



County of El Dorado

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Legislation Text

File #: 14-0923, **Version:** 1

Community Development Agency, Development Services Division, submitting for approval, Large Lot Final Map (TM01-1381-F-2) for Serrano Villages M2-M5 creating a total of five large lots for phasing purposes on property identified by Assessor's Parcel Numbers 123-020-06, 123-020-07, 123-020-08, 123-020-09, 123-020-10, 123-260-05, 123-260-06, 123-260-07, and 123-260-08, located on the east side of Sangiovese Way, approximately 500 feet east of the intersection with Western Sierra 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 (Exhibit 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 phased final maps are recorded (Attachment F).

The subject parcels are located within the master planned residential community of Serrano in the Village M area of the El Dorado Hills Specific Plan (Exhibits B through C). Villages M2 and M3 are a result of Tentative Map TM01-1381-R, which was approved in February 2006, and revised January 15, 2009, creating 103 residential lots and five open space lots. Village M4 is a result of Tentative Map TM05-1393, which was approved in May of 2008, creating 38 residential lots and one open space lot. Village M5 is a result of Tentative Map TM01-1381-R, which was approved July 12, 2007, creating ten residential lots. To date, no development has occurred or final maps have been recorded.

Staff has reviewed the Final Map with the three approved Tentative Maps listed above (TM01-1381-R, TM05-1393, and TM01-1381-R) and their respective 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 the Transportation Division and County Surveyor's Office, have reviewed and recommended approval of the map as reflected in their respective memorandums (Attachments J and K).

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

Exhibit A: Location Map

Exhibit B: Serrano Map

Exhibit C: Villages M2 to M5 Close-up Map

Exhibit D: Assessor's Parcel Maps (two pages)

Exhibit E: Approved Tentative Map for Serrano Village M, Phases 2 and 3

Exhibit F: Approved Tentative Map for Serrano Village M, Phase 4

Exhibit G: Approved Tentative Map for Serrano Village M, Phase 5

Exhibit H: Large Lot Final Map for Serrano Villages M2-M5 (five pages)

Exhibit I: Notice of Restriction for Lots 1, 2, 4, 7, and 9 of the Plat of Serrano Villages M2-M5.

Exhibit J: Approval Memo from the Department of Transportation

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

Contact

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Community Development Agency