



Legislation Text

File #: 23-1323, **Version:** 1

Planning and Building Department, Planning Division, submitting for approval of a Final Map for the Alto, LLC Subdivision (TM06-1408) for Alto, LLC Unit 2 (TM-F22-0013), creating a total of eleven (11) residential lots and three (3) lettered lots, on property identified as Assessor's Parcel Number 126-100-019 (Attachment E, Exhibit A) located on the north side of Vista del Lago Drive, approximately 334 feet north of the intersection with Via Veritas, in the El Dorado Hills area (Attachment E, Exhibit B), and recommending the Board:

- 1) Approve the Final Map (TM-F22-0013) for Alto, LLC Unit 2 (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

Alto, LLC Unit 2 Final Map would create a total of eleven (11) residential lots and three (3) lettered lots ranging in size from 1.794 acres to 23.017 acres in size (Attachment E, Exhibit C). The final map is based on the 23 lot Alto, LLC Tentative Subdivision Map approved by the Planning Commission on July 28, 2004, and encompasses one (1) of the two (2) phases in the tentative map (Attachment E, Exhibit D). The remaining lots (three (3) lettered lots) will be filed and processed under a separate future final map application. The current expiration date for map recordation is June 10, 2024 with the possibility of an additional extension of up to five years based on Development Agreement, DA13-0001.

As noted in 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 Alto, LLC Unit 2 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 eleven (11) 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 Parcel Map
Exhibit B - Location/Vicinity Map
Exhibit C - Final Map for Alto, LLC Unit 2
Exhibit D - Approved Alto, LLC Tentative Map (TM06-1408)
Exhibit E - Alto, LLC Unit 2 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 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 Alto, 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 to 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

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