



COMMUNITY DEVELOPMENT SERVICES

PLANNING AND BUILDING DEPARTMENT

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TO: Planning Commission Agenda Date: April 26, 2018

FROM: Mel Pabalinas, Principal Planner

DATE: April 23, 2018

RE: **PD14-0008/TM14-1524/Serrano Village J, Lot H; Staff Response to Public Comments**

Following the continuance on April 14, 2018, staff provides the following responses to the public comments received for the above referenced project.

1. Design Waiver for Right-of-Way width.

A comment was received alleging that the requested design waiver for less than 50-foot wide right-of-way streets is not justified and that staff has failed to provide necessary findings. The staff report does include sufficient analysis and findings for support of the design waiver. The design waiver is consistent with the historical buildout of the Serrano residential development and would not constitute harmful deviations. This design waiver is granted due to: (1) the streets are behind residential gates, privately owned, and maintained at the residents' expense; (2) the reduced width would adequately serve the affected subdivisions, (3) grading is minimized along with attendant environmental impacts, (4) reduced widths discourage vehicular speeding, and (5) parking restrictions are strictly enforced within the Serrano project.

The comment further alleges that “the reduced width deviates from the prevailing El Dorado County Design and Improvement Standard Manual (DISM) road standard applied throughout the Serrano development, which has contributed to a uniform and safe circulation system” and that “deviation from this standard would undermine the neighborhoods essential character”. However, the requested design waiver for the reduced right-of-way width has been granted throughout the Serrano development. Many of the existing Serrano villages have been built based upon similar design waiver for reduced right-of-way. The villages immediately north, west, and south across Serrano Parkway were approved with similar or identical design waiver. The existing project approvals from 2011 also include similar design waiver.

2. Design Waiver for 4-foot sidewalks on one-side of A and B Streets rather than 6 foot on each side.

A comment was received alleging that the requested design waiver for 4-foot sidewalks is not justified and that staff has failed to provide necessary findings. The staff report does include sufficient analysis and findings for support of the design waiver. Design waivers to allow 4-foot sidewalks have been granted throughout the Serrano development. With the exception of the walkways along the major arterials Serrano Parkway and Silva Valley Parkway, which include 6-foot sidewalks, all sidewalks in the Serrano development have been constructed with 4-foot widths. However, in certain locations, sidewalks on one side of the street only are allowed, and in other sections of the project, no sidewalk exists at all. Each of these approvals involved a design waiver. Those waivers were granted because the roadways are privately built and maintained solely at the residents' cost, certain sections of roadway and sidewalk serve only the immediate small neighborhood and the reduced width sidewalk is sufficient to serve the minimal pedestrian traffic generated, and the reduced width minimizes grading and concrete and attendant environmental impacts. As proposed, Serrano Village J-Lot H consists of only 41 units in a gated community with no opportunity for cut through public traffic. The reduced sidewalk widths are sufficient to serve the minimal pedestrian population, while minimizing grading and environmental impacts and reducing private construction and maintenance costs for the homeowners. Staff supports the requested design waivers.

3. Conformity with Specific Plan and Subdivision Ordinance.

A comment was received alleging that the proposed project is not consistent with the Specific Plan and Subdivision Ordinance in that: (a) the project requests waivers from the County design standards; (b) the project does not include Ranch Estate, 4-acre lots along the Specific Plan boundary; and (c) the project is out of character with the development to the immediate west and north of the subject property. As discussed above, the design waiver requests are justified and common to the overall Serrano project and do not result in inconsistency with the Specific Plan. The 4-acre Ranch Estate lots are not required on the project site. The Specific Plan provisions addressing Village J development provides as follow:

Serrano Village J-Lot H is located near the eastern end of the specific plan area and is not adjacent to a golf course or specific plan open space and contains level to gently rolling topography (Exhibits 1 and 2). The latter characteristic lends itself to Single Family Detached (SFD) uses, except at the edges adjacent to rural parcels or Bass Lake where larger Ranch Estate (RE) lots are provided. Specifically, parcels which abut the plan area boundary are to be a four acre minimum. These designations are appropriate as a buffer to the open space of Bass Lake and the rural parcels lying adjacent to, but outside of, the Specific Plan area to the east.

