



Legislation Details (With Text)

File #: 21-1461 **Version:** 1

Type: Agenda Item **Status:** Approved

File created: 9/2/2021 **In control:** Board of Supervisors

On agenda: 9/21/2021 **Final action:** 9/21/2021

Title: Planning and Building Department, Planning Division, submitting for approval of Final Map (TM-F21-0005) for Serrano Village K1 & K2, Unit 4, creating a total of 47 residential lots and five miscellaneous lots, on property identified as Assessor's Parcel Numbers 123-500-001, 123-630-008 and 123-630-009 located on the north side of Raphael Drive, approximately 300-feet north of the intersection with Greenview Drive within the Serrano Master Planned Community, in the El Dorado Hills area, and staff recommending the Board consider the following:

- 1) Approve the Final Map (TM-F21-0005) for Serrano Village K1 & K2, Unit 4 (Attachment G, 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 E); and
- 4) Approve and authorize the Chair to sign the Agreement on Conditions for Acceptance of Roads (Attachment F). (Supervisory 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, 4. D - Laborers and Materialmen's Bond Form, 5. E - Agreement on Conditions of Acceptance of Drainage Easements, 6. F - Agreement on Conditions of Acceptance of Roads, 7. G - Exhibits A-G, 8. H - Staff Memo 09-17-2021 BOS 09-21-2021 (Minor Corrections), 9. Executed Agreement to Make Subdivision Improvements, 10. Executed Agreement on Conditions of Acceptance of Roads, 11. Executed Agreement on Conditions of Acceptance of Drainage Easements

Date	Ver.	Action By	Action	Result
9/21/2021	1	Board of Supervisors	Approved	Pass

Planning and Building Department, Planning Division, submitting for approval of Final Map (TM-F21-0005) for Serrano Village K1 & K2, Unit 4, creating a total of 47 residential lots and five miscellaneous lots, on property identified as Assessor's Parcel Numbers 123-500-001, 123-630-008 and 123-630-009 located on the north side of Raphael Drive, approximately 300-feet north of the intersection with Greenview Drive within the Serrano Master Planned Community, in the El Dorado Hills area, and staff recommending the Board consider the following:

- 1) Approve the Final Map (TM-F21-0005) for Serrano Village K1 & K2, Unit 4 (Attachment G, 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 E); and
- 4) Approve and authorize the Chair to sign the Agreement on Conditions for Acceptance of Roads (Attachment F). (Supervisory District 1)

FUNDING: Developer-Funded Subdivision Improvements.

DISCUSSION / BACKGROUND

Serrano Village K1 & K2, Unit 4 Final Map would create a total of 47 residential lots and five miscellaneous lots (Exhibit D). Village K1 & K2 are a part of the original tentative map TM01-1377, which was approved on July 26, 2001 by the Planning Commission. A subsequent revision, TM01-1377R, was approved by the Planning Commission on January 26, 2006.

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 the Department of Transportation (DOT), County Surveyor's Office and El Dorado Hills Fire Department, have reviewed, verified compliance with the conditions of approval, 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 K1 & K2, Unit 4 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.

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 47 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 G)

Exhibit A - Location Vicinity Map

Exhibit B - Serrano Map

Exhibit C - Assessor's Parcel Map

Exhibit D - Final Map for Serrano Village K1 & K2, Unit 4

Exhibit E - Tentative Map (TM01-1377) for Serrano Village K1 & K2, Unit 4

Exhibit F - Conformance to Conditions of Approval Report

Exhibit G - Meter Award Letter for Serrano Village K1 & K2, Unit 4

ALTERNATIVES

N/A

PRIOR BOARD ACTION

Legistar #16-1153, December 6, 2016, Agenda Item #31

OTHER DEPARTMENT / AGENCY INVOLVEMENT

County Counsel, Department of Transportation, Surveyor's Office, and 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 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 Department of Transportation, Attn: Lindsay Tallman.

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