



Legislation Text

File #: 19-0713, **Version:** 1

Planning and Building Department, Planning Services Division-Current Planning submitting for approval Final Map for Serrano Village J6 Unit 3 Final Map (TM-F18-0009), creating 71 residential lots, ranging in size from 0.117 to 0.320 acres, and five lettered lots, on property identified by Assessor's Parcel Number 123-570-07, located on the south side of Bass Lake Road approximately 1500 feet east of the intersection with Bridlewood Drive, in the El Dorado Hills area and recommending the Board:

- 1) Approve the Final Map (TM-F18-0009) for Serrano Village J6 Unit 3;
- 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 3 (Attachment D); and
- 4) Approve and authorize the Chair to sign the Agreement on Conditions for Acceptance of Roads for Serrano Village J Unit 3 (Attachment E). (Supervisory District 1)

FUNDING: N/A (Developer Funded Subdivision Improvements)

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 18.8 acre site is identified by Assessor's Parcel Number 123-570-07 (Exhibit A) located on the south side of Bass Lake Road approximately 1500 feet east of the intersection with Bridlewood Drive, in the El Dorado Hills area (Exhibit B).

This Final Map would create 71 residential lots, ranging in size from 0.117 to 0.320 acres, and five 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 (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 2 to create 30 residential lots is currently in process.

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, Department of Transportation, 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 3, 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 3 (TM-F18-0009)

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

See Discussion/Background Section above.

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

N/A (Developer Funded Subdivision Improvements)

CLERK OF THE BOARD FOLLOW UP ACTIONS

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

STRATEGIC PLAN COMPONENT

N/A

CONTACT

Tiffany Schmid, Director

Planning and Building Department