



Legislation Text

File #: 22-1904, **Version:** 1

Planning and Building Department, Planning Division, submitting for approval of a Final Map for the Promontory Village Subdivision (TM05-1397) for Promontory Village 6, Unit 3 (TM-F22-0012), creating a total of 35 residential lots and six (6) miscellaneous lots, on property identified as Assessor's Parcel Number 124-070-059 (Attachment E, Exhibit A). The subject property is located on the east side of Beatty Drive, approximately 670 feet south of the intersection with Alexandria Drive, in the El Dorado Hills Community Region (Attachment E, Exhibit B), and recommending the Board consider the following:

- 1) Approve the Final Map (TM-F22-0012) for Promontory Village 6, Unit 3 (Attachment E, Exhibit C); and
- 2) Approve and authorize the Chair to sign the Agreement to Make Subdivision Improvements (Attachment B) (Supervisory District 1)

Funding: Developer-Funded.

DISCUSSION / BACKGROUND

Promontory Village 6, Unit 3 Final Map would create a total of 35 residential lots and six (6) miscellaneous lots ranging from 0.066 acres to 1.771 acres (Attachment E, Exhibit A). Promontory Village 6, Unit 3 is located within the Promontory Specific Plan that was adopted by the El Dorado County Board of Supervisors on September 28, 1999. The Promontory Village 6, Unit 3 Tentative Subdivision Map was approved by the Planning Commission on November 9, 2006 (Attachment E, Exhibit D). The approved map includes 35 custom detached residential lots. A request for six (6), one-year time extensions was approved by the Planning Commission on December 8, 2016. This approved time extension, in addition to four (4) automatic time extensions granted by the State of California, extended the expiration date to November 9, 2022. There are no additional time extensions available to extend the expiration date of this Tentative Subdivision Map.

Staff has reviewed the final map for compliance with the tentative map conditions of approval and noted that all of the applicable conditions have been satisfied. 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 Promontory Village 6, Unit 3 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 all of the 35 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 Promontory Village 6, Unit 3

Exhibit D - Approved Promontory Village 6, Unit 3 Tentative Map (TM05-1397)

Exhibit E - Promontory Village 6, Unit 3 Meter Award Letter

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 Promontory Construction Company, 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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