



Legislation Text

File #: 21-0179, **Version:** 2

Planning and Building Department, Planning Division, submitting for approval of Final Map (TM-F20-0005) for Promontory Village 7, Unit 5, creating a total of eight residential lots and five miscellaneous lots, on property identified as a portion of Assessor's Parcel Number 124-390-014 located on the north side of E. Natoma Street approximately 530 feet east of the intersection with Sophia Parkway in the El Dorado Hills area, and recommending the Board:

- 1) Approve the Final Map (TM-F20-0005) for Promontory Village 7, Unit 5 (Attachment D, Exhibit C); and
- 2) Approve and authorize the Chair to sign the Agreement to Make Subdivision Improvements (Attachment B). (Cont. 02/23/21, Item 22)

FUNDING: Developer-Funded Subdivision Improvements.

DISCUSSION / BACKGROUND

Promontory Village 7, Unit 5 Final Map would create a total of eight residential lots ranging from 0.473-acres to 2.053 acres and five miscellaneous lots ranging from 0.097-acres to 1.839 acres (Attachment D, Exhibit C). Village 7 is within the Promontory Specific Plan (PSP) area, a master planned development that was originally adopted by the El Dorado County Board of Supervisors on September 28, 1999 (Attachment D, Exhibits E and F). Promontory Village 7, Unit 5 is part of the 131-lot Promontory Village 7 tentative map (TM16-1530) approved by the Planning Commission on August 24, 2017 (Attachment D, Exhibit D). The approved map included a 10-lot phasing plan for the anticipated financing and phasing of the subdivision for which a Large Lot Final Map (TM-F18-0006) was approved by the Board on December 4, 2018.

Staff has reviewed the final map for compliance with the tentative map conditions of approval and noted that all of the applicable conditions have been satisfied (Attachment D, Exhibit G). Affected agencies/departments, including the El Dorado County Department of Transportation, County Surveyor's Office, Pacific Gas & Electric, and the El Dorado Irrigation District (EID), have reviewed, verified compliance with the conditions, and recommended approval of the Final Map.

Improvement Agreements and Bonds: The applicant has submitted an Agreement to Make Subdivision Improvements and bonds pursuant to Section 120.16.050 of the County Code. The Department of Transportation has reviewed and approved the cost estimates. County Counsel and Risk Management have reviewed and approved the Agreement to make subdivision improvements and the bonds for the subdivision.

Water/Wastewater: EID has provided a Meter Award Letter confirming that the applicant has acquired the required Equivalent Dwelling Units (EDUs) for water and wastewater to serve all of the eight residential lots (Attachment D, Exhibit H).

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 (CEQA) Guidelines.

EXHIBITS (Attachment D)

Exhibit A - Location/Vicinity Map

Exhibit B - Assessor's Parcel Map

Exhibit C - Final Map for Promontory Village 7, Unit 5

Exhibit D - Approved Promontory Village 7 Tentative Subdivision Map

Exhibit E - Promontory Village Specific Plan Land Use Map

Exhibit F - Promontory Village Illustrative Development Map

Exhibit G - Conformance to Conditions of Approval Report

Exhibit H - Meter Award Letter

ALTERNATIVES

N/A

PRIOR BOARD ACTION

On December 4, 2018 (Legistar number 18-1809, item 18) the Board approved Large Lot Final Map, TM-F18-0006.

OTHER DEPARTMENT / AGENCY INVOLVEMENT

County Counsel, Department of Transportation, County Surveyor's Office, Pacific Gas & Electric, and El Dorado Irrigation District

CAO RECOMMENDATION

Approve as recommended.

FINANCIAL IMPACT

Costs are fully paid by developer-funded subdivision improvements. There is no financial impact to the County.

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 Subdivision Improvement Agreement (SIA).

2) Clerk of the Board to send one (1) fully executed original Subdivision Improvement Agreement to Department of Transportation, Attention: Julie Millard.

STRATEGIC PLAN COMPONENT

Economic Development. This project aligns with the Economic Development goals of the County's Strategic Plan, as it would provide additional housing in fulfillment of the County's Housing Element, and provide property tax revenue from new residents.

CONTACT

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Planning and Building Department