



Legislation Text

File #: 20-0722, **Version:** 1

Planning and Building Department, Planning Services Division, submitting for approval of the Final Map (TM-F19-0007) for Serrano Village J, Lot H, creating a total of 41 residential lots and four open space lots, on property identified as Assessor's Parcel Number's 123-370-001, 123-370-003, and 123-280-010 located east of the intersection of Serrano Parkway and Greenview Drive within the Serrano Master Planned Community, in the El Dorado Hills area, and recommending the Board of Supervisors consider the following:

- 1) Approve the Final Map (TM-F19-0007) for Serrano Village J, Lot H;
- 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 D); and
- 4) Approve and authorize the Chair to sign the Agreement on Conditions for Acceptance of Roads (Attachment E). (Supervisorial District 1).

FUNDING: Developer-Funded Subdivision Improvements.

DISCUSSION / BACKGROUND

Serrano Village J, Lot H Final Map would create a total of 41 residential lots and four open space lots (Exhibit D). The Final Map is based on a tentative map (TM14-1524) and planned development (PD14-0008) approved by the Board of Supervisors on May 22, 2018 (Exhibit E). Serrano Village J, Lot H is within the Serrano Master Planned Development, which is a part of the El Dorado Hills Specific Plan (EDHSP) that was adopted in July 1988 (Exhibit B).

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 Transportation Department, 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. The Transportation Department 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 Transportation Department.

Water/Wastewater: The El Dorado Irrigation District has provided a Meter Award Letter confirming that the applicant has acquired the required Equivalent Dwelling Units for water and wastewater to serve all of the 41 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 J, Lot H
- Exhibit E - Approved Tentative Map for Serrano Village J, Lot H
- Exhibit F - Conformance to Conditions of Approval Report
- Exhibit G - Meter Award Letter for Serrano Village J, Lot H

ALTERNATIVES

N/A

PRIOR BOARD ACTION

Tentative Subdivision Map (TM14-1524) and Planned Development (PD14-0008) was approved by the Board of Supervisors on May 22, 2018. (Legistar 18-0774, Agenda Item 40).

OTHER DEPARTMENT / AGENCY INVOLVEMENT

County Counsel, 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

Costs are fully paid by developer-funded subdivision improvements. There is no financial impact to the County.

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 Planning and Building Department, attention of Julie Saylor, Clerk of the Planning Commission.

STRATEGIC PLAN COMPONENT

Good Governance and 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

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