



Legislation Text

File #: 22-2232, **Version:** 1

Planning and Building Department, Planning Division, submitting for approval of a Final Map for the Cambridge Road Townhomes Subdivision (TM07-1450) for Cambridge Road Townhomes Final Map (TM-F19-0009), creating a total of twelve (12) residential lots, and two (2) open space lots, on property identified as Assessor's Parcel Numbers 082-531-015 and 082-531-016 (Attachment E, Exhibit A) located on the south side of Calido Court, approximately 280 feet east of the intersection with Cambridge Road in the Cameron Park area (Attachment E, Exhibit B), and recommending the Board:

- 1) Approve the Final Map (TM-F19-0009) for Cambridge Road Townhomes (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.

DISCUSSION / BACKGROUND

Cambridge Road Townhomes Final Map would create a total of twelve (12) residential lots ranging in size from 1,637 square feet to 2,479 square feet, and two (2) open space lots (Attachment E, Exhibit C). The final map is based on the Cambridge Road Townhomes Tentative Subdivision Map approved by the Planning Commission on July 24, 2008 with a Time Extension (TM07-1450-E) approved by the Planning Commission on February 22, 2018 and encompasses a one (1) phase tentative map (Attachment E, Exhibit D). The current expiration date for map recordation is July 24, 2023. This tentative map is eligible for an additional eighteen (18) month automatic time extension possible due to covid relief pursuant to California Government Code Section 65914.5 that could extend the expiration date to January 24, 2025.

As noted in the Conditions of Approval Conformance Verification (Attachment F), verifies compliance of the Final Map with the Tentative Subdivision Map Conditions of Approval. Affected agencies/departments, including County Department of Transportation (DOT), County Surveyor's Office and Cameron Park Fire Protection District, 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 (Attachment B) 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 Cambridge Road Townhomes 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 (EDU's) for water and wastewater to serve twelve (12) 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 - Assessor's Parcel Map

Exhibit B - Location/Vicinity Map

Exhibit C - Final Map for Cambridge Road Townhomes (TM-F19-0009)

Exhibit D - Approved Cambridge Road Townhomes Tentative Map (TM07-1450)

Exhibit E - Cambridge Road Townhomes Meter Award Letter

ALTERNATIVES

N/A

PRIOR BOARD ACTION

N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT

County Counsel, Risk Management, Department of Transportation, Surveyor's Office, and the Cameron Park Fire Protection District.

CAO RECOMMENDATION

Approve as recommended.

FINANCIAL IMPACT

There is no net county cost associated with the proposed action. The subdivision improvements are funded by the Cambridge Road Townhomes 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

Rob Peters, Deputy Director of Planning
Planning and Building Department