The Ranch Estate parcels were included to buffer the 5-acre minimum Green Springs Ranch neighborhood along the northeastern portion of Village J. Those portions of Village J do have 4 acre parcels along the plan area boundary. However, the balance of Village J is zoned R1-PD which allow single family detached at up to seven (7) units per acre. Portions of Village J3 along the boundary are developed with 1-acre lots. Because Village R (157 acres surrounding Bass Lake) is included within the Specific Plan area, the Villages J and R boundary is not the Specific Plan area boundary and the lots in question do not border the plan area boundary. In any event,

the proposed subdivision does not border rural residential parcels nor Bass Lake open space. To the contrary, the adjacent property is an active sports and recreational facility commonly referred to as Sellwood Field (Exhibit 3). The Community Services District intends to incorporate the 12.5 acre park and Sellwood Field into a unified park amenity. Clearly, the Ranch Estate designation would have no application to this situation and the underlying R1-PD zoning designation applies. The proposed project complies with this zoning. As to the contention that the proposed project is out of character with the developed villages to the north and west, the Specific Plan was designed to allow for a variety of product types and densities, though the differences among the cited villages are minimal. Each of the referenced villages is zoned R1-PD, which allows for a variety of residential densities and product types, not to exceed seven (7) dwelling units per acre. The proposed project density is approximately 3.2 units per acre, while the village immediately to the north is 1.9 dwelling units per acre and the village to the immediate west is approximately 3.1 units per acre. All three villages contain single family detached products with similar village design and design waivers. For comparison, the existing, entitled project is also consistent, yet the density of that project is approximately 6.5 units per acre and contains single family attached units.

4. This Site is not Physically Suitable for the Proposed Density of Development.

A comment was received alleging that the site is not physically suitable for the proposed density of development. The comment, however, fails to acknowledge that the project is included within a Specific Plan and the residential development proposed is consistent with the policies and provisions of that Specific Plan. Density of up to seven (7) units per acre is permitted, while the density proposed here is approximately 3.2 units per acre. Moreover, the comment fails to acknowledge that the property has existing entitlements, including an approved tentative map for a project with 83 residential units, more than twice the density of the proposed project. Accordingly, any environmental impacts related to the density of the proposed project would be similar or greater if the existing, approved project is built out. Environmental impacts resulting from the entire Specific Plan were analyzed in the 1988 Environmental Impact Report prepared for the El Dorado Hills Specific Plan.

The certified EIR can be accessed via the following link:
http://www.edc.gov.us/Government/planning/zoning_ordinances_for_Specific_Plans.aspx#El%20Dorado%20Hills.

Oak tree preservation requirements and tree impacts and mitigation measures have been implemented in accordance with the policies and provision of the Specific Plan and EIR.

5. The Project poses serious health hazards.

A comment was received alleging that public health hazards exist due to the potential for naturally occurring asbestos. This is not a new issue and the county has developed Air District Rules 223, 223.1 and 223.2 which have been applied uniformly and successfully throughout the Serrano project and surrounding areas. This is an infill site, and similar construction activities have been successfully implemented to the immediate north, south and west of the subject site, as well as in the Specific Plan areas to the east of the project site.

6. The Project is not exempt from CEQA.

A comment was received alleging that the Project does not qualify for the statutory exemption applicable to residential subdivisions consistent with a Specific Plan. The proposed residential subdivision is contained within an adopted Specific Plan. Staff has determined that the proposed project is consistent with the Specific Plan, as is the existing, approved 83-unit project. The requests for design waivers, which have been consistently approved within the Specific Plan area, do not render the proposed project ineligible for the statutory exemption. The comment also argues that changed circumstances require further environmental review, citing increased population, traffic, air quality, greenhouse gases, etc. Those are allegations that the surrounding community has changed, rather than allegations that the project has changed in some way not previously contemplated. No change has occurred with respect to circumstances surrounding the project that would cause new or substantially more severe environmental effects which were not previously analyzed in the EIR. The Specific Plan EIR analyzed the impacts of more than 6,100 residential units within the Specific Plan Area; approximately 4,800 are likely to be constructed, a reduction of twenty percent (20%) of anticipated residential units. Moreover, the project site is already entitled for the 12.5 acre park and 83 residential units, more than twice the number of units proposed.

