



Legislation Text

File #: 21-1950, **Version:** 1

Planning and Building Department, Planning Services Division, submitting for approval the Final Map for Bell Ranch, Unit 2, creating a total of 50 residential lots ranging in size from 13,504 square-feet to 27,966 square-feet and five miscellaneous lots on property identified by Assessor's Parcel Number 119-400-064, located on the west side of Covello Circle, approximately 270-feet west of the intersection with Bartella Road, in the El Dorado Hills area (Attachment E, Exhibits A and B), and recommending the Board consider the following:

- 1) Approve the Final Map (TM-F21-0007) for Bell Ranch, Unit 2 (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 39-acre subject parcel is located within the master planned development of the Bass Lake Hills Specific Plan and is a part of the original 123-lot tentative map under application TM96-1321 that was approved on May 24, 2005, by the Board of Supervisors. Subsequent revisions to the map were approved on January 12, 2006, and April 28, 2016, by the Planning Commission and administrative-level revision was approved on May 16, 2017 (Attachment E, Exhibit D).

Bell Ranch, Unit 2 Final Map would create a total of 50 residential lots ranging in size from 13,504 square-feet to 27,966 square-feet and five miscellaneous lots (Attachment E, Exhibit C). Unit 1, which consisted of 63 residential lots, was approved by the Board of Supervisors for recordation in November 2019.

Exhibit E details the verification of the Unit 2 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, County Transportation Department, and the County 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 (Attachment E, Exhibit F).

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. The Transportation Department has reviewed and approved the cost estimates. County Counsel and Risk Management have reviewed and approved the Improvement Agreement and bonds for the Bell Ranch, Unit 2 subdivision.

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 - Location/Vicinity Map

Exhibit B - Assessor's Parcel Map

Exhibit C - Final Map for Bell Ranch, Unit 2

Exhibit D - Approved Tentative Maps (TM96-1321-R) for Bell Ranch, Unit 2

Exhibit E - Conformance to Conditions of Approval Report

Exhibit F - Meter Award Letter for Bell Ranch, Unit 2

ALTERNATIVES

N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT

County Counsel, Transportation Department, Surveyor's Office, and El Dorado Hills County Water District (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 Lennar Winncrest, 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 (SIA);
- 2) Clerk of the Board to send one (1) fully executed original Subdivision Improvement Agreement to the Department of Transportation

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

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