



Legislation Details (With Text)

File #: 14-1046 **Version:** 1

Type: Agenda Item **Status:** Approved

File created: 7/22/2014 **In control:** Board of Supervisors

On agenda: 8/5/2014 **Final action:** 8/5/2014

Title: Community Development Agency, Development Services Division, submitting for approval Large Lot Final Map (TM04-1391-F-2) for Carson Creek Tentative Map creating a total of 18 large lots for phasing and financing purposes on property identified by Assessor’s Parcel Numbers 117-010-07, 117-010-08, and 117-020-01, located approximately 2,500 feet south of Carson Crossing Drive from its intersection with White Rock Road, in the El Dorado Hills area. (Supervisory District 2)

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Exhibits A-I. 8-5-14, 2. B - Board Hearing Letter 8-5-14

Date	Ver.	Action By	Action	Result
8/5/2014	1	Board of Supervisors	Approved	Pass

Community Development Agency, Development Services Division, submitting for approval Large Lot Final Map (TM04-1391-F-2) for Carson Creek Tentative Map creating a total of 18 large lots for phasing and financing purposes on property identified by Assessor’s Parcel Numbers 117-010-07, 117-010-08, and 117-020-01, located approximately 2,500 feet south of Carson Crossing Drive from its intersection with White Rock Road, in the El Dorado Hills area. (Supervisory District 2)

Background

This final map would create a total of 18 large lots for phasing purposes in accordance with Subdivision Map Act Section 66456.1 (Exhibit E). The lots consist of 11 lots associated for future development, five open space lots, and two landscape lots. The lots are being created for financing purposes only and no development is proposed at this time. A Notice of Restriction shall be recorded with this Final Map prohibiting issuance of building permits on these lots until such time as the subsequent phased final maps are recorded.

The subject parcels are located within the master planned development of the Carson Creek Specific Plan (Exhibits A and B). In February 2008 the Carson Creek Tentative Map was approved creating a total of 302 age-restricted residential lots and 24 large lots for phasing purposes (Exhibit C). A Large Lot Final Map was filed in September 2008 based on this approval creating a total of 22 large lots. The map was scheduled before the Board of Supervisor in December 2008 but was pulled off calendar at the request of the applicant. In January 2014, a revised tentative map with a reduced count of 285 age-restricted and 18 large lots was found substantially in conformance with the approved tentative map and was administratively approved by the Development Services Division Director (Exhibit D). The proposed final map is based on this recent tentative map approval.

Staff has reviewed the Final Map for conformance with the approved Tentative Map (TM04-1391R) and conditions of approval. Given that no development is proposed with this application, none of the conditions are applicable; however, final map(s) for subsequent development phases based on this tentative map shall be further verified for conformance with applicable conditions under separate

future final map applications (Exhibit F). Affected agencies/departments, including the Transportation Division and County Surveyor's Office, have reviewed and recommended approval of the map as reflected in their respective memorandums (Exhibits G and 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 CEQA Guidelines.

EXHIBITS

Exhibit A: Location Map

Exhibit B: Assessor's Parcel Map

Exhibit C: Original Approved Carson Creek Tentative Map

Exhibit D: Revised Approved Carson Creek Tentative Map

Exhibit E: Large Lot Final Map for Carson Creek Tentative Map

Exhibit F: Verification of Conformance to Carson Creek Tentative Map Conditions of Approval

Exhibit G: Approval Memo from the Department of Transportation

Exhibit H: Approval Memo from the County Surveyor's Office

Clerk of the Board Follow Up Actions

The Clerk to send copies of Minute Order and correspondence to Division.

Contact

Roger Trout, Development Services Division Director
Community Development Agency