



Legislation Text

File #: 22-1152, **Version:** 1

Planning and Building Department, Planning Division, submitting for approval of a Large Lot Final Map (TM-F22-0006) for the Vineyards at El Dorado Hills Tentative Subdivision Map (TM16-1528) creating a total of eleven (11) large lots for the purpose of financing and phasing, on property identified by Assessor's Parcel Number 126-100-024 and a portion of 126-100-025, located on the north side of Malcolm Dixon Road, approximately 0.75 miles east of the intersection with Salmon Falls Road, in the El Dorado Hills area, and recommending the Board approve Large Lot Final Map TM-F22-0006 for the Vineyards at El Dorado Hills subdivision (Supervisory District 4) (Attachment A, Exhibits A - D).

FUNDING: Developer-Funded Subdivision Improvements.

DISCUSSION / BACKGROUND

On February 25, 2020 (File No. 19-1768, Item No. 33) the Board approved the Vineyards at El Dorado Hills Tentative Subdivision Map (TM16-1528), a 42-lot residential subdivision with lots ranging in size from 42,993 square feet to 46,562 square feet. The Vineyards at El Dorado Hills Large Lot Final Map would create a total of eleven (11) large lots for financing purposes (Attachment A, Exhibit H).

In accordance with the Subdivision Map Act Section 66456, this Final Map would create a total of eleven (11) large lots for financing and phasing purposes consisting of four (4) future residential development lots (Lots 1-4), four (4) open space lots (Lots A-D), two (2) remnant parcels (Lots E and F), and one (1) lot (Lot R) as an irrevocable offer of dedication in fee to El Dorado County consistent with the Approved Vineyards at El Dorado Hills Tentative Subdivision Map (Attachment A, Exhibit G). 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 Vineyards at El Dorado Hills 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 I).

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

Exhibit A: Location Map
Exhibit B: Vicinity Map
Exhibit C: Site Aerial Photo

Exhibit D: Assessor's Parcel Map

Exhibit E: Rezone Ordinance No. 5117

Exhibit F: Resolution 229-2019 February 25, 2020

Exhibit G: Approved Vineyards at El Dorado Hills Tentative Subdivision Map February 25, 2020

Exhibit H: Proposed Large Lot Final Map for Vineyards at El Dorado Hills Tentative Subdivision Map

Exhibit I: Approved Tentative Map Conditions of Approval February 25, 2020

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 Omni Financial, LLC, a California Limited Liability Company, 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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