



Legislation Text

File #: 20-1328, **Version:** 1

Planning and Building Department, Planning Division, submitting for approval the Final Map (TM-F18-0007) for Serrano Village M3, Unit 1, creating a total of 28 residential lots and two miscellaneous lots, on property identified as Assessor's Parcel Number 123-630-007 located east of the current terminus of Greyson Creek Drive within the Serrano Master Planned Community, in the El Dorado Hills area, and recommending the Board:

- 1) Approve the Final Map (TM-F18-0007) for Serrano Village M3, Unit 1 (Attachment F, Exhibit C);
- 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). (Supervisory District 1)

FUNDING: Developer-Funded Subdivision Improvements.

DISCUSSION / BACKGROUND

Serrano Village M3, Unit 1 Final Map would create a total of 28 residential lots and two miscellaneous lots (Exhibit C). Village M3 is a part of the original Serrano Village M2/M3 (TM01-1381-R) Tentative Map, which was approved in February of 2006 by the Planning Commission. A minor revision of the tentative map (TM01-1381-R-5) was approved by the Planning Commission on June 8, 2017.

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 E). Affected agencies/departments, including 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 (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 California Environmental Quality Act (CEQA) Guidelines.

EXHIBITS (Attachment F)

Exhibit A - Location Map

Exhibit B - Assessor's Parcel Map

Exhibit C - Final Map for Serrano Village M3, Unit 1

Exhibit D - Revised Tentative Map for Serrano Village M3, Unit 1

Exhibit E - Conformance to Conditions of Approval Report

Exhibit F - Meter Award Letter for Serrano Village M3, Unit 1

ALTERNATIVES

N/A

PRIOR BOARD ACTION

N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT

County Counsel, Transportation Department, 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 residences constructed as a result of this final map will result in future property and sales tax revenue for the County; however, at this time the timing nor the amount of said tax revenue is known. The Subdivision improvements are funded by Serrano Associates, LLC., the owner and 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 (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

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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