



## Legislation Text

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**File #:** 21-0644, **Version:** 1

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Planning and Building Department, Planning Division, submitting for approval of Final Map (TM-F20-0004) for Granite Springs Estates, creating a total of nine residential lots, on property identified by Assessor's Parcel Number 087-310-064 located on the north side of Brandon Road east of the intersection with South Shingle Road, in the Latrobe area; and staff recommending the Board of Supervisors approve Final Map TM-F20-0004 for Granite Springs Estates (Exhibit D) (Supervisory District 2).

**FUNDING:** Developer Funded Subdivision Improvements.

### **DISCUSSION / BACKGROUND**

The proposed Granite Springs Estates Final Map would create a total of nine rural residential lots in the Latrobe area (Exhibit D). The Final Map is based on Tentative Subdivision Map TM15-1527 which was approved by the Board of Supervisors on December 5, 2017 (Legistar Number 17-0988, Agenda Item 40) (Exhibit C). The nine rural residential lots, ranging in size from 10 acres to 25 acres, are consistent with the underlying zoning designations of Estate Residential Ten Acre (RE-10) and Rural Lands 20 acre (RL-20), which was established by a rezone (Z15-0003) associated with the Tentative Map approval. This application was timely filed. Per Assembly Bill (AB) 1561, this final map is eligible for an additional 18 month time extension by order of the law. This results in an expiration date of May 5, 2022.

Staff has reviewed the final map for compliance with the approved Tentative Map conditions of approval and noted that all of the applicable conditions of approval have been satisfied (Exhibit E). Affected agencies and County departments, including the El Dorado County Department of Transportation, County Surveyor's Office, County Air Quality Management District, and El Dorado Hills Fire Protection District, have reviewed, verified compliance with the conditions, and recommended approval of the Final Map.

Improvement Agreements and Bonds: The project does not require an Agreement to Make Subdivision Improvements and bonds. The Department of Transportation has reviewed this project and determined all road improvements have been addressed. Any future driveway improvements will be reviewed by the Department of Transportation under potential future encroachment and/or grading permits.

Water/Wastewater: Each rural residential lot will be served by an individual private well and septic system subject to verification during review of residential building permits.

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 which states that approval of final subdivision maps shall be presumed to be ministerial in the absence of any discretionary provision contained in the local ordinance.

### EXHIBITS (Attachment A)

Exhibit A - Location/Vicinity Map  
Exhibit B - Assessor's Parcel Map  
Exhibit C - Approved Tentative Map  
Exhibit D - Final Map  
Exhibit E - Conformance to Conditions of Approval Report

**ALTERNATIVES**

N/A

**PRIOR BOARD ACTION**

Legistar #17-0988, December 5, 2017, Item #40

**OTHER DEPARTMENT / AGENCY INVOLVEMENT**

County Counsel, Department of Transportation, Surveyor's Office, and the El Dorado County Air Quality Management District.

**CAO RECOMMENDATION**

Approve as recommended.

**FINANCIAL IMPACT**

There is no Net County Cost associated with the proposed action as this is Developer Funded Subdivision Improvements.

**CLERK OF THE BOARD FOLLOW UP ACTIONS**

N/A

**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 General Plan Housing Element, and provide property tax revenue and sales tax revenue from new residents.

**CONTACT**

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