



Legislation Text

File #: 21-0647, **Version:** 1

Planning and Building Department, Planning Division, submitting for approval of Final Map (TM-F19-0002) for Bell Woods, creating a total of 54 residential lots and four open space lots, on property identified as Assessor's Parcel Number 119-020-050, located on the west side of Knollwood Drive, approximately 200 feet east of the intersection with Hollow Oak Drive, in the Cameron Park area, and staff recommending the Board of Supervisors:

- 1) Approve Final Map TM-F19-0002 for Bell Woods (Attachment E, Exhibit C); and
- 2) Approve and authorize the Chair to sign the Agreement to Make Subdivision Improvements (Attachment B).

(Supervisory District 2)

FUNDING: Developer-Funded Subdivision Improvements.

DISCUSSION / BACKGROUND

The Bell Woods Final Map will create a total of 54 residential lots and four open space lots (Attachment E, Exhibit C). The Bell Woods Tentative Map (TM01-1380-R/TM01-1380-E) was approved by the Planning Commission on April 28, 2016 (Attachment E, Exhibit D).

Staff has reviewed the final map for compliance with the Tentative Map conditions of approval and noted that all of the applicable conditions of approval have been satisfied (Attachment E, Exhibit G). Affected agencies/departments, including the Department of Transportation, County Surveyor's Office, Cameron Park Fire Department, the Environmental Management Division (EMD), the County Air Quality Management District (AQMD) and the Cameron Park Community Services District (CSD) have reviewed, verified compliance with applicable 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 (Attachment B). The Department of Transportation has reviewed and approved the cost estimates. County Counsel and Risk Management have reviewed and approved the Improvement Agreement and bonds for the Bell Woods subdivision.

Water/Wastewater: The El Dorado Irrigation District has provided a Meter Award Letter confirming that the applicant has acquired the required Equivalent Dwelling Units (EDUs) for water and wastewater to serve all of the 54 residential lots (Attachment E, Exhibit F).

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 CEQA Guidelines.

EXHIBITS (Attachment E)

Exhibit A - Assessor's Parcel Map

Exhibit B - Location/Vicinity Map

Exhibit C - Final Map for Bell Woods

Exhibit D - Revised Tentative Map (TM01-1380-R) for Bell Woods

Exhibit E - DOT Bond Review Letter, January 7, 2021

Exhibit F - EID Facilities Improvement Letter, March 15, 2021

Exhibit G - Conditions of Approval Conformance Report

ALTERNATIVES

N/A

PRIOR BOARD ACTION

N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT

County Counsel, Department of Transportation, County Surveyor's Office, Cameron Park Fire Department, Environmental Management, El Dorado County Air Quality Management District and Cameron Park Community Services District

CAO RECOMMENDATION

Approve as recommended.

FINANCIAL IMPACT

There is no Net County Cost associated with the proposed action as this is Developer Funded Subdivision Improvements.

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 Agreement to Make Subdivision Improvements.
- 2) Clerk of the Board to send one (1) fully executed original Agreement to Make Subdivision Improvements to the Department of Transportation, Attention: Lindsay Tallman.

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 General Plan Housing Element, and provide property tax revenue and sales tax revenue from new residents.

CONTACT

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