



Legislation Text

File #: 13-1278, **Version:** 1

Community Development Agency, Development Services Division-Planning, is submitting for approval a Large Lot Final Map (TM08-1479-F) for Serrano Village J5 and J6 creating four large lots for phasing purposes on property identified by APNs 123-040-07, 123-040-09, and 115-400-13, located east of the intersection of Serrano Parkway and Bass Lake Road, within the El Dorado Hills Specific Plan Area (Serrano Master Planned Community), in the El Dorado Hills area.

(Supervisorial District 2 1)

Background

This final map would create a total of four (4) large lots for phasing purposes in accordance with Subdivision Map Act Section 66456.1 (Attachment C). Lots 1, 3, and 4 are being created for potential sale, lease, and 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 phase final maps are recorded (Attachment D). Lot 2 is being created for the purposes of establishing the future roadway, Sienna Ridge Road. The applicant/developer is constructing this road funded through Serrano's Mello Roos District with an anticipated completion date of December 2013. Once completed, an Irrevocable Offer of Dedication (IOD) for the roadway improvements would be forwarded to the Board of Supervisors for consideration of its acceptance under a separate action.

The subject parcels are located within the master planned residential community of Serrano in the Village J area of the El Dorado Hills Specific Plan (Attachments A, A.1, A.2, and B). A total of three tentative maps have been approved on the site in accordance with the specific plan: a Commercial Parcel Map (under application P07-0013 approved in August 2008) creating nine commercial parcels on the southwesterly portion of the J5 area, a Commercial Parcel Map (under application P08-0029 approved in March 2010) creating four commercial parcels on the northerly portion of the J5 area, and a Tentative Subdivision Map creating 204 halfplex residential lots (under application TM08-1479 approved in April 2010) on the J5/J6 area (Attachments B.1 thru B.3). To date, no development has occurred and final maps have not been recorded.

Staff has reviewed the Final Map with the approved Tentative Map (TM08-1479) 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 shall be further verified for conformance with applicable conditions under separate future applications. Affected agencies/departments, including Transportation Division and County Surveyor's Office, have reviewed and recommended approval of the map as reflected in their respective memorandums (Attachments E and F).

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.

ATTACHMENTS

Attachment A - Location Map

Attachment A.1 - Detailed Location Map

Attachment A.2 - Assessor's Parcel Map

Attachment B - Serrano Map

Attachment B.1 - Approved Serrano Village J5 Phase 1 Commercial Parcel Map

Attachment B.2 - Approved Serrano Village J5 Phase 2 Commercial Parcel Map

Attachment B.3 - Approved Serrano Village J5/J6 Tentative Subdivision Map

Attachment C - Large Lot Final Map for Serrano Villages J5 and J6

Attachment D - Notice of Restrictions For Lots 1, 3, and 4

Attachment E - Approval Memo from the Department of Transportation

Attachment F - Approval Memo from the County Surveyor's Office

Contact

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Community Development Agency