



Legislation Text

File #: 23-0305, **Version:** 1

Planning and Building Department, Planning Division, submitting for approval of a Large Lot Final Map (TM-F22-0016) for the Bass Lake Estates Tentative Subdivision Map (TM06-1420 as revised by TM-R22-0001) creating a total of four (4) large lots for the purpose of financing and phasing, on property identified by Assessor's Parcel Number 115-030-006 (Attachment A, Exhibit B), located on the east side of Bass Lake Road, approximately 427 feet south of the intersection with Clemson Drive in the Cameron Park area (Attachment A, Exhibit A), and recommending the Board approve Large Lot Final Map TM-F22-0016 for the Bass Lake Estates subdivision (Supervisorial District 2) (Attachment A, Exhibits A - D).

FUNDING: Developer-Funded Subdivision Improvements.

DISCUSSION / BACKGROUND

On February 12, 2008 (File No. 08-0139, Item No. 34) the Board approved the Bass Lake Estates Tentative Subdivision Map (TM06-1420) and Rezone (Z06-0028) a 36-lot residential subdivision with lots ranging in size from 2,795 to 5,665 square feet (Attachment A, Exhibit C). On January 12, 2023, the Planning Commission approved the Revised Bass Lake Estates Tentative Subdivision Map (TM-R22-0001), which added a phasing plan to the subdivision map with no other changes (Attachment A, Exhibit D). The Bass Lake Estates Large Lot Final Map would create a total of four (4) large lots for financing purposes (Attachment A, Exhibit E).

In accordance with the Subdivision Map Act Section 66456, this Final Map would create a total of four (4) large lots for financing and phasing purposes consisting of three (3) open space lots (Large Lots 1-3), and one (1) future residential development lot (Large Lot 4) consistent with the Approved Bass Lake Estates Tentative Subdivision Map as revised in TM-R22-0001 (Attachment A, Exhibit C). No residential development or agreements for subdivision improvements are necessary for the approval of this Large Lot Final Map. Given that no development is proposed with this request, none of the conditions of approval are triggered and, therefore, are not applicable to the approval of the Large Lot Final Map. Subsequent Final Map(s) for development phases based on the Approved Bass Lake Estates Tentative Subdivision Map shall be further verified for conformance with all applicable Conditions of Approval under separate future Small Lot Final Map applications (Attachment A, Exhibit F).

A Notice of Restriction (Attachment B) will be recorded with this Final Map prohibiting the issuance of building permits on these lots until such time as the subsequent phased final maps are recorded.

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 A)

Exhibit A: Location Map
Exhibit B: Assessor's Parcel Map

Exhibit C: Approved Original Bass Lake Estates Tentative Subdivision Map February 12, 2008 (TM06-1420)
Exhibit D: Approved Revised Bass Lake Estates Tentative Subdivision Map January 12, 2023 (TM-R22-0001)
Exhibit E: Large Lot Final Map Bass Lake Estates Tentative Subdivision Map (TM-F22-0016)
Exhibit F: Approved Tentative Subdivision Map Revised Conditions of Approval January 12, 2023

ALTERNATIVES

N/A

PRIOR BOARD ACTION

See Discussion/Background above.

OTHER DEPARTMENT / AGENCY INVOLVEMENT

Surveyor's Office and Department of Transportation

CAO RECOMMENDATION / COMMENTS

Approve as recommended.

FINANCIAL IMPACT

There is no net county cost associated with the proposed action. All costs associated with this approval are funded by Terra Investments, LLC, the owner and development applicant.

CLERK OF THE BOARD FOLLOW UP ACTIONS

N/A

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 facilitate future small lot final maps with the goal of creating 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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