



CITY COUNCIL AGENDA

DECEMBER 16, 2025

STAFF REPORT

CONSENT

ITEM NUMBER: 9.

TITLE

Promontory Subdivision Project

RECOMMENDATION

Adopt a Resolution approving the "Promontory Parcel Map", the "Promontory Lot 1 Final Map Phase 1", the "Promontory Lot 2 Final Map Phase 2", and a Subdivision Improvement Agreement for Promontory Subdivision Project (PL 22-0034).

CONTACT

Erica Ahmann Smithies, P.E., Public Works Director

Edison Bisnar, P.E., Senior Civil Engineer

BACKGROUND & ANALYSIS

On August 15, 2023, the City Council approved a Vesting Tentative Subdivision Map (VTM) for the Promontory Subdivision Project (PL 22-0034). The project will create 216 single family homes with 54 of the homes containing junior accessory dwelling units. The Project is located within the Watson Ranch Specific Plan on Assessor's Parcel Number 059-030-007.

The VTM contemplates the approval of a "large-lot parcel map" and phased final maps. Altogether, the maps include dedication of the right-of-way for eight public streets, emergency vehicle easement, public access easement, public utility easement, storm drain easement, slope easement and secondary easement access (Attachment 1, Exhibits A-C).

Prior to recording the maps, certain improvements are required. The Developer has elected to defer certain improvements until later in the development process and has agreed to enter into a Subdivision Improvement Agreement (SIA) (Attachment 1, Exhibit D) as assurance the work will be completed.

Staff recommends the Council adopt a resolution (Attachment 1) approving these maps and authorizing the City Manager to execute the SIA.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Community and Sense of Place: "Build on the strength of our local community to develop a clear 'sense of place' and establish our unique identity."

FISCAL IMPACT

There is no fiscal impact associated with the proposed action.

ENVIRONMENTAL REVIEW

On October 4, 2018, the City Council held a duly noticed public hearing and found and determined that the Watson Ranch Specific Plan Project Final Environmental Impact Report is adequate to address environmental impacts associated with the Watson Ranch Specific Plan – including the those impacts associated with the Promontory Subdivision Project.

COMMUNICATION

Level 0: No Further Public Communication Needed

ATTACHMENTS:

1) Resolution

[Attachment 1, Exhibit A](#)

[Attachment 1, Exhibit B](#)

[Attachment 1, Exhibit C](#)

[Attachment 1, Exhibit D SIA](#)