File #: 18-1809, **Version:** 1

Community Development Services, Planning and Building Department, submitting for approval the Large Lot Final Map (TM-F18-0006) for the approved Promontory Village 7 Subdivision (TM16-1530) creating a total of 10 large lots for phasing and financing purposes on the 182-acre property. The property, identified by Assessor's Parcel Numbers 124-390-04, 124-390-08, and 124-390-14, located on the south side of Alexandria Drive, east of the intersection with Sophia Parkway, within the adopted Promontory Specific Plan, in the El Dorado Hills area (Exhibits A and B), and recommending the Board approve the Large Lot Final Map (TM-F18-0006) for the Promontory Village 7 Subdivision. (Supervisorial District 1)

FUNDING: N/A

DISCUSSION / BACKGROUND

Promontory Village 7 Tentative Subdivision Map, a 131-lot residential subdivision within the adopted Promontory Specific Plan, was approved by the Planning Commission on August 24, 2017, under Tentative Subdivision Map application TM16-1530 (Exhibit C). The approved map included a 10-lot phasing plan for the anticipated financing and phasing of the subdivision. To date, no development has occurred and no final maps have been recorded.

Consistent with the approved Promontory Village 7 Tentative Subdivision Map, this Large Lot Final Map has been filed to create the 10 large lots for phasing and financing purposes in accordance with Subdivision Map Act Section 66456.1 (Exhibit D). No development is associated with the Large Lot Final Map application; as such, none of the approved Conditions of Approval or necessary improvements for the Tentative Subdivision Map would be triggered.

A Notice of Restriction (NOR) will be recorded with this Large Lot Final Map prohibiting the issuance of any building permits on these large lots until such time subsequent small-lot final maps are recorded (Exhibit E). The small-lot final map(s) for the subsequent development phases based on this Large Lot Final Map shall be further verified for conformance with all applicable Conditions of Approval of the Tentative Subdivision Map under separate Final Map application(s).

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 A)

Exhibit A - Assessor's Parcel Map
Exhibit B - Location Map (Aerial Photo)
Exhibit C - Approved Promontory Village 7 Tentative Subdivision Map/Conditions of Approval (TM16-1530)
Exhibit D - Large Lot Final Map for Promontory Village 7 Tentative Subdivision Map (TM-F18-0006)
Exhibit E - Notice of Restriction

ALTERNATIVES
The Board may elect to deny the Large Lot Final Map (TM-F18-0006) for the approved Promontory Village 7 Subdivision (TM16-1530) creating 10 large lots for phasing and financing purposes.

PRIOR BOARD ACTION
Promontory Village 7 Tentative Subdivision Map, a 131-lot residential subdivision within the adopted Promontory Specific Plan, was approved by the Planning Commission on August 24, 2017, (Agenda Item #2, Legistar 17-0849) under Tentative Subdivision Map application TM16-1530.

OTHER DEPARTMENT / AGENCY INVOLVEMENT
Surveyor

CAO RECOMMENDATION / COMMENTS
It is recommended that the Board approve this item.

FINANCIAL IMPACT
N/A

CLERK OF THE BOARD FOLLOW UP ACTIONS
N/A

STRATEGIC PLAN COMPONENT
N/A

CONTACT
Tiffany Schmid, Director
Community Development Services, Planning and Building Department