



## Legislation Text

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**File #:** 07-551, **Version:** 1

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Development Services Department, Planning Services Division, submitting large lot final map (TM06-1423F) for The Promontory/Village Center for the remainder of the undeveloped area in the Promontory Specific Plan.

**RECOMMENDED ACTION:** Approve.

**Background:** The subject final map divides the remainder of undeveloped land in the Promontory Specific Plan, which was adopted by the Board of Supervisors on September 29, 1999. This division is a part of a tentative map originally approved on December 14, 2006, under application TM06-1423. The proposed final map is for dividing unimproved land and does not propose any new or additional development. Parcels created by this parcel map range from 0.074 to 173.90 acres in size.

**Improvement Agreements and Bonds:** The applicant has stated that all improvements necessary for this map have been completed to the satisfaction of the Department of Transportation. For this reason, an Agreement to Make Subdivision Improvements and bonds were not required as part of the final map submittal.

**Conditions of Approval:** Staff has reviewed the conditions of approval for TM06-1423F and noted that all of the applicable conditions for the tentative map have been satisfied (Attachment B). It should be noted that due to the nature of this final map request, the majority of the Conditions of Approval were not applicable. The Department of Transportation and County Surveyor's Office have reviewed and verified compliance to applicable conditions; an approval memorandum from these departments has been included as Attachments D and E, respectively.

**Water:** As this final map is simply dividing the remaining land and will not authorize any new development, a meter award letter from El Dorado Irrigation District is not applicable.

**Environmental Review:** The project has been determined to be Statutorily Exempt from environmental review under CEQA as provided for by Section 15268(b)(3) of the CEQA Guidelines pertaining to ministerial approval of final subdivision maps.

**Contact:** Gregory L. Fuz (5445)/Lawrence W. Appel (7698)/Tim Chamberlain (3608)

## ATTACHMENTS

Attachment A - Vicinity Map

Attachment B - Conditions/Status of Conditions Report

Attachment C - Reduced Copy of Final Map

Attachment D - Approval Memo from the Department of Transportation

Attachment E - Approval Memo for the County Surveyor's Office