



County of El Dorado

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Legislation Text

File #: 08-1745, **Version:** 1

Development Services Department, Planning Services Division, submitting final map (TM04-1391F) for Carson Creek Phase 2, Unit 1 located on 546 acres for APNs 117-010-07, -08, and 117-020-01.

RECOMMENDED ACTION: Approve.

Background: Filed under application Tentative Map Application TM04-1391, Carson Creek Phase 2, Unit 1 was approved on February 14, 2008 by the El Dorado County Planning Commission. The project is a part of the Carson Creek Specific Plan (CCSP), a master planned community, approved by the Board of Supervisors. The Phase 1 development, Euer Ranch, has recently been built-out. The approved map includes a Large-Lot Tentative Map that would create 24 large lots for financing and phasing purposes in accordance with Section 5.1 of the CCSP and Subdivision Map Act Section 66456.1, and a Small-Lot Tentative Map of several of the large lots which would create a total of 302 age-restricted residential lots.

The proposed Final Map would facilitate the necessary phasing and financing of the large lots that would further be subdivided into small lot residential and ancillary parcels contemplated in the Tentative Map. No development or improvement is associated with this application. As part of the Final Map recordation, a Notice of Restriction (NOR)/Agreement between Property Owners would be executed. This document outlines the provisions and obligations associated with the parcels subject for financing and the open space parcels.

Staff has reviewed and verified conformance of the Final Map with the approved Tentative Map and the applicable conditions of approval, which is provided in Attachment B. Further verification of conformance with these conditions shall be confirmed during review of the specific sub-units for the small residential lots under separate future Final Map applications and/or applicable development permits. The Department of Transportation and County Surveyor's Office have reviewed and recommended approval of the map as depicted in their respective correspondence (Attachments D and E).

Environmental Review: The review of Final Map has been determined to be a ministerial process and is hereby deemed Statutorily Exempt from further environmental review under Section 15268(b)(3) of the CEQA Guidelines.

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