



Legislation Details

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Title: Hearing to consider the Promontory Village 7 project (Tentative Subdivision Map TM16-1530)** for the following: 1) 10 large lots for phasing and financing purposes; 2) 131 single family residential lots, 13 open space lots, 12 landscape lots, and 3 private road lots; and 3) Design waivers modifying the following Design and Improvement Standard Manual standards: A) Allow Lot Nos. 42, 47, 48, 53, 55, 62, 78, 79, 115, 116, 122, 123 and 131 to exceed the 3-to-1 lot depth-to-width ratio; and B) Modification of design standards affecting flag lots as shown on the tentative subdivision map: (1) Allow maximum standard 100 foot-length of narrow access "pole" strip of flag lots to be exceeded; (2) Allow cut and fill slopes to be located outside of access strip; and (3) Allow maximum driveway gradient of 15 percent to be exceeded up to 20 percent on property identified by Assessor's Parcel Numbers 124-390-04, 124-390-08, and 124-390-14, consisting of 177 acres, in the El Dorado Hills area, submitted by Russell-Promontory, LLC; and staff recommending the Planning Commission take the following actions:

- 1) Certify the project to be Statutorily Exempt pursuant to Section 15182 of the California Environmental Quality Act Guidelines;
- 2) Apply the adopted Promontory Specific Plan Environmental Impact Report Mitigation Monitoring Program in accordance with California Environmental Quality Act Guidelines, Section 15074(d);
- 3) Approve Tentative Subdivision Map TM16-1530 based on the Findings and subject to the Conditions of Approval as presented; and
- 4) Approve the requested Design Waivers based on the Findings as presented. (Supervisory District 1)

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Staff Report PC 8-24-17, 2. B - Findings PC 8-24-17, 3. C - Conditions of Approval PC 8-24-17, 4. D - Staff Report Exhibits A-U PC 8-24-17, 5. E - Staff Report Exhibit V PC 8-24-17, 6. F - Staff Report Exhibit W PC 8-24-17, 7. G - Proof of Publication-Mountain Democrat PC 8-24-17, 8. FINAL Findings, 9. FINAL Conditions of Approval, 10. APPROVED STAMPED Exhibits, 11. APPROVED STAMPED Map, 12. RECEIPT-Notice of Exemption, 13. FILED-Notice of Exemption

Date	Ver.	Action By	Action	Result
8/24/2017	1	Planning Commission	Approved	Pass