



## Legislation Details (With Text)

**File #:** 21-0695 **Version:** 1  
**Type:** Agenda Item **Status:** Approved  
**File created:** 4/19/2021 **In control:** Board of Supervisors  
**On agenda:** 5/4/2021 **Final action:** 5/4/2021

**Title:** Planning and Building Department, Planning Division, submitting for approval of the Final Map (TM-F20-0007) for Serrano Village J7, creating a total of 65 residential lots, five private street lots, and six miscellaneous lots, on property identified by Assessor's Parcel Number's 123-040-010 and 123-040-011 located on the south side of Bass Lake Road, approximately 250-feet south of the intersection with Bridlewood Canyon Drive within the Serrano Master Planned Community, in the El Dorado Hills area, and staff recommending the Board take the following actions:  
1) Approve Final Map TM-F20-0007 for Serrano Village J7 (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 Deferred Frontage Improvement Agreement (Attachment E); and  
4) Approve and authorize the Chair to sign the Deferred Road Improvement Agreement (Attachment F); and  
5) Approve and authorize the Chair to sign the Agreements for Acceptance of Drainage Easements and Acceptance of Roads (Attachments H and I). (Supervisory District 1)

**FUNDING:** Developer-Funded Subdivision Improvements.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. A - Approved Contract Routing, 2. B - Agreement to Make Subdivision Improvements, 3. C - Performance Bond Agreement, 4. D - Laborers and Materialmens Bond, 5. E - Deferred Frontage Improvement Agreement, 6. F - Deferred Road Improvement Agreement, 7. G - Exhibits A-G, 8. H - Agreement for Acceptance of Drainage Easements, 9. I - Agreement for Acceptance of Roads, 10. J7 DFIA Recorded, 11. J7 DRIA Recorded, 12. Executed Agreement 20-54964, 13. Recorded Agreement on Conditions for Acceptance of drainage easements for Serrano Village J7, 14. Recorded Agreement on Conditions for Acceptance of roads for Serrano Village J7

Date	Ver.	Action By	Action	Result
5/4/2021	1	Board of Supervisors	Approved	Pass

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**FUNDING:** Developer-Funded Subdivision Improvements.

**DISCUSSION / BACKGROUND**

Serrano Village J7 Final Map would create a total of 65 residential lots ranging from 3,600 to 5,813-square-feet in size, five private street lots, and six miscellaneous lots (Exhibit D). The map is based on the Serrano Village J7 Tentative Subdivision Map and Planned Development Permit approved by the Board of Supervisors on February 11, 2020 (Legistar File 19-1714, Item 24) following an appeal of the Planning Commission approval on October 24, 2019 (Legistar File 19-1171, Item 2)(Exhibit E).

As noted in Exhibit G, the Conformance to Conditions Report verifies compliance of the final map with the tentative map conditions of approval. Affected agencies/departments, including County Department of Transportation (DOT), 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. DOT 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 J7 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 DOT.

Deferred Frontage Improvement Agreement: Condition of Approval #13 involves the coordination of the subdivision improvement with the future realignment of Bass Lake Road. The County and Owner agreed to defer frontage improvements along Bass Lake Road due to the future planned realignment of Bass Lake Road, since the planned realignment is not currently programmed in the County's 20-year Capital Improvement Program. Pursuant to Resolution 009-2021 adopted by the Board on March 16, 2021 (Legistar 21-0251, Item 13) establishing a Frontage Improvements Deferral Program, the program defines the payment terms associated with the required deferred improvements.

Deferred Road Improvement Agreement: Condition #26 involves the identified intersection improvements at Bass Lake Road and Bridlewood Drive. Compliance with this condition has been verified through execution of a Deferred Road Improvement Agreement between the County and the Owners, Serrano Associates, LLC and Tri Pointe Homes Holdings, Inc. which defines the required payment and refund terms.

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 65 residential lots (Exhibit F).

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 G)**

Exhibit A - Location/Vicinity Map

Exhibit B - Serrano Village J Map

Exhibit C - Assessor's Parcel Map  
Exhibit D - Final Map for Serrano Village J7  
Exhibit E - Approved Tentative Map (TM18-1536)  
Exhibit F - Serrano Village J7 Meter Award Letter  
Exhibit G - Conformance to Conditions of Approval Report

## **ALTERNATIVES**

N/A

## **PRIOR BOARD ACTION**

Legistar #19-1714, February 11, 2020, Item 24  
Legistar #21-0149, March 16, 2021, Item 11  
Legistar #21-0223, April 20, 2021, Item 24

## **OTHER DEPARTMENT / AGENCY INVOLVEMENT**

County Counsel, Department of Transportation, 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 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 one (1) original copy of the Subdivision Improvement Agreement.
- 2) Clerk of the Board to obtain the Chair's signature on two (2) original copies of the Deferred Frontage Improvement Agreement.
- 3) Clerk of the Board to obtain the Chair's signature on two (2) original copies of the Deferred Road Improvement Agreement.
- 4) Clerk of the Board to send one (1) fully executed original Deferred Frontage Improvement Agreement to the Recorder's Office.
- 5) Clerk of the Board to send one (1) fully executed original Deferred Road Improvement Agreement to the Recorder's Office.
- 6) Clerk of the Board to provide a digital copy of the fully executed Subdivision Improvement Agreement to Lindsay Tallman, Department of Transportation.
- 7) Clerk of the Board to obtain the Chair's signature on one (1) original copy of the Agreement for Acceptance of Drainage Easements and send to the Recorder's Office.
- 8) Clerk of the Board to obtain the Chair's signature on one (1) original copy of the Agreement for Acceptance of Roads and send to the Recorder's Office.

## **STRATEGIC PLAN COMPONENT**

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**

Rob Peters, Deputy Director of Planning  
Planning and Building Department