



# PLANNING AND BUILDING DEPARTMENT

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TO: Board of Supervisors  
FROM: Mel Pabalinas, Planning Manager  
DATE: February 10, 2020  
RE: **February 11, 2020 Board of Supervisors  
Agenda No. 24/Legistar No. 19-1714  
Response to Appeal Items  
TM-A19-0001/Serrano Village J7**

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This appeal of the October 24, 2019 Planning Commission approval of the Serrano Village J7 Tentative Subdivision Map and Planned Development was previously considered by the Board on December 10, 2019. At the request by staff, the item was continued to the February 4<sup>th</sup> and subsequently to the February 11<sup>th</sup> Board agenda in order for staff, in coordination with the applicant, to further analyze specific issues in the appeal including Intersection Improvements at Bass Lake Road and Bridlewood Drive, Serrano Village J7 Subdivision Frontage Improvements, and Serrano Village J-Lot H Park. This memorandum summarizes the analysis and conclusion of these issues.

### 1) Traffic

Transportation Director Martinez has met with the applicant and the Bridlewood Canyon Homeowners Association (HOA), who have concerns about existing traffic conditions on Bass Lake Road and the project's traffic. The leadership at the Bridlewood HOA agreed to consider contributing funds to a dedicated intersection project at this location. The applicant has agreed to contribute \$200,000 to the fund, contingent on the formation of a Community Facilities District, Benefit Assessment District, or similar funding mechanism (collectively, "CFD") and approving vote by the Bridlewood community. If the District is not formed and approved within 2 years or the County does not obtain a separate funding source, this voluntary contribution would be refunded to the applicant as specified in new condition of approval below:

#### ***New Transportation Department Condition of Approval:***

*Applicant shall pay to County a total of \$200,000, which shall be paid in equal installments based on the total of 65 units prior to the issuance of each building permit on the project. This payment serves as the applicant's fair share contribution to intersection improvements at Bass Lake Road intersection with Bridlewood Drive. If either of the conditions below is satisfied prior to applicant having paid the full amount, applicant agrees to pay the remaining balance in full prior to the issuance of the next building permit sought after either condition is satisfied.*

*Within two years from the payment of \$200,000 in full, the County will reimburse the entire \$200,000 to the applicant if: (1) a Community Facilities District, Benefit Assessment District, or similar funding mechanism*

*(collectively, "CFD") is not formed by the Bridlewood community to fund part of the project; or (2) a separate funding source is not obtained to fund all of the project. If the County obtains grant funding for the entire project, applicant may request reimbursement in full or in part provided that the funds for which reimbursement is sought will be covered by the grant funding. If a CFD is formed by the Bridlewood community and grant funding obtained exceeds the remaining project balance, the applicant may seek partial reimbursement in proportional share, with the understanding that the applicant's percentage of contribution to the project should remain approximately equal to the contribution by the CFD for the Bridlewood community. Within sixty (60) days of a written request by the applicant identifying the grounds for a requested reimbursement, County will either reimburse the funds in whole or in part or provide a written response identifying the reasons for denial of the refund request. Any funds reimbursed shall include any interest actually accrued.*

*The applicant understands that the County will annually monitor the Bass Lake Road / J7 Entrance Intersection for traffic accidents. If more than two (2) accidents per year are realized in two (2) consecutive years at this location, and are found to be due to left-turn movements at this intersection, DOT may impose left-turn restrictions at the Bass Lake Road / J7 Entrance intersection. Applicant will not be responsible for the cost of such restriction.*

## **2) Serrano Village J7 Subdivision Frontage Improvements**

The required project frontage improvements along Bass Lake Road would normally include curb, gutter, and a 6-foot wide sidewalk. However, since the ultimate widening and realignment of Bass Lake Road is not needed at this time, the project is currently conditioned (Condition of Approval No.13) to design the associated grading and improvement plans in conformance with the ultimate alignment of Bass Lake Road, and enter into a Deferred Frontage Agreement with the County involving the funding of the future construction frontage improvements. The modified condition (with underlines) is shown below.

Modified Condition of Approval No.13:

Bass Lake Road: Design the project grading and improvement plans consistent with the ultimate alignment of Bass Lake Road. Enter into a Deferred Frontage Agreement with the County, and deposit funds with the County representing the Village J7 fair share portion of the future frontage improvements. These funds are to be dedicated to future construction of the project's fair share frontage improvements, at such time as the ultimate alignment of Bass Lake Road is constructed.

The applicant shall construct a 5-foot wide side path on the south (east) side of Bass Lake Road from Bridlewood Drive J7 along the frontage of Bass Lake road to the property line (approximately 130 feet west of the J7 entrance) that is to be a minimum 5 inches of Class 2 Aggregate Base (AB).

## **3) Serrano Village J-Lot H Park**

One of the components of the appeal request involves the construction timing and funding of the Serrano Village J-Lot H park, a 12.5-acre park that was approved under a separate entitlement for Serrano Village J, Lot H (Tentative Map TM14-1524 and Planned Development PD14-0008) located west of the Serrano Village J7 project site at Serrano Parkway and Bass Lake Road. As approved by the Planning Commission, Serrano Village J7 is currently subject to Condition of Approval No. 50 that addresses this issue. In response to the appeal, further coordination between County staff, El Dorado Hills Community Services District (EDHCSD) representatives, and the applicant resulted in a revised version of the condition below. While the applicant is agreeable to the revised condition, further changes to the condition may be applied subject to on-going

discussions between staff and EDHCSD. Final status of the condition of approval is anticipated be provided prior to or at the public hearing on this appeal.

***Current Condition of Approval No. 50:*** *Prior to recordation of the final map for Village J7, Developer shall record against the 12.5 acre parcel within Serrano Village J, Lot H a Declaration of Restrictions, in form acceptable to County Counsel, preserving the property for public park purposes only, pending actual construction of the parcel by Developer and dedication to the El Dorado Hills Community Services District. Developer shall cooperate in good faith with the El Dorado Hills Community Services District to provide for the design and construction of the 12.5 acre park in Village J, Lot H as soon as reasonably feasible and in accordance with the El Dorado Hills Specific Plan and the El Dorado Hills Specific Plan Public Improvements Financing Plan."*

***Proposed Revised Condition of Approval No. 50:*** *Prior to approval of the first final map for the Project, Developer shall enter into an agreement in a form and content acceptable to the County providing for dedication of the 12.5 acre Village J, Lot H park site to the EDHCSD and assignment to the EDHCSD of rights to CFD funds, up to the remaining amount available for park construction pursuant to the Public Improvement Financing Plan, for the purpose of use by the EDHCSD for construction of the 12.5 acre Village J, Lot H park. As an alternative to the foregoing, prior to approval of the first final map for the Project, Developer shall enter into an agreement in a form and content acceptable to the County requiring Developer to commence construction of the 12.5 acre Village J, Lot H District Park described in the Development Agreement, Specific Plan, and Public Improvement Financing Plan, weather permitting, within ninety (90) days of receiving County-approved Construction Plans, Specifications, and Contract documents, together with a Cost Sharing Agreement in form and content acceptable to County, EDHCSD, and Developer addressing any improvements included beyond a typical District Park, as defined by the El Dorado Hills Specific Plan.*