7. El Dorado Hills Specific Plan and Development Agreement

A comment was received that the Specific Plan expired in 2009 and that the CEQA exemption would not apply. The Specific Plan has no defined term, has not expired and remains in effect. The Development Agreement between the County and the Developer expired in 2009, but that expiration had no effect on the continuing validity and implementation of the Specific Plan. The Specific Plan governs development within the plan area and Serrano Village J-Lot H is consistent with the Specific Plan and qualifies for the noted exemption.

A related comment was received that annual reviews have not occurred since 2009. The comment mixes the Specific Plan and the Development Agreement. The Development Agreement, which expired in 2009, required annual reviews to demonstrate both Developer and County compliance with the Development Agreement. The obligation for annual review of Development Agreement obligations terminated upon expiration of the Development Agreement. Staff reviews compliance with the Specific Plan in connection with each development application within the Plan Area.

8. Serrano Homeowner's Association

A comment was received that contends the County must first seek the HOA's approval of entitlement applications prior to taking action. The County's authority over land use decision making is not subordinate to any project's Covenants, Conditions and Restrictions (CC&Rs), which are private covenants among the various landowners within a particular project. Disputes regarding the requirements of CC&Rs are private matters among the affected parties and the venue to resolve any such matters is the court. The County is not a party to the CC&Rs and is not required to seek HOA approval prior to exercising its land use authority. This project's CC&Rs were provided to the County for review and approval prior to project implementation. Those CC&Rs exempt the applicant (the Declarant) from the necessity of seeking HOA approvals,

stating “Neither the Declarant nor any affiliate of Declarant need seek approval of the Committee with respect to any of its activities” (Section 9.09). The CC&Rs further provide that “Subject to approval, as necessary, by the County of El Dorado, Declarant may, from time to time as it deems fit, amend its plans for the overall property...” (Section 13.06). The County has processed applications within the Specific Plan area for almost 30 years. With the exception of design review applications not involving the Declarant, the consent of the HOA has never been required. It is not required here, though any HOA may, and often do, submit comments on individual applications. The Serrano HOA has submitted no comments on this application.

EXHIBITS

1. Serrano Marketing Map
2. El Dorado Hills Specific Plan-Land Use Map
3. Aerial Map- Serrano Village J- Lot H Tentative Subdivision Map

