter Award Letter

Exhibit F - DOT Conditions Conformance Letter 10-28-19

Exhibit G - Verification of Final Map Conformance with Conditions of Approval

ALTERNATIVES

N/A

PRIOR BOARD ACTION

Development Agreement DA16-0003 to extend the Bell Ranch Tentative Map approval of 113 residential lots for a period of 10 years was approved by the Board on September 19, 2017 (Legistar 16-0198, Agenda Item 23).

OTHER DEPARTMENT / AGENCY INVOLVEMENT

Department of Transportation, County Counsel, Surveyor's Office, and the El Dorado Hills Fire Department.

CAO RECOMMENDATION / COMMENTS

It is recommended that the Board approve this item.

FINANCIAL IMPACT

Costs are fully paid by developer-funded subdivision improvements. There is no financial impact to the County.

CLERK OF THE BOARD FOLLOW UP ACTIONS

- 1) Clerk to obtain Chair's signature on one (1) original of the Agreement to Make Subdivision Improvements.
- 2) Clerk to send one (1) fully executed copy of the Agreement to Make Subdivision Improvements to Planning and Building Department, attention of Char Tim, Clerk of the Planning Commission.

STRATEGIC PLAN COMPONENT

Good Governance and 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

Tiffany Schmid, Director
Planning and Building Department