



Legislation Details (With Text)

File #: 15-1237 **Version:** 1

Type: Agenda Item **Status:** Approved

File created: 10/14/2015 **In control:** Board of Supervisors

On agenda: 10/27/2015 **Final action:** 10/27/2015

Title: Community Development Agency, Development Services Division, submitting for approval Final Map (TM13-1513-F) for Promontory Village 8 Subdivision creating 63 residential lots, ranging in size from 6,801 to 61,144 square feet, and 20 lettered lots on the 63.36-acre property identified by Assessor's Parcel Number 124-400-01 located on the north and south side of Via Barlogio, approximately 300 feet west of the intersection with Via Treviso, in the El Dorado Hills Area and recommending the Board consider the following:

- 1) Approve the Final Map for Promontory Village 8 Subdivision; and
- 2) Approve and authorize the Chair to sign the Agreement to Make Subdivision Improvements. (Supervisory District 1)

FUNDING: N/A (Developer funded subdivision improvements)

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Blue Route BOS 10-27-15, 2. B - Agreement to Make Subdivision Improvements BOS 10-27-15, 3. C - Exhibits A-H BOS 10-27-15, 4. D - Board Hearing Letter BOS 10-27-15, 5. Executed Subdivision Improvement Agreement 10-27-15

Date	Ver.	Action By	Action	Result
10/27/2015	1	Board of Supervisors	Approved	Pass

Community Development Agency, Development Services Division, submitting for approval Final Map (TM13-1513-F) for Promontory Village 8 Subdivision creating 63 residential lots, ranging in size from 6,801 to 61,144 square feet, and 20 lettered lots on the 63.36-acre property identified by Assessor's Parcel Number 124-400-01 located on the north and south side of Via Barlogio, approximately 300 feet west of the intersection with Via Treviso, in the El Dorado Hills Area and recommending the Board consider the following:

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FUNDING: N/A (Developer funded subdivision improvements)

DEPARTMENT RECOMMENDATION

Community Development Agency, Development Services Division recommending the Board approve the Final Map (TM13-1513-F) for Promontory Village 8 Subdivision.

DISCUSSION / BACKGROUND

The subject parcel is located within the Promontory Specific Plan and is identified as Village 8 (Exhibit C). Village 8 is identified in the Specific Plan as an area for a residential village with a maximum of 63 lots. The project was approved as a 63 lot Class I subdivision with 10 open space lots on January 23, 2014 (Exhibit D). A Revised Tentative Map (TM13-1315-R) was administratively

approved by the Development Services Director on March 18, 2014 (Exhibit E).

This Final Map (TM13-1513-F) would create 63 residential lots with 20 lettered lots for public and private roads, landscaping corridors, and open space (Exhibit F). The Final Map conforms to the Revised Tentative Map (TM13-1513-R). Approval of this Final Map would establish the zoning as identified on the approved Revised Tentative Map for the lots within the Promontory Village 8 Subdivision. Exhibit G details the verification of the Final Map for conformance with the approved Conditions of Approval for the Tentative Map. County divisions/departments including the Transportation Division and County Surveyor's Office have reviewed and recommended approval of the map. A meter award letter from El Dorado Irrigation District has been secured for public water and sewer services for the subdivision (Exhibit H). The Subdivision Improvement Agreement has been approved by the Transportation Division for the Promontory Village 8 Subdivision, subject to authorization by the Board Chair.

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

Exhibit A - Assessor's Parcel Map

Exhibit B - Location Map

Exhibit C - Promontory Specific Plan Land Use Plan

Exhibit D - Original Promontory 8 Tentative Map (TM13-1513), approved January 2014

Exhibit E - Revised Promontory 8 Tentative Map (TM13-1513-R), approved March 2014

Exhibit F - Final Map for Promontory Village 8 Subdivision (TM13-1513-F)

Exhibit G - Verification of Final Map Conformance with Conditions of Approval

Exhibit H - EID Meter Award Letter

ALTERNATIVES

N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT

County Counsel, Surveyor's Office and the Community Development Agency, Transportation Division

CAO RECOMMENDATION

Chief Administrative Office recommends moving staff's recommendations.

FINANCIAL IMPACT

N/A

CLERK OF THE BOARD FOLLOW UP ACTIONS

1) Clerk to obtain Chair's signature on two (2) originals of the Agreement to Make Subdivision Improvements.

2) Clerk to send one fully executed original of the Agreement to Make Subdivision Improvements to Development Services Division.

STRATEGIC PLAN COMPONENT

N/A

CONTACT

Roger Trout, Development Services Division Director
Community Development Agency