



Legislation Text

File #: 11-0278, **Version:** 1

Development Services Department, Planning Services Division, recommending the Board approve a final map (TM06-1409-F) for West Valley Village Lots 6 and 7 creating five numbered and four lettered large lots for financing purposes with no development associated with the final map, on property identified by APN's 118-160-15, 118-160-16, 118-160-21, 118-160-22, and 118-160-27, located approximately three-fourth mile from the southeast corner of Valley View Parkway and Blackstone Parkway, in the El Dorado Hills area. (Supervisory District 2)

Background: Planning Services submitting final map for West Valley Village Lots 6 and 7 creating five numbered and four lettered large lots for financing purposes with no development associated with the final map. The property, identified by APNs 118-160-15, 118-160-16, 118-160-21, 118-160-22, and 118-160-27, is located approximately three-fourth mile from the southeast corner of Valley View Parkway and Blackstone Parkway, in the El Dorado Hills area, Supervisory District 2 (Attachment A).

In February 1998, the Board approved the Valley View Specific Plan (SP94-0001), a master planned community in El Dorado Hills. The Valley View Specific Plan (VVSP) consists of three distinct villages: White Rock, West Valley, and East Ridge. Under Tentative Map application TM99-1359, the West Valley Village portion of the VVSP was approved in July 2004 authorizing the creation of 1,143 residential lots and five large lots reserved for future subdivision and development. Two of the five reserved large lots are identified as Lots 6 and 7. Under Tentative Map application TM06-1409, West Valley Village Lots 6 and 7 were approved in December 2008 by the Planning Commission creating nine large lots for financing and phasing purposes and subdivision of five of the large lots into 111 small residential lots (Attachment B). The four remaining large lots are designated for open space.

Consistent with the approved tentative map for West Valley Village Lots 6 and 7, the proposed final map would create a total of nine large numbered and lettered lots for financing and phasing purposes and four lettered open space lots. As shown in Attachment C, the five numbered large lots (Lots 1 - 5), which range in size from three acres to 27 acres, would be subject to separate future final map(s) that would create the residential lots. The remaining four lots (Lots A - D), which range in size from 1.3 acres to 136 acres, would be devoted to open space. No development or improvements are associated with this final map application.

Staff has reviewed and verified conformance of the final map with the approved tentative map and the applicable project Conditions of Approval, which is provided in Attachment D. Further verification of conformance with these conditions shall be verified during review of the subsequent final map(s) for the small residential lots under separate future applications. Affected agencies/departments, including Department of Transportation and County Surveyor's Office, have reviewed and recommended approval of the map as reflected in their respective memorandums (Attachments D and E).

Environmental Review: The review of the final map has been determined to be a ministerial process and is hereby deemed Sutorily Exempt from further environmental review under Section 15268(b)

(3) of the CEQA Guidelines.

ATTACHMENTS

Attachment A - Location Map

Attachment B - Approved Tentative Map for West Valley Village Lots 6 and 7

Attachment C - Large Lot Final Map for West Valley Village Lots 6 and 7 (Reduced Copy)

Attachment D - Conditions/Status of Conditions

Attachment E - Department of Transportation Approval Memo

Attachment F - County Surveyor's Office Approval Memo

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