

**COUNTY OF EL DORADO COMMUNITY DEVELOPMENT  
SERVICES, PLANNING AND BUILDING DEPARTMENT**



**PLANNING COMMISSION  
STAFF REPORT**

**Agenda of:** April 12, 2018

**Staff:** Mel Pabalinas

**PLANNED DEVELOPMENT/TENTATIVE SUBDIVISION MAP**

**FILE NUMBER:** PD14-0008/TM14-1524/Serrano Village J, Lot H

**APPLICANT:** Serrano Associates, LLC

**REQUEST:** The project consists of the following:

1. Serrano Village J-Lot H Tentative Subdivision Map consisting of 41 single-family detached residential lots ranging from 7,200 to 17,077 square feet in size, two landscape lots, one open space lot, and a 12.53 acre-lot for a future recreational park. This map replaces the approved 83-unit tentative map approved under TM10-1498;
2. Development Plan for the Serrano Village J-Lot H Tentative Subdivision Map with modifications to applicable residential development standards in the Zoning Ordinance. This Development Plan replaces the previously approved Development Plan under PD10-0003;
3. Design Waiver of El Dorado County Design and Improvement Standard Manual (DISM) standards:

Modification of subdivision road improvement Standard Plan 101 B:

- A. Reduction of right-of-way width from 50 feet to 38 feet;
- B. Construction of 4-foot wide sidewalk along one side of the residential road instead of 6 foot sidewalks on both sides; and
- C. Construction of modified rolled curb and gutter instead of vertical curb.

**LOCATION:** Approximately 1 ½ miles north of Highway 50 along Bass Lake Road at its intersection with Serrano Parkway, in the El Dorado Hills area, Supervisorial District 1. (Exhibit A)

**APNs:** 123-370-01, 123-370-03 and 123-280-10 (Exhibit B)

**ACREAGE:** 25.27 acres

**GENERAL PLAN:** Adopted Plan (AP)-El Dorado Hills Specific Plan (Exhibit C)

**ZONING:** Single Unit-Planned Development (R1-PD) (Exhibit D)

**ENVIRONMENTAL DOCUMENT:** Statutorily Exempt pursuant to Section 15182  
(Residential Projects Pursuant to a Specific Plan) of the CEQA Guidelines

**RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:

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1. Find the proposed Serrano Village J-Lot H residential project to be Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines;
2. Approve Tentative Map TM14-1524 for Serrano Village J Lot H, based on the Findings and subject to the Conditions of Approval;
3. Approve Planned Development PD14-0008 as the official Development Plan for the Serrano Village J Lot H Tentative Map, based on the Findings and subject to Conditions of Approval; and
4. Approve the Design Waiver for the modification of subdivision road improvements under Standard Plan 101 B including:
  - A. Reduction of right-of-way width from 50 feet to 38 feet;
  - B. Construction of 4-foot wide sidewalks along one side of the residential road; and
  - C. Construction of modified rolled curb and gutter

## **EXECUTIVE SUMMARY**

The Serrano Village J-Lot H subdivision includes a total of 41 single-family residential lots that would be served by a private internal road network and public water, sewer, and recycled water services. The subdivision also features a 12.5-acre parcel for a future park site. The subdivision would be privately maintained by Serrano El Dorado Owners' Association. The Park site will be developed and maintained by the El Dorado Hills CSD.

The design of the subdivision and future park has been the subject of significant discussions between the applicant, the CSD, El Dorado Irrigation District, El Dorado County, and the Rescue School District.

The Rescue School District has been searching for a school site for many years and this site has been one of the alternative locations. A few years ago, Rescue acquired a school site nearby, within the Bass Lake Hills Specific Plan. Subsequently, the developer, EID and CSD then discussed the location of the park site that was initially planned to be adjacent to the school. Recently all parties have agreed that the park site was appropriate for the Serrano Village J Lot H area. This project is the new tentative map that would supersede previous approvals and facilitate the new park. The project is consistent with the applicable standards and policies of the specific plan.

