



Legislation Text

File #: 08-1769, **Version:** 1

Development Services Department, Planning Services Division, submitting annual review and determination of compliance with the El Dorado Hills Specific Plan Development Agreement by Serrano Associates, LLC, noting the Specific Plan area is located north of Highway 50, east of El Dorado Hills Blvd., south of Green Valley Road and west of Bass Lake Road, in the El Dorado Hills Area, Supervisorial Districts I and II.

RECOMMENDED ACTION: Planning staff recommends the Board receive and file Serrano Associates, LLC's Development Agreement Annual Review Documentation, Staff Evaluation and Determination, and supplemental information from the Department of Transportation in determining compliance with the terms and conditions of the El Dorado Hills Specific Plan Development Agreement.

Background: Following the approval of the El Dorado Hills Specific Plan (EDHSP) in July 1988, a Development Agreement (DA) was entered into by and between the Developer and the County on January 3, 1989, subsequently taking effect on February 3, 1989. Included as Attachment A, the Development Agreement details various implementing provisions for the orderly development of the El Dorado Hills Specific Plan within a 20-year timeframe. Provisions of the DA include improvements such as traffic signalization, road construction and open space dedication.

As set forth in Section 5.1 (Annual Review) of the EDHSP DA, the County shall perform an annual review of good faith compliance by the Developer (Serrano Associates) with the terms of the Agreement. At the request of the County, the developer formally submitted written justification of conformance on May 19, 2008. As shown in Attachment B, the developer details in a matrix format a summary of their obligations and an explanation of consistency with the applicable provisions. It must be noted that even though there are 11 development applications currently in process, this is the final annual review prior to the DA's expiration on February 3, 2009.

During the past several months, Development Services Department and Department of Transportation (DOT) representatives have reviewed and analyzed the developer's information. Details of staff's review have culminated in the reproduction of the developer's matrix that includes the County response and comments to the specific provisions (Attachment C). Given that DOT is still verifying compliance with certain required improvements and infrastructures, some items (e.g. Attachment C, Sec. 3.5 of the DA matrix - Right-of-Way Dedication) in the matrix do not contain DOT staff conclusions.

Based on Development Services-Planning staff review, it has been determined that the developer has substantially maintained compliance with the assigned obligations, terms, and conditions of the El Dorado Hills Specific Plan Development Agreement.

ATTACHMENTS:

Attachment A: EDHSP Development Agreement
Attachment B: Developer's Supporting Information and Response

Attachment C: Staff's Summary Matrix

Attachment D: Serrano Associates Map (Portion of EDHSP Area)

Contact: Roger P. Trout (5369)/Lawrence W. Appel (7698)/Gina Hunter (3617)