



## Legislation Details (With Text)

**File #:** 19-1604      **Version:** 1

**Type:** Agenda Item      **Status:** Approved

**File created:** 10/18/2019      **In control:** Board of Supervisors

**On agenda:** 11/19/2019      **Final action:** 11/19/2019

**Title:** Planning and Building Department, Planning Services Division-Current Planning, submitting for approval Final Map (TM-F19-0001) for Serrano Village J6 Unit 2 (TM13-1511), creating 30 residential lots, ranging in size from 5,009 to 9,322 square feet, and 2 lettered lots, on property identified by Assessor's Number 123-690-001, located on the south side of Bass Lake Road at the intersection with Serrano Parkway/Sienna Ridge Road, in the El Dorado Hills area and recommending the Board consider the following:

- 1) Approve Final Map (TM-F19-0001) for Serrano Village J6 Unit 2;
- 2) Approve and authorize the Chair to sign the Agreement to Make Subdivision Improvements (Attachment B);
- 3) Approve and authorize the Chair to sign the Agreement on Conditions for Acceptance of Drainage Easements for Serrano Village J6 Unit 2 (Attachment D); and
- 4) Approve and authorize the Chair to sign the Agreement on Conditions for Acceptance of Roads for Serrano Village J Unit 2 (Attachment E). (Supervisory District 1)

FUNDING: Developer-Funded.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. A - Approved Agreement Contract Routing Sheet, 2. B - Agreement to Make Subdivision Improvements, 3. C - Performance Bond Agreement Form / Laborers and Maintenance Bond Form, 4. D - Agreement on Conditions for Acceptance of Drainage Easements, 5. E - Agreement on Conditions for Acceptance of Roads, 6. F - Exhibits A-F, 7. Executed Agreement on Conditions for Acceptance, 8. Recorded Agreement on Conditions for Acceptance of Drainage Easements, 9. Recorded Agreement on Conditions for Acceptance of Roads

Date	Ver.	Action By	Action	Result
11/19/2019	1	Board of Supervisors	Approved	Pass

Planning and Building Department, Planning Services Division-Current Planning, submitting for approval Final Map (TM-F19-0001) for Serrano Village J6 Unit 2 (TM13-1511), creating 30 residential lots, ranging in size from 5,009 to 9,322 square feet, and 2 lettered lots, on property identified by Assessor's Number 123-690-001, located on the south side of Bass Lake Road at the intersection with Serrano Parkway/Sienna Ridge Road, in the El Dorado Hills area and recommending the Board consider the following:

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**FUNDING:** Developer-Funded.

**DISCUSSION / BACKGROUND**

The subject parcel is located within the master planned development of Serrano, which is part of the adopted the El Dorado Hills Specific Plan. The 6.88 acre site is identified by Assessor's Number 123-690-001 (Exhibit A), located on the south side of Bass Lake Road at the intersection with Serrano Parkway/Sienna Ridge Road, in the El Dorado Hills area (Exhibit B).

This Final Map would create 30 residential lots, ranging in size from 5,009 square feet to 9,322 square feet, and two lettered lots for roads and landscaping (Exhibit C). The Final Map conforms to the 148 lot Serrano Village J5 and J6 Tentative Subdivision Map approved by the Board of Supervisors on June 27, 2017 (Agenda Item 52, Legistar 17-0381) (Exhibit D). The Final Map for Unit 1 for 47 residential lots was recorded on December 21, 2018, and the Final Map for Unit 3 to create 71 residential lots was recorded on May 22, 2019.

Exhibit E details the verification of the Final Map for conformance with the approved Conditions of Approval for the Tentative Subdivision Map. County departments and affected outside agencies, including the El Dorado Hills Fire Department, Transportation Department, and the Surveyor's Office, have recommended approval of the map. A meter award letter from El Dorado Irrigation District has been secured for public water, recycled water, and sewer services for the subdivision (Exhibit F). The Subdivision Improvement Agreement, including associated bonds, has been approved by the Department of Transportation for Serrano Village J6 Unit 2, subject to authorization by the Board Chair.

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 California Environmental Quality Act Guidelines.

**EXHIBITS** (Attachment F)

Exhibit A - Assessor's Parcel Map

Exhibit B - Location Map

Exhibit C - Final Map for Serrano Village J6 Unit 2 (TM-F19-0001)

Exhibit D - Approved Serrano Village J5 and J6 Tentative Subdivision Map (TM13-1511)

Exhibit E - Verification of Final Map Conformance with Conditions of Approval

Exhibit F - El Dorado Irrigation District Meter Award Letter

**ALTERNATIVES**

N/A

**PRIOR BOARD ACTION**

Tentative Subdivision Map for Serrano Village J5 and J6 (TM13-1511), creating 148 residential lots, was approved by the Board on June 27, 2017 (Legistar 17-0381, Agenda Item 52).

**OTHER DEPARTMENT / AGENCY INVOLVEMENT**

Transportation Department, County Counsel, Surveyor's Office, and the El Dorado Hills Fire Department.

**CAO RECOMMENDATION**

It is recommended that the Board approve this item.

### **FINANCIAL IMPACT**

Costs are fully paid by developer-funded subdivision improvements. There is no financial impact to the County.

### **CLERK OF THE BOARD FOLLOW UP ACTIONS**

- 1) Clerk to obtain the Chair's signature on two (2) original copies of the Agreement to Make Subdivision Improvements.
- 2) Clerk to obtain the Chair's signature on the Agreement on Conditions for Acceptance of Drainage Easements.
- 3) Clerk to obtain the Chair's signature on the Agreement on Conditions for Acceptance of Roads.
- 4) Clerk to send one (1) fully executed original of the Agreement to Make Subdivision Improvements and copies of the other agreements to Planning and Building Department, attention of Char Tim, Clerk of the Planning Commission.

### **STRATEGIC PLAN COMPONENT**

Good Governance and Economic Development. This project aligns with the Economic Development goals of the County's Strategic Plan, as it would provide additional housing in fulfillment of the County's Housing Element, and provide property tax revenue and sales tax revenue from new residents.

### **CONTACT**

Tiffany Schmid, Director  
Planning and Building Department