



## Legislation Details (With Text)

**File #:** 24-0218      **Version:** 1

**Type:** Agenda Item      **Status:** Approved

**File created:** 1/22/2024      **In control:** Board of Supervisors

**On agenda:** 2/6/2024      **Final action:** 2/6/2024

**Title:** Planning and Building Department, Planning Division, submitting for approval of the Final Map (TM-F22-0014) for the Vineyards at El Dorado Hills Subdivision (TM16-1528), creating a total of ten residential lots and four lettered lots, on property identified as Assessor’s Parcel Numbers 126-680-001, 126-680-005, 126-680-006, and 126-680-008 located on the north side of the intersection of Malcom Dixon Road and Via Veritas, in the El Dorado Hills area (Attachment E, Exhibits A & B), and recommending the Board:

- 1) Approve the Final Map (TM-F22-0014) for The Vineyards at El Dorado Hills Unit 1 (Attachment E, Exhibit C); and
- 2) Approve and authorize the Chair to sign the Agreement to Make Subdivision Improvements (Attachment B) (Supervisorial District 4).

Funding: Developer-Funded.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. A - Counsel Approval, 2. B - Subdivision Improvement Agreement, 3. C - Performance Bond, 4. D - Laborers and Materialmens Bond, 5. E - Combined Exhibits, 6. F- Verification of Conformance to Conditions of Approval, 7. Executed Subdivision Improvement Agreement

Date	Ver.	Action By	Action	Result
2/6/2024	1	Board of Supervisors	Approved	Pass

Planning and Building Department, Planning Division, submitting for approval of the Final Map (TM-F22-0014) for the Vineyards at El Dorado Hills Subdivision (TM16-1528), creating a total of ten residential lots and four lettered lots, on property identified as Assessor’s Parcel Numbers 126-680-001, 126-680-005, 126-680-006, and 126-680-008 located on the north side of the intersection of Malcom Dixon Road and Via Veritas, in the El Dorado Hills area (Attachment E, Exhibits A & B), and recommending the Board:

- 1) Approve the Final Map (TM-F22-0014) for The Vineyards at El Dorado Hills Unit 1 (Attachment E, Exhibit C); and
- 2) Approve and authorize the Chair to sign the Agreement to Make Subdivision Improvements (Attachment B) (Supervisorial District 4).

**Funding:** Developer-Funded.

### DISCUSSION / BACKGROUND

The Vineyards at El Dorado Hills Unit 1 Final Map (TM-F22-0014) would create a total of ten (10) residential lots and four (4) lettered lots (Attachment E, Exhibit C). The Vineyards at El Dorado Hills Unit 1 Final Map is based on the Vineyards at El Dorado Hills Tentative Subdivision Map (TM16-1528) approved by the Board of Supervisors on February 25, 2020 (File No. 19-1768, Item No. 33) (Attachment E, Exhibit D).

The original expiration of TM16-1528 was February 25, 2023. On July 19, 2022 (File No. 22-1152, Item No. 39) the Board approved Large Lot Final Map (TM-F22-0006) for the Vineyards at El Dorado Hills subdivision, creating a total of eleven (11) large lots for the purpose of financing and phasing, and ultimately extending the expiration of the map to February 25, 2027.

The Conditions of Approval Conformance Verification (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 (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 Vineyards at El Dorado Hills Unit 1.

**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 the ten (10) 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 CEQA Guidelines.

**EXHIBITS** (Attachment E)

Exhibit A - Assessor's Plat Map

Exhibit B - Vicinity Map

Exhibit C - Final Map for The Vineyards at El Dorado Hills Unit 1

Exhibit D - Approved Tentative Subdivision Map, The Vineyards At El Dorado Hills (TM16-1528)

Exhibit E - Meter Award Letter

**ALTERNATIVES**

N/A

**PRIOR BOARD ACTION**

See Discussion/Background above.

**OTHER DEPARTMENT / AGENCY INVOLVEMENT**

County Counsel, Risk Management, 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 OMNI Financial, 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 one (1) original copy of the Subdivision Improvement Agreement.
- 2) Clerk of the Board of provide one (1) copy of the 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