County of El Dorado

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Legislation Details (With Text)

File #:	20-1330 **Version:** 1		
Type:	Agenda Item	**Status:**	Approved
File created:	9/30/2020	**In control:**	Board of Supervisors
On agenda:	10/20/2020	**Final action:**	10/20/2020

Title: Planning and Building Department, Planning Division, submitting for approval the Final Map (TM-F20-0001) for Serrano Village M2, Unit 3, creating a total of 24 residential lots and five miscellaneous lots, on property identified as Assessor's Parcel Numbers 123-650-039 and 123-630-005 located on the south and east side of Western Sierra Way, approximately 400 feet east of the intersection with Biltmore Court within the Serrano Master Planned Community, in the El Dorado Hills area, and recommending the Board:
1) Approve the Final Map (TM-F20-0001) for Serrano Village M2, Unit 3 (Attachment F, Exhibit D);
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 (Attachment D); and
4) Approve and authorize the Chair to sign the Agreement on Conditions for Acceptance of Roads (Attachment E). (Supervisorial District 1)

FUNDING: Developer-Funded Subdivision Improvements.

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Approved Contract Routing Sheet, 2. B - Agreement to Make Subdivision Improvements, 3. C - Performance Bond Agreement Form, 4. D - Agreement on Conditions for Acceptance of Drainage Easements, 5. E - Agreement on Conditions for Acceptance of Roads, 6. F - Exhibits A through G, 7. Executed Agreement 20-54939, 8. COA Road Serrano Village M2-Unit 3, 9. COA Drainage Easements Serrano Village M2 - Unit 3

Date	Ver.	Action By	Action	Result
10/20/2020	1	Board of Supervisors	Approved	Pass

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DISCUSSION / BACKGROUND

Serrano Village M2, Unit 3 Final Map would create a total of 24 residential lots and five miscellaneous lots (Exhibit D). Village M2 is a part of the original Serrano Village M2/M3 (TM01-1381 -R) Tentative Map, which was approved in February of 2006 by the Planning Commission. A subsequent modified version of the Village M2, Unit 3 (TM01-1381-R-2) portion of the tentative map was administratively approved by the Planning and Building Director on July 9, 2014.

Staff has reviewed the final map for compliance with the tentative map conditions of approval and noted that all of the applicable conditions have been satisfied (Exhibit F). Affected agencies/departments, including Transportation Department, County Surveyor's Office and El Dorado Hills Fire Department, have reviewed, verified compliance with the conditions, and recommended approval of the Final Map.

Improvement Agreements and Bonds: The applicant has submitted an Agreement to Make Subdivision Improvements and bonds pursuant to Section 120.16.050 of the County Code. The Transportation Department has reviewed and approved the cost estimates. County Counsel and Risk Management have reviewed and approved the Improvement Agreement and bonds for the Serrano Village M2, Unit 3 subdivision.

For consideration of the Board, Conditions for Acceptance of Drainage Easements and Roads for continued maintenance of these facilities by the applicant has been reviewed and approved by the Transportation Department.

Water/Wastewater: The El Dorado Irrigation District has provided a Meter Award Letter confirming that the applicant has acquired the required Equivalent Dwelling Units (EDU’s) for water and wastewater to serve all of the 24 residential lots (Exhibit G).

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 CEQA Guidelines.

EXHIBITS (Attachment F)
Exhibit A - Location Vicinity Map
Exhibit B - Serrano Map
Exhibit C - Assessor’s Parcel Map
Exhibit D - Final Map for Serrano Village M2, Unit 3
Exhibit E - Revised Tentative Map (TM01-1381-R) for Serrano Village M2, Unit 3
Exhibit F - Conformance to Conditions of Approval Report
Exhibit G - Meter Award Letter for Serrano Village M2, Unit 3

ALTERNATIVES

N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT

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

CAO RECOMMENDATION

Approve as recommended.

FINANCIAL IMPACT

There is no net county cost associated with the proposed action. The residences constructed as a result of this final map will result in future property and sales tax revenue for the County; however, at this time the timing nor the amount of said tax revenue is known. The Subdivision improvements are funded by Serrano Associates, LLC., the owner and development applicant.

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

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