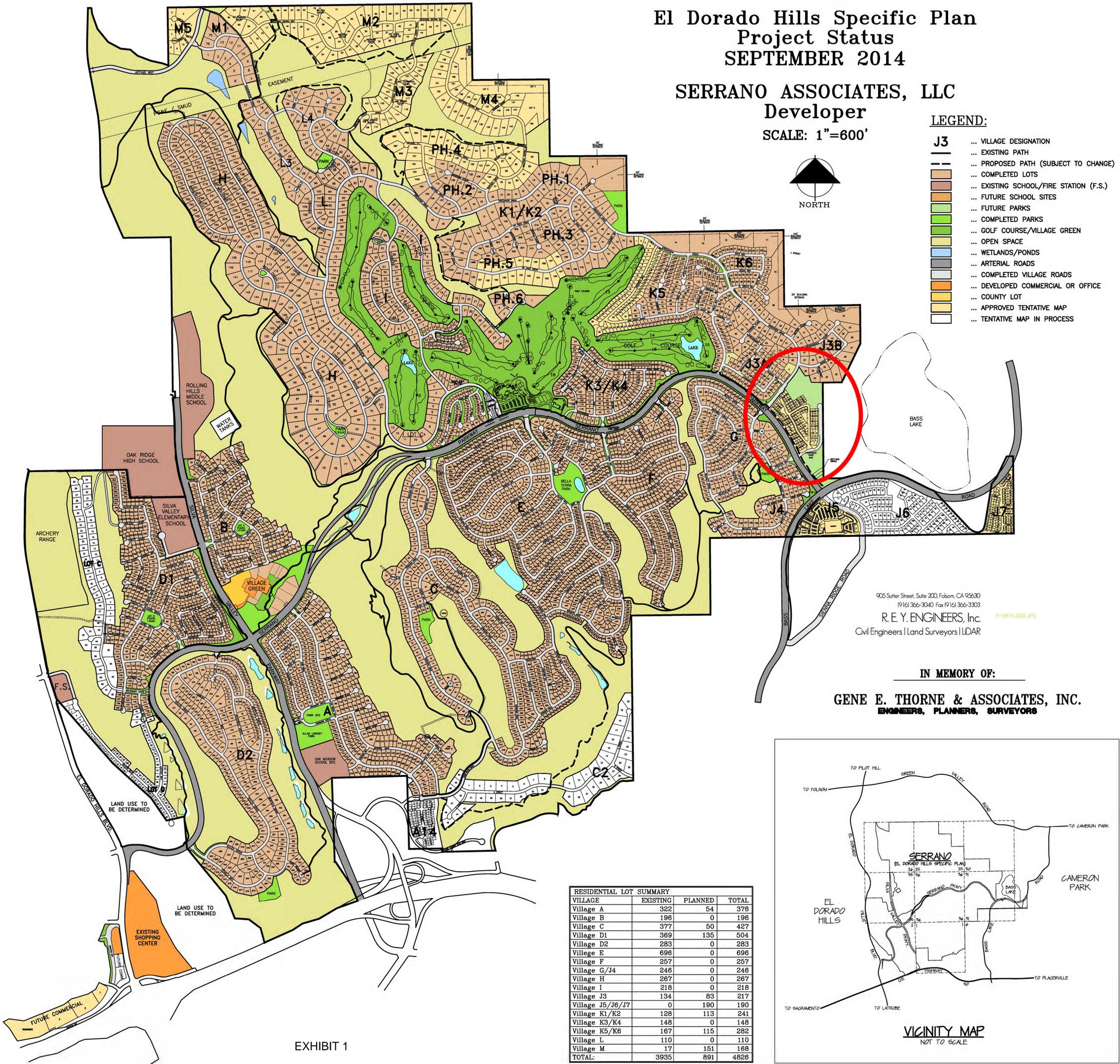
THIS MAP IS INTENDED AS A GENERAL DESCRIPTION OF LAND USE AND LOT LOCATIONS. FURTHER SUBDIVISION, RE-SUBDIVISION OR LOT LINE ADJUSTMENTS MAY AFFECT LOT SIZES AND OTHER CONFIGURATIONS SHOWN.

Exhibit Map - SERRANO - El Dorado County, California El Dorado Hills Specific Plan Project Status SEPTEMBER 2014

SERRANO ASSOCIATES, LLC
Developer
SCALE: 1"=600'

LEGEND:

- J3** ... VILLAGE DESIGNATION
- EXISTING PATH
- PROPOSED PATH (SUBJECT TO CHANGE)
- ... COMPLETED LOTS
- ... EXISTING SCHOOL/FIRE STATION (F.S.)
- ... FUTURE SCHOOL SITES
- ... FUTURE PARKS
- ... COMPLETED PARKS
- ... GOLF COURSE/VILLAGE GREEN
- ... OPEN SPACE
- ... WETLANDS/PONDS
- ... ARTERIAL ROADS
- ... COMPLETED VILLAGE ROADS
- ... DEVELOPED COMMERCIAL OR OFFICE
- ... COUNTY LOT
- ... APPROVED TENTATIVE MAP
- ... TENTATIVE MAP IN PROCESS



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(916) 366-3040 Fax (916) 366-3303
R. E. Y. ENGINEERS, Inc. RAYEY@GOLDFIELD.COM
Civil Engineers | Land Surveyors | LIDAR

IN MEMORY OF:
GENE E. THORNE & ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS

RESIDENTIAL LOT SUMMARY			
VILLAGE	EXISTING	PLANNED	TOTAL
Village A	322	54	376
Village B	196	0	196
Village C	377	50	427
Village D1	369	135	504
Village D2	283	0	283
Village E	696	0	696
Village F	257	0	257
Village G/J4	246	0	246
Village H	287	0	287
Village I	218	0	218
Village J3	134	83	217
Village J5/J6/J7	0	190	190
Village K1/K2	128	113	241
Village K3/K4	148	0	148
Village K5/K6	167	115	282
Village L	110	0	110
Village M	17	151	168
TOTAL:	3935	891	4826

