



Legislation Text

File #: 22-1801, **Version:** 1

Planning and Building Department, Planning Division, submitting for approval of the Final Map (TM-F21-0008) for the Bass Lake North Tentative Subdivision Map (TM14-1522), creating a total of 90 residential lots and five (5) miscellaneous lettered lots, on property identified as Assessor's Parcel Numbers 115-400-006, 115-400-007, and 115-400-008 located on the east side of Sienna Ridge Road, approximately a quarter-mile east of the intersection with Bass Lake Road in the El Dorado Hills area (Attachment E, Exhibits A and B), and recommending the Board:

- 1) Approve the Final Map (TM-F21-0008) for Bass Lake North (Attachment E, Exhibit C); and
- 2) Approve and authorize the Chair to sign the Agreement to Make Subdivision Improvements (Attachment B).

Funding: Developer-Funded.

DISCUSSION / BACKGROUND

The Bass Lake North Final Map would create a total of 90 residential lots ranging from 0.18-acres to 7.48-acres in size and five (5) miscellaneous lettered lots (Attachment E, Exhibit C). This Final Map conforms to the approved Bass Lake North Tentative Subdivision Map approved by the Planning Commission on January 26, 2017, and encompasses the entirety of the approved tentative map (Attachment E, Exhibit D).

On February 28, 2017 (Legistar File 17-0088, Item No. 9) the Board of Supervisors approved the Bass Lake North Tentative Subdivision Map. The approval was accompanied by certification of conformance to the Bass Lake Specific Plan Environmental Impact Report (EIR), adoption of a rezone, and the execution of a Development Agreement.

As noted in the Conformance to Conditions Report (Attachment F), verifies compliance of the final map with the tentative map conditions of approval. Affected agencies/departments, including County Department of Transportation (DOT), County Surveyor's Office, and El Dorado Hills 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 Bass Lake North subdivision.

Water/Wastewater: The El Dorado Irrigation District has provided a Meter Award Letter confirming that the applicant has acquired the required 94 Equivalent Dwelling Units (EDUs) for water and 90 EDUs of wastewater to serve all of the residential lots (Attachment E, Exhibit E).

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

Exhibit D - Approved Tentative Map (TM14-1522)

Exhibit E - Meter Award Letter

ALTERNATIVES

N/A

PRIOR BOARD ACTION

See Discussion/Background Above.

OTHER DEPARTMENT / AGENCY INVOLVEMENT

County Counsel, DOT, Surveyor's Office, 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 Toll West Coast 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 provide one (1) fully executed 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

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