



Legislation Text

File #: 11-1069, **Version:** 1

Development Services Department, Planning Services Division, submitting for approval final map (TM01-1378-F-5) for Serrano Village K6, Unit 2 creating 74 residential lots, four landscape lots, and one private road lot on 41.7 acres on property identified by APNs 123-350-01, 123-350-02, 123-350-03, 123-350-04, 123-350-05, 123-350-06 and 123-360-06, located approximately 0.5 mile northwest along Greenview Drive from its southeasterly intersection with Serrano Parkway within the Serrano Development, in the El Dorado Hills area; and recommending the Board take the following actions:

- 1) Approve the Final Map (TM01-1378-F-5) for Serrano Village K6, Unit 2;
- 2) Authorize the Chair to sign the Agreement to Make Subdivision Improvements with Serrano Associates, LLC and Standard Pacific Corp.; and
- 3) Authorize the Chair to sign Agreements for Conditions for Acceptance of Drainage Easements and Conditions for Acceptance of Roads with Serrano Associates, LLC and Standard Pacific Corp. (Supervisory District 1)

Background: Planning Services submitting for approval final map (TM01-1378-F-5) for Serrano Village K6, Unit 2 creating 74 residential lots, four landscape lots, and one private road lot on 41.7 acres. The property identified, by Assessor's Parcel Numbers 123-350-01, 123-350-02, 123-350-03, 123-350-04, 123-350-05, 123-350-06 and 123-360-06, is located approximately 0.5 mile northwest along Greenview Drive from its southeasterly intersection with Serrano Parkway within the Serrano Development, in the El Dorado Hills area, Supervisory District 1.

Serrano Village K6, Unit 2 is within the Village K area of the El Dorado Hills Specific Plan, which encompasses the Serrano Master Planned Development in El Dorado Hills (Exhibits A and B). This unit is a part of an approved tentative map for Serrano Village K5/K6 filed under application TM01-1378 (Attachment C). A minor revision of the K6 portion of the tentative map was approved through a Substantial Conformance review in April 2007 (Attachment D).

Consistent with the approved tentative maps, the proposed Final Map for Serrano Village K6, Unit 2 would create a total of 74 residential lots, four lettered landscape lots, and a private road lot. As shown in Attachment E, the residential lots range from 6,621 square feet to 4.49 acres in size. The subdivision is consistent with the applicable development standards of El Dorado Hills Specific Plan.

Staff has reviewed and verified conformance of the Final Map with the approved Tentative Map and Conditions of Approval (Attachment F). The affected public agencies and departments, which include Department of Transportation and County Surveyors Office, also have reviewed and recommended approval of the map (Attachments G and H). An El Dorado Irrigation District (EID) meter award letter in the amount of 74 Equivalent Dwelling Unit (EDU), as proof of water, sewer, and recycled irrigation water services, has been secured for the unit (Attachment I).

Environmental Review: The review of the Final Map has been determined to be a ministerial process and is hereby deemed Statutorily Exempt from further environmental review under Section 15268(b)

(3) of the CEQA Guidelines.

ATTACHMENTS:

Attachment A - Location Map

Attachment B - Detailed Location Map

Attachment C - Approved Original Serrano Village K5/K6 Tentative Map

Attachment D - Approved K6 Tentative Map- Substantial Compliance Review

Attachment E - Serrano Village K6 Unit 2 Final Map

Attachment F - Conditions of Approval Conformance Report

Attachment G - Approval Memo from the Department of Transportation

Attachment H - Approval Memo from the County Surveyors Office

Attachment I - EID Meter Award Letter

Contact: Roger Trout (5369)/Pierre Rivas (5841)

Follow-up for COB: Provide Dept copies of final paperwork