



Legislation Text

File #: 18-0110, **Version:** 1

Community Development Services, Planning and Building Department, submitting for approval the Final Map (TM10-1496-F5) for Serrano Village K5 Phase 2, Unit 4, creating a total of 28 residential lots, on property identified as Assessor's Parcel Number 123-590-01 located on the south side of Greenview Drive at the intersection with Hogarth Way, within the Serrano Master Planned Community, in the El Dorado Hills area, and recommending the Board consider the following:

- 1) Approve the Final Map (TM10-1496-F5) for Serrano Village K5 Phase 2, Unit 4;
- 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 C); and
- 4) Approve and authorize the Chair to sign the Agreement on Conditions for Acceptance of Roads (Attachment D). (Supervisory District 1)

FUNDING: N/A (Developer Funded Subdivision Improvements)

DEPARTMENT RECOMMENDATION

Community Development Services (CDS), Planning and Building Department, recommending the Board approve the Final Map (TM10-1496-F5) for Serrano Village K5 Phase 2, Unit 4 Subdivision, and authorize the Chair to sign the Agreement to Make Subdivision Improvements, Agreement on Conditions for Acceptance of Drainage Easements, and Agreement on Conditions for Acceptance of Roads.

DISCUSSION / BACKGROUND

Serrano Village K5 Phase 2, Unit 4 Final Map would create a total of 28 residential lots and three miscellaneous lots (Exhibit D). Village K5 is a part of the original Serrano Village K5/K6 tentative map, which was approved in July 2001. Subsequent modified versions of the Village K5 portion of the tentative map have been approved, the most recent version consisting of 115 residential lots within five development units approved under Tentative Map application TM10-1496-R in June 2012 (Exhibit E). This proposed final map would be for Unit 4 of the subdivision. Unit 8 (37 lots) has not yet recorded.

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 and County Surveyor's Office, have reviewed 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 Department of Transportation has reviewed and approved the cost estimates. County Counsel and Risk Management have reviewed and approved the Improvement Agreement and bonds for the 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 Department of Transportation.

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 28 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 Map

Exhibit B - Serrano Map

Exhibit C - Assessor's Parcel Map

Exhibit D - Final Map for Serrano Village K5 Phase 2 Unit 4

Exhibit E - Approved Tentative Map for Serrano Village K5, Phase 4

Exhibit F - Conformance to Conditions of Approval Report

Exhibit G - Meter Award Letter

ALTERNATIVES

N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT

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

CAO RECOMMENDATION

It is recommended that the Board approve this item.

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 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 and copies of the other agreements to the CDS Planning and Building Department, attention of Char Tim-Clerk of the Planning Commission.

STRATEGIC PLAN COMPONENT

N/A

CONTACT

Roger Trout, Director
Community Development Services, Planning and Building Department

Mel Pabalinas, Principal Planner