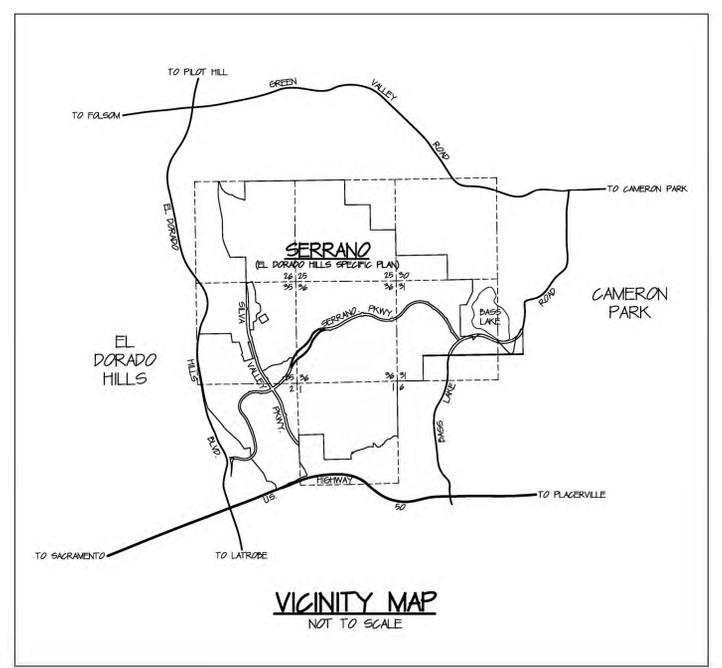


EXHIBIT 1

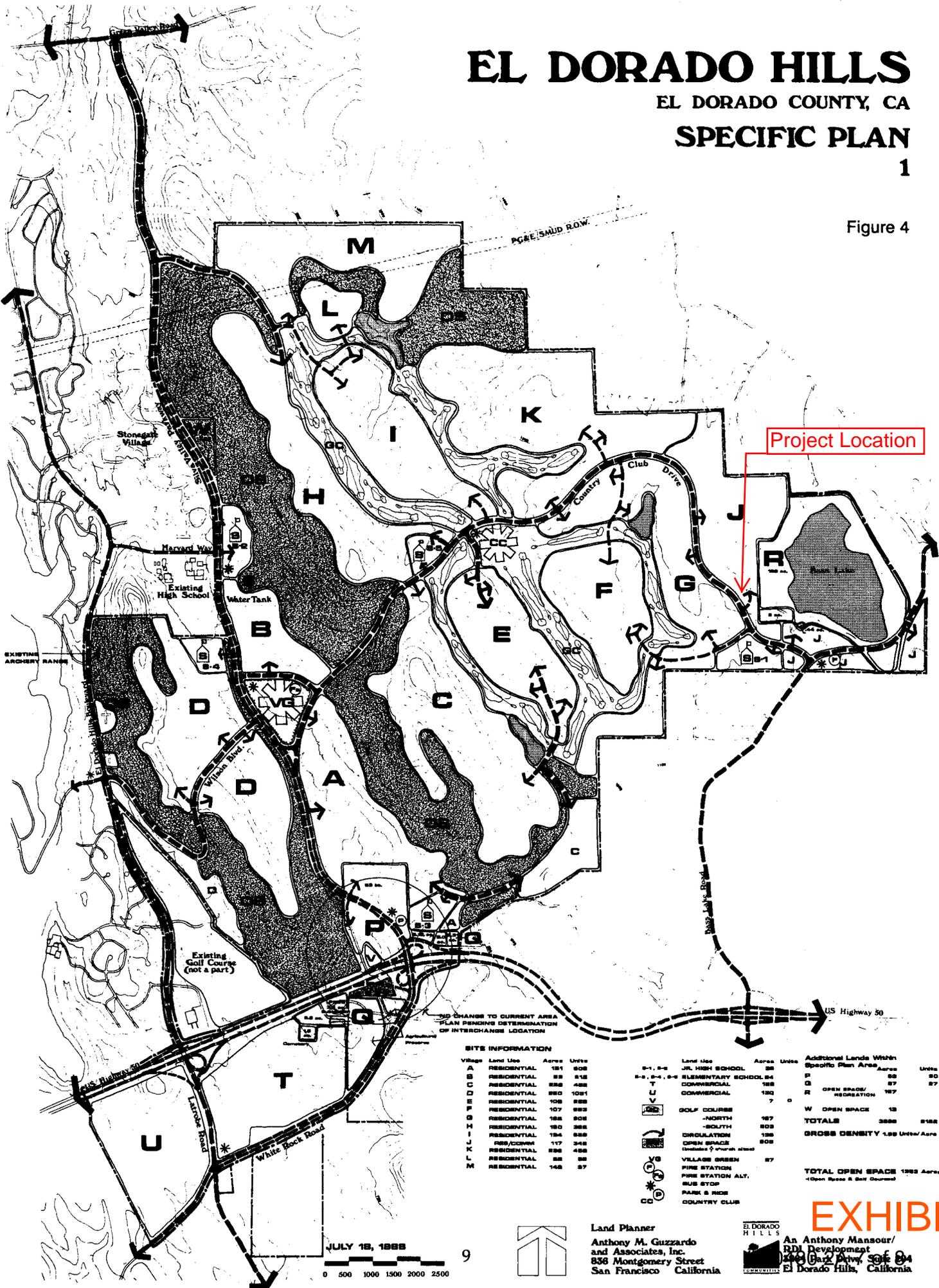
EL DORADO HILLS

EL DORADO COUNTY, CA

SPECIFIC PLAN

1

Figure 4



Project Location

NO CHANGE TO CURRENT AREA PLAN PERIODIC DETERMINATION OF INTERCHANGE LOCATION

SITE INFORMATION

Village	Land Use	Acres	Units
A	RESIDENTIAL	181	608
B	RESIDENTIAL	83	818
C	RESIDENTIAL	898	488
D	RESIDENTIAL	880	1081
E	RESIDENTIAL	108	888
F	RESIDENTIAL	107	883
G	RESIDENTIAL	188	808
H	RESIDENTIAL	180	388
I	RESIDENTIAL	184	888
J	RES./COMM.	117	348
K	RESIDENTIAL	888	488
L	RESIDENTIAL	88	88
M	RESIDENTIAL	148	87

Land Use	Acres	Units
JR. HIGH SCHOOL	88	
ELEMENTARY SCHOOL	84	
COMMERCIAL	188	
COMMERCIAL	180	
GOLF COURSE - NORTH	187	
GOLF COURSE - SOUTH	808	
CIRCULATION	188	
OPEN SPACE (includes 7 church sites)	808	
VILLAGE GREEN	87	
PINE STATION		
PINE STATION ALT.		
SUB STOP		
PARK & RIDE		
COUNTRY CLUB		

