



Legislation Details (With Text)

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Title: Planning and Building Department, Planning Division, submitting for approval of the Final Map (TM-F22-0015) for the Serrano Village M4 Subdivision (TM05-1393), creating a total of 33 residential lots and five (5) miscellaneous lots, on property identified as Assessor's Parcel Number 123-790-001 located on the south side of Western Sierra Way, approximately 800-feet east of the intersection with Greyson Creek Drive in the El Dorado Hills Community Region (Attachment H, Exhibits A and B), and recommending the Board consider the following:

- 1) Approve the Final Map (TM-F22-0015) for Serrano Village M4 Subdivision (Attachment H, Exhibit C);
- 2) Approve and authorize the Chair to sign the Agreement to Make Subdivision Improvements (Attachment C);
- 3) Approve and authorize the Chair to sign the Agreement on Conditions for Acceptance of Drainage Easements (Attachments D); and
- 4) Approve and authorize the Chair to sign the Agreement on Conditions for Acceptance of Roads (Attachment E). (Supervisory District I)

FUNDING: Developer-Funded.

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Counsel Approval for Agreement to Make Subdivision Improvements, 2. B - Counsel Approval for Agreements for Acceptance of Drainage Easements and Roads, 3. C - Agreement to Make Subdivision Improvements, 4. D - Agreement on Conditions for Acceptance of Drainage Easements, 5. E - Agreement on Conditions for Acceptance of Roads, 6. F - Performance Bond Agreement, 7. G - Laborers and Materialmens Bond Form, 8. H - Combined Exhibits A-E, 9. I - COA Conformance Verification for Serrano Village M4 Final Subdivision Map (TM-F22-0015), 10. Executed Agreement to Make Subdivision Improvements, 11. Executed Agreement on Conditions for Acceptance of Roads, 12. Executed Agreement on Conditions for Acceptance of Drainage Easements

Date	Ver.	Action By	Action	Result
5/2/2023	1	Board of Supervisors	Approved	Pass

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FUNDING: Developer-Funded.

DISCUSSION / BACKGROUND

Serrano Village M4 Final Map would create a total of 33 residential lots and five (5) miscellaneous lots ranging in size from 0.51 acre to 5.2 acres (Attachment H, Exhibit C). The Serrano Village M4 Final Map is based on the Serrano Village M4 Tentative Subdivision Map approved by the Board of Supervisors on May 6, 2008 (Legistar No. 08-0027, Item No. 28, Attachment H, Exhibit D).

On July 13, 2017 (Legistar No. 08-0027, Item No. 3), the Planning Commission approved six (6) one-year time extensions. There were no modifications made to the approved map as part of the time extension approval. This Final Map conforms to the Approved Serrano Village M4 Tentative Subdivision Map (TM05-1393) (Attachment H, Exhibit D).

The Conditions of Approval Conformance Verification (Attachment I) verifies compliance of the Final Map with the Tentative Map Conditions of Approval. Affected agencies/departments, including County Department of Transportation, 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. County Department of Transportation has reviewed and approved the cost estimates. County Counsel and Risk Management have reviewed and approved the Subdivision Improvement Agreement (Attachment C) and bonds for the Serrano Village M4 Subdivision (Attachments F and G).

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 (Attachments D & E).

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 33 residential lots (Attachment H, Exhibit E).

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 (CEQA) Guidelines.

EXHIBITS (Attachment H)

Exhibit A - Assessor Parcel Map

Exhibit B - Location/Vicinity Map

Exhibit C - Final Map for Serrano Village M4

Exhibit D - Approved Serrano Village M4 Tentative Map (TM05-1393)

Exhibit E - Serrano Village M4 Meter Award Letter

ALTERNATIVES

N/A

PRIOR BOARD ACTION

See Discussion/Background above.

OTHER DEPARTMENT / AGENCY INVOLVEMENT

County Counsel, Risk Management, 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 two (2) original copies of the Subdivision Improvement Agreement.
- 2) Clerk of the Board to provide one (1) fully executed Subdivision Improvement Agreement to the Department of Transportation, Attention: Lindsay Tallman.
- 3) 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.
- 4) 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