



Legislation Text

File #: 17-1197, **Version:** 1

Community Development Services, Planning and Building Department, submitting for approval the Final Map (TM98-1356-F-9) for Promontory Village 2C Subdivision, creating a total of two residential lots and two lettered lots on property identified as Assessor's Parcel Number 124-070-05, located approximately 2,206 feet south of the Green Valley Road and Sophia Parkway intersection in the El Dorado Hills area, and recommending the Board consider the following:

- 1) Approve the Final Map (TM98-1356-F-9) for Promontory Village 2C Subdivision; and
- 2) Approve and authorize the Chair to sign the Agreement to Make Subdivision Improvements between the County and owner AKT Promontory, LLC. (Supervisory District 1)

FUNDING: N/A (Developer Funded Subdivision Improvements)

DEPARTMENT RECOMMENDATION

Community Development Services (CDS), Planning and Building Department, recommending the Board approve the Final Map (TM98-1356-F-9) for Promontory Village 2C Subdivision and authorize the Chair to sign the Agreement to Make Subdivision Improvements between the County and owner AKT Promontory, LLC (AKT) (Attachment B).

DISCUSSION / BACKGROUND

Promontory Village 2C Subdivision is one of the remaining areas proposed to be recorded in the Village 2 portion of the Promontory Specific Plan. The Final Map is based on the Promontory Villages 1-5 Tentative Subdivision Map that was approved by the Planning Commission in June 1999 (Exhibit C). A minor revision to the Village 2C portion of the approved Tentative Subdivision Map was administratively approved in December 2015, based on substantial conformance review.

The Promontory Village 2C Final Map has been reviewed and verified for conformance with the approved Tentative Subdivision Map (Exhibit D). Exhibit E details the verification of the Final Map for conformance with the approved Tentative Subdivision Map Conditions of Approval. County Departments and affected outside agencies, including CDS Department of Transportation (Transportation), Surveyor's Office, and the El Dorado Hills Fire Department, have reviewed and recommended approval of the Final Map. A meter award letter from El Dorado Irrigation District has been secured for public water, recycled water, and sewer services for the Subdivision (Exhibit F). The Agreement to Make Subdivision Improvements with AKT (Agreement), including associated bonds, has been approved by Transportation, 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 California Environmental Quality Act Guidelines.

EXHIBITS (Attachment D)

Exhibit A - Location Map

Exhibit B - Assessor's Parcel Map

Exhibit C - Approved Promontory Village 2C Tentative Map

Exhibit D - Promontory Village 2C Final Map Sheets
Exhibit E - Verification of Final Map Conformance with Conditions of Approval
Exhibit F - El Dorado Irrigation District Meter Award Letter

ALTERNATIVES

N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT

County Counsel, Transportation, Surveyor's Office, and the El Dorado Hills Fire Department.

CAO RECOMMENDATION

It is recommended that the Board approve this item.

FINANCIAL IMPACT

There is no Net County Cost associated with the proposed action. The Subdivision improvements are funded by AKT, 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 Agreement.
- 2) Clerk of the Board to send one (1) fully executed original copy of the Agreement to the CDS Planning and Building Department, attention of Char Tim, Clerk of the Planning Commission.

STRATEGIC PLAN COMPONENT

N/A

CONTACT

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