



Legislation Text

File #: 07-1513, **Version:** 3

Community Development Agency, Development Services Division, submitting for approval Large Lot Final Map (TM05-1403-F) for the Campobello Subdivision creating a total of four large lots, ranging in size from 3.158 to 12.999 acres on the 32.218-acre property identified by Assessor's Parcel Number 119-020-63 located on the south end of the existing Voltaire Road, approximately one half mile southwest of the intersection of U.S. Highway 50 and Cambridge Drive, in the Cameron Park area and recommending the Board approve the Large Lot Final Map for the Campobello Subdivision. (Cont. 10/27/15, Item 13) (Supervisorial District 2)

FUNDING: N/A

DEPARTMENT RECOMMENDATION

Community Development Agency, Development Services Division recommending the Board approve the Large Lot Final Map (TM05-1403-F) for the Campobello Subdivision.

DISCUSSION / BACKGROUND

The project was approved as a 45 lot class I subdivision on September 25, 2007 (Exhibit C). No development has occurred and no final maps have been recorded.

This Final Map (TM05-1403-F) would create a total of four large lots for phasing and financing purposes, ranging in size from 3.158 to 12.999 acres (Exhibit D) in accordance with Subdivision Map Act Section 66456.1. No development is proposed at this time. A Notice of Restriction (Exhibit E) 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. No agreement to make subdivision improvements is necessary for approval of the Final Map.

The Large Lot Final Map conforms to the approved Tentative Map (TM05-1403) and the Conditions of Approval (Exhibit F). Given that no development is proposed with this application, most of the conditions have been acknowledged and/or are not applicable to the approval of the Large Lot Final Map. However, Conditions of Approval Numbers 7, 27, and 35 have been met regarding payment of California Department of Fish and Wildlife fees, completing the annexation process into the El Dorado Irrigation District, and the setting of the survey monuments, respectively. The final map(s) for subsequent development phases based on this Large Lot Final Map (TM05-1403-F) and the approved Tentative Subdivision Map (TM05-1403) shall be further verified for conformance with all applicable conditions of approval under separate future final map applications. County divisions/departments including the Transportation Division and County Surveyor's Office have reviewed and recommended approval of the Large Lot Final Map.

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 - Approved Tentative Subdivision Map (TM05-1403)

Exhibit D - Large Lot Final Map for Campobello Subdivision (TM05-1403-F)

Exhibit E - Notice of Restriction for Large Lot Final Map TM05-1403-F

Exhibit F - Z05-0019/TM05-1403 Conditions of Approval as approved by Board of Supervisors, September 25, 2007

ALTERNATIVES

N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT

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

Clerk to provide copies of any correspondence to Development Services Division.

STRATEGIC PLAN COMPONENT

N/A

CONTACT

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