Additional Lands Within Specific Plan Area	Acres	Units	
P	88	80	
Q	87	87	
R	OPEN SPACE/RECREATION	187	
W	OPEN SPACE	18	
TOTALS	3888	8188	
GROSS DENSITY 1.88 Units/Acre			
TOTAL OPEN SPACE 1988 Acres			
*Open Space & Golf Course			

JULY 18, 1988

0 500 1000 1500 2000 2500

Land Planner
 Anthony M. Guzzardo
 and Associates, Inc.
 858 Montgomery Street
 San Francisco California

EL DORADO HILLS
 An Anthony Mansour/
 RDI Development
 1400 Park Drive, Suite 804
 El Dorado Hills, California

EXHIBIT 2

SERRANO VILLAGE J, LOT H - 41 LOT RESIDENTIAL

TENTATIVE SUBDIVISION MAP
EL DORADO COUNTY, CALIFORNIA
JUNE 2017
REVISED FEBRUARY 2018



SCALE IN FEET
0 25' 50' 100'
MINOR CONTOUR INTERVAL = 1'
MAJOR CONTOUR INTERVAL = 5'

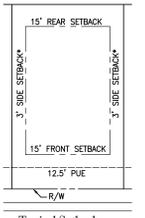


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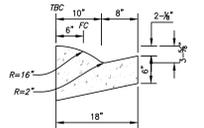
VICINITY MAP

