



Legislation Text

File #: 24-0777, **Version:** 1

Planning and Building Department, Planning Division, submitting for approval of a Large Lot Final Map (TM-F23-0003) for the Cheplick Tentative Subdivision Map (TM05-1402) creating a total of three (3) large lots for the purpose of financing and phasing, on property identified by Assessor's Parcel Number 119-090-021(Attachment A, Exhibit C), located on the north side of US Highway 50 and east of Bass Lake Road in the El Dorado Hills area (Attachment A, Exhibit A), and recommending the Board approve Large Lot Final Map TM-F23-0003 (Attachment A, Exhibit F) for the Cheplick subdivision (Attachment A, Exhibits A-D). (District 1)

FUNDING: Developer-Funded Subdivision Improvements.

DISCUSSION / BACKGROUND

On September 27, 2022 (File No. 22-1559, Item No. 35) the Board approved the Cheplick Tentative Subdivision Map (TM05-1402), a seven (7) lot residential subdivision with lots consisting of five (5) residential lots ranging in size from 1.22 acres to 3.6 acres with two (2) landscape lots (Attachment A, Exhibit E). The Cheplick Large Lot Final Map would create a total of three (3) large lots for financing purposes (Attachment A, Exhibit F).

In accordance with the Subdivision Map Act Section 66456, this Final Map would create a total of three (3) large lots for financing and phasing purposes consistent with the Approved Cheplick Tentative Subdivision Map (Attachment A, Exhibit E). 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 Cheplick Tentative Subdivision Map shall be further verified for conformance with all applicable Conditions of Approval under separate future Small Lot Final Map applications (Attachment A, Exhibit G).

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 (Attachment A)

Exhibit A: Location Map

Exhibit B: Aerial Photo

Exhibit C: Assessor's Parcel Map

Exhibit D: Rezone Ordinance No. 5167

Exhibit E: Approved Cheplick Tentative Subdivision Map September 27, 2022

Exhibit F: Proposed Large Lot Final Map for Cheplick Subdivision Map

Exhibit G: Approved Tentative Map Conditions of Approval September 27, 2022

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 Omni Financial, LLC, a California Limited Liability Company, the owner and development applicant.

CLERK OF THE BOARD FOLLOW UP ACTIONS

N/A

STRATEGIC PLAN COMPONENT

N/A

CONTACT

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