



## Legislation Text

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**File #:** 22-1321, **Version:** 1

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Planning and Building Department, Planning Division, submitting for approval of a Final Map for the Alto, LLC Subdivision (TM06-1408) for Alto, LLC Unit 1 (TM-F22-0004), creating a total of twelve (12) residential lots, four (4) lettered lots, and three (3) large lots, on property identified as Assessor's Parcel Number 126-100-019 (Attachment E, Exhibit A) located on both sides (north and south) of Rancho Cerros Drive, and both sides (west and east) 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-F22-0004) for Alto, LLC Unit 1 (Attachment E, Exhibit C); and
- 2) Approve and authorize the Chair to sign the Agreement to Make Subdivision Improvements (Attachment B) (Supervisory District 4).

**Funding:** Developer-Funded.

### **DISCUSSION / BACKGROUND**

Alto, LLC Unit 1 Final Map would create a total of twelve (12) residential lots ranging in size from 1.965 acres to 2.768 acres in size, four (4) lettered lots, and three (3) large lots (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 eleven (11) residential 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 up to five (5) years based on the Development Agreement, DA13-0001.

As noted in the Conditions of Approval Conformance Verification (Attachment E, Exhibit F), compliance of the Final Map with the Tentative Subdivision Map Conditions of Approval have been verified. 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 of Approval, 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 1 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 (EDUs) for water and wastewater to serve 12 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 California Environmental Quality Act (CEQA) Guidelines.

**EXHIBITS (Attachment E)**

Exhibit A - Assessor's Parcel Map

Exhibit B - Location/Vicinity Map

Exhibit C - Final Map for Alto, LLC Unit 1

Exhibit D - Approved Alto, LLC Tentative Map (TM06-1408)

Exhibit E - Alto, LLC Unit 1 Meter Award Letter

Exhibit F - Verification of Alto, LLC Unit 1 Final Map Conformance to Conditions of Approval

**ALTERNATIVES**

N/A

**PRIOR BOARD ACTION**

N/A

**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 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 two (2) original copies of the Subdivision Improvement Agreement.
- 2) Clerk of the Board to provide one (1) 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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Planning and Building Department