



County of El Dorado

330 Fair Lane, Building A
Placerville, California
530 621-5390
FAX 622-3645
www.edcgov.us/bos/

Legislation Details (With Text)

File #: 18-1905 **Version:** 1

Type: Agenda Item **Status:** Approved

File created: 12/5/2018 **In control:** Board of Supervisors

On agenda: 12/18/2018 **Final action:** 12/18/2018

Title: Planning and Building Department submitting for approval Final Map (TM-F18-0008) for Serrano Village J6 Unit 1 (TM13-1511), creating 47 residential lots, ranging in size from .115 to .286 acres, two large lots, and six lettered lots, on property identified by Assessor's Parcel Numbers 123-570-06 and 123-570-07, located on the southeast side of Bass Lake Road, approximately 100 feet east of the intersection with Sienna Ridge Road, in the El Dorado Hills area and recommending the Board consider the following:

- 1) Approve the Final Map (TM-F18-0008) for Serrano Village J6 Unit 1;
- 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 1 (Attachment D); and
- 4) Approve and authorize the Chair to sign the Agreement on Conditions for Acceptance of Roads for Serrano Village J6 Unit 1 (Attachment E). (Supervisory District 1)

FUNDING: N/A (Developer Funded Subdivision Improvements)

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Approved New 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 for Make Subdivision Improvements, 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
12/18/2018	1	Board of Supervisors	Approved	Pass

Planning and Building Department submitting for approval Final Map (TM-F18-0008) for Serrano Village J6 Unit 1 (TM13-1511), creating 47 residential lots, ranging in size from .115 to .286 acres, two large lots, and six lettered lots, on property identified by Assessor's Parcel Numbers 123-570-06 and 123-570-07, located on the southeast side of Bass Lake Road, approximately 100 feet east of the intersection with Sienna Ridge Road, in the El Dorado Hills area and recommending the Board consider the following:

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FUNDING: N/A (Developer Funded Subdivision Improvements)

DISCUSSION / BACKGROUND

The subject parcels are located within the Serrano master planned development, which is part of the adopted El Dorado Hills Specific Plan. The parcels were approved by the Board of Supervisors on June 27, 2017 (Item #52, Legistar 17-0381) for a phased residential development under the Serrano Village J6 Tentative Subdivision Map TM13-1511 for a total of 148 lots (Exhibit C). This Final Map for Unit 1 of the residential development would create 47 residential lots, ranging in size from .115 to .286 acres, two large lots for the future development of Units 2 and 3, and six lettered lots for roads and landscaping (Exhibit D). The Final Map for Units 2 and 3, which have a combined total of 101 lots, would be processed under separate Final Map applications.

This Final Map for Unit 1 conforms to the Serrano Village J6 Tentative Subdivision Map. 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 County 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 1, 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 - Approved Serrano Village J6 Unit 1 Tentative Subdivision Map (TM13-1511)

Exhibit D - Final Map for Serrano Village J6 Unit 1 (TM-F18-0008)

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

Exhibit F - El Dorado Irrigation District Meter Award Letter

ALTERNATIVES

N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT

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

CAO RECOMMENDATION

It is recommended that the Board approve this item.

FINANCIAL IMPACT

There is no Net County Cost associated with the proposed action. The subdivision improvements are funded by the development applicant.

CLERK OF THE BOARD FOLLOW UP ACTIONS

- 1) Clerk to obtain Chair's signature on two (2) originals of the Agreement to Make Subdivision Improvements.
- 2) Clerk to obtain Chair's signature on the Agreement on Conditions for Acceptance of Drainage Easements.
- 3) Clerk to obtain 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

CONTACT

Tiffany Schmid, Director

Community Development Services, Planning and Building Department