## **BACKGROUND**

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 E). The EDHSP, which authorized the development of 6,162 dwelling units, is supported by a certified Environmental Impact Report. To date, the applicant, Serrano Associates, LLC anticipates approximately 4,811 dwelling units would be developed at buildout.

The current Serrano Village J-Lot H Tentative Map and Development Plan were approved in July 2011 under Tentative Map TM10-1498 and Planned Development PD10-0003 consisting of a total of 83 attached residential units and a 12.5-acre Remainder Lot that was reserved as a potential public park site to be dedicated to El Dorado Hills Community Services District (CSD) (Exhibit F). Since its approval, no residential or park development has occurred. The approved tentative map is due to expire on July 28, 2023.

Exhibit G is a composite map depicting the currently approved and proposed development within the Bass Lake Road/Serrano Parkway area.

## **ANALYSIS**

### **Project Description**

#### **1. Serrano Village J Lot H Tentative Map**

The tentative subdivision map seeks to reduce the density of the approved tentative map with 83 attached clustered units to 41 single-family detached units. The subdivision would also include two landscape lots, one open space lot, and a 12.53-acre lot for a future park site (Exhibit H). The residential lots, which range in size from 7,200 to 17,077 square feet, are arranged in a traditional tract subdivision with individual driveway access along the internal private road. Landscape Lots A and B, which totals 0.79 acres in size, would provide landscaping buffer along the eastern, northern, and western perimeters of the project site, while the open space lot, which encompass 1.01 acres, would be located adjacent to the subdivision entrance at Greenview Drive. The proposed 12.53 acre-lot, which borders the subdivision to the south, would be dedicated to the El Dorado Hills Community Services District (EDHCSD) for a future park site.

Access and Circulation: Primary access to the site would be via a staffed guardhouse off Greenview Drive, a private residential collector road serving Serrano's residential villages north of Serrano Parkway (Exhibit H). The Lot H private road (identified as A and B Streets) would be encompassed within a 38-foot right-of-way paved to a width of 34 feet that includes a 31-foot wide road, modified curb and gutter, and a 4-foot sidewalk on one side of the street, subject to Design Waivers discussed below. A proposed temporary 20-foot wide Emergency Vehicular Access (EVA) would provide egress-only access to the eastern property line of Lot H (to serve Sellwood field) and continue along an existing dirt road that connects to Serrano Parkway (Exhibit H.1). As part of future park design, a permanent secondary road access would be constructed that would connect at the southerly terminus of A Street, through the future park site, terminating at Serrano Parkway. Upon completion of this secondary access, the temporary EVA would be converted into a bicycle/pedestrian access.

A 6-foot wide sidewalk would be constructed along the project frontage on Serrano Parkway from its intersection with Greenview Drive to the intersection at Bass Lake Road providing continued pedestrian connectivity within Serrano and adjacent development. Construction of the sidewalk would occur concurrent with the phases of construction for the residential units and park improvements.

Utilities: The project site is within the El Dorado Irrigation District (EID) service area for water, sewer, and recycled irrigation water. According to the Facility Improvement Letter (FIL) issued for the project, the subdivision would require a total of 50 equivalent dwelling units (EDU) of water supply (21.54 EDUs for potable and 28.5 EDUs recycled) which can be adequately provided based on EID's current available potable water supply of 12,537 EDUs in the Western/Eastern Supply Region (Exhibit I). There is also sufficient sewer capacity to serve the project, which requires a total of 41 EDUs.

In order to receive adequate water, sanitary sewer and recycled water service, the subdivision would be required to extend and connect to existing utilities that currently serve the immediate area (Exhibit J). These utilities consist of a 24-inch water line and a 16-inch hydraulic grade recycled water line along Greenview Drive, and a 6-inch sewer line along Serrano Parkway and Greenview Drive (Exhibit J). A Facility Plan Report verifying the construction of these facilities shall be subject to review and approval by EID. Proof of acquisition of services shall be verified with the submittal of meter award letter prior to Final Map recordation.

Proposed on-site drainage network, which includes inlets, ditches, and underground 18 to