



Legislation Text

File #: 22-0597, **Version:** 1

Planning and Building Department, Planning Division, submitting for approval of a Large Lot Final Map (TM-F22-0005) for the Porter Tentative Subdivision Map (TM07-1438) creating a total of two (2) large lots, 28.708 acres (Large Lot 1) and 4.118 (Large Lot 2), for the purpose of financing and phasing, consisting of two (2) future residential development lots on the 32.826-acre property. The property, identified as Assessor's Parcel Number 119-020-035, is located on the south side of Marble Valley Road, approximately five miles west of the intersection with Beasley Drive, in the El Dorado Hills area, and staff recommending the Board approve Large Lot Final Map TM-F22-0005 for the Porter Subdivision (Supervisory District 2) (Attachment A, Exhibits A - D).

FUNDING: Developer-Funded Subdivision Improvements.

DISCUSSION / BACKGROUND

On February 24, 2009 (File No. 09-0150, Item No. 46) the Board approved the Porter Tentative Subdivision Map (TM07-1438), a 54-lot residential subdivision with lots ranging in size from 7,965 square feet to 72,208 square feet. On September 10, 2021 A Phasing Plan for the Porter Tentative Subdivision Map (TM-07-1438) was approved by the Planning Department.(Exhibit G). The Porter Large Lot Final Map would create a total of two (2) large lots for financing purposes (Exhibit H).

In accordance with the Subdivision Map Act Section 66456, this Final Map would create a total of two (2) large lots for financing and phasing purposes consisting of two (2) future residential development lots consistent with the Approved Porter Tentative Subdivision Map (Exhibit F). No residential development or agreements for subdivision improvements are necessary for the approval of this Large Lot Final Map. Given that no development is proposed with this request, none of the conditions of approval are triggered and, therefore, are not applicable to the approval of the Large Lot Final Map. Subsequent Final Map(s) for development phases based on the Approved Porter Tentative Subdivision Map shall be further verified for conformance with all applicable Conditions of Approval under separate future Small Lot Final Map applications (Exhibit I).

A Notice of Restriction (Attachment B) 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.

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

Exhibit A: Location Map

Exhibit B: Vicinity Map

Exhibit C: Site Aerial Photo

Exhibit D: Assessor's Parcel Map

Exhibit E: Rezone Ordinance No. 4811

Exhibit F: Approved Porter Tentative Subdivision Map February 24, 2009

Exhibit G: Approved Phasing Plan for Porter Subdivision September 10, 2021
Exhibit H: Proposed Large Lot Final Map for Porter Tentative Subdivision Map
Exhibit I: Approved Tentative Map Conditions of Approval February 24, 2009

ALTERNATIVES

N/A

PRIOR BOARD ACTION

See Discussion/Background above.

OTHER DEPARTMENT / AGENCY INVOLVEMENT

Surveyor's Office and Department of Transportation

CAO RECOMMENDATION / COMMENTS

Approve as recommended.

FINANCIAL IMPACT

There is no net county cost associated with the proposed action. All costs associated with this approval are funded by La Jolla Pacific Investments, LLC, a California Limited Liability Company, the owner and development applicant.

CLERK OF THE BOARD FOLLOW UP ACTIONS

N/A

STRATEGIC PLAN COMPONENT

Good Governance and Economic Development. This project aligns with the Economic Development goals of the County's Strategic Plan, as it would facilitate future small lot final maps with the goal of creating additional housing in fulfillment of the County's General Plan Housing Element, and provide property tax revenue and sales tax revenue from new residents.

CONTACT

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