SITE



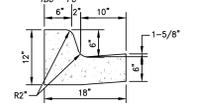
Typical Setbacks

*15' STREET SIDE SETBACK ON CORNER LOTS



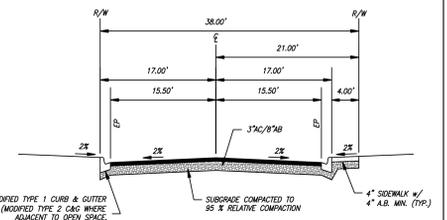
Modified Type 1 CURB & GUTTER

SCALE: 1"=1'



Modified Type 2 CURB & GUTTER

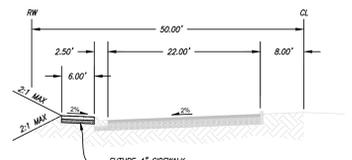
SCALE: 1"=1'



38' RIGHT-OF-WAY

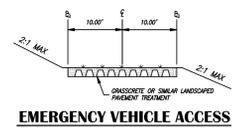
SCALE: N.T.S.

"A" STREET
"B" STREET
"C" STREET



EXISTING SERRANO PARKWAY HALF SECTION

SCALE: N.T.S.



EMERGENCY VEHICLE ACCESS

SCALE: N.T.S.

OWNER/APPLICANT
SERRANO ASSOCIATES, LLC
4525 SERRANO PARKWAY
EL DORADO HILLS, CA 95762

ENGINEER
R.E.Y. ENGINEERS, INC.
905 SUTTER STREET, SUITE 200
FOLSOM, CA 95630

MAP SCALE
1"=50'

CONTOUR INTERVAL
MINOR CONTOUR INTERVAL = 1'
MAJOR CONTOUR INTERVAL = 5'

SOURCE OF TOPOGRAPHY
AERIAL PHOTOGRAPHY

SECTION TOWNSHIP & RANGE
POR OF SEC. 31, T. 10N., R. 9E., M.D.M

ASSESSOR'S PARCEL NUMBERS
123-370-01, 123-370-03, 123-280-10

EXISTING/PROPOSED ZONING
R1-PD/R1-PD

WATER, RECYCLED WATER
SUPPLY & SEWAGE DISPOSAL
EL DORADO IRRIGATION DISTRICT

FIRE PROTECTION
EL DORADO HILLS FIRE DISTRICT

PARK AND RECREATION
EL DORADO HILLS COMMUNITY
SERVICES DISTRICT

SCHOOL DISTRICT
RESCUE UNION SCHOOL DISTRICT

DATE OF PREPARATION
JUNE 2017

ENGINEERS CERTIFICATE
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE
THE LAND DEVELOPMENT KNOWN AS VILLAGE J, LOT H OF THE
"EL DORADO HILLS" SPECIFIC PLAN HAS BEEN DESIGNED IN
ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES
ESTABLISHED BY THE COUNTY OF EL DORADO.

DAVID D. SAGAN R.C.E. 60506 DATE

PHASING PLAN NOTICE
THE FILING OF MULTIPLE FINAL MAPS WILL BE COMPLETED
FOR THIS PROJECT. THIS PHASING PLAN IS APPROXIMATE
ONLY AND BY PROVIDING THIS NOTICE, THE SUBDIVIDER
SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR
CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS.
(PER THE SUBDIVISION MAP ACT, 2002 EDITION SECTION
66466.1)

PLANNING COMMISSION: _____
APPROVAL/GEN. DATE: _____
BOARD OF SUPERVISORS: _____
APPROVAL/GEN. DATE: _____

PROPOSED USE
41 - SINGLE FAMILY RESIDENTIAL
2 - LANDSCAPE (LOTS A - B)
1 - OPEN SPACE
1 - PARK SITE

RESIDENTIAL LOT SIZES
MINIMUM LOT SIZE - 7,200 SF
AVERAGE LOT SIZE - 9,492 SF
MAXIMUM LOT SIZE - 17,077 SF

TOTAL AREA
RESIDENTIAL LOTS 8.93 Acres
RESIDENTIAL STREETS 1.84 Acres
LANDSCAPE LOT A 0.22 Acres
LANDSCAPE LOT B 0.74 Acres
OPEN SPACE 1.01 Acres
PARK SITE 12.53 Acres
TOTAL 25.27 Acres +/-

TOTAL UNITS 41 units
GROSS AREA 12.74 Acres
GROSS DENSITY 3.22 du/ac