



Legislation Text

File #: 13-1441, **Version:** 1

Community Development Agency, Development Services Division, submitting for approval final map (TM10-1496-F) for Serrano Village K5 Phase 2 Large Lot creating five large lots for phasing purposes on property identified by Assessors Parcel Numbers (APN) 123-370-26 and 123-370-30, located on the south side of Greenview Drive, approximately 1,500 feet east of the intersection of Courbet Way, within the El Dorado Hills Specific Plan Area (Serrano Master Planned Community), in the El Dorado Hills area. (Supervisory District 1)

Background

This final map would create a total of five large lots for phasing purposes in accordance with Subdivision Map Act Section 66456.1 (Attachment E). 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 phase final maps are recorded (Attachment F).

The subject parcels are located within the master planned residential community of Serrano in the Village K area of the El Dorado Hills Specific Plan (Attachments A through C). Village K5 is a part of the Village K5/K6 tentative map, which was approved in July 2001, encompassing a total of 212 residential lots and a large lot reserved for future development. Several modified versions of the Village K5 tentative map were approved, the most recent version consisting of 115 residential lots within five development phases approved under Tentative Map TM10-1496-R (Attachment D). To date, no development has occurred and no final maps have been recorded.

Staff has reviewed the Final Map with the approved Tentative Map (TM10-1496-R) 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. 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 G and H).

Environmental Review: The review of the Final Map has 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 B - Serrano Map

Attachment C - Assessor's Parcel Map

Attachment D - Approved Tentative Map for Serrano Village K5, Phase 2

Attachment E - Large Lot Final Map for Serrano Villages K5, Phase 2

Attachment F - Notice of Restrictions For Lots 1 through 5

Attachment G - Approval Memo from the Department of Transportation

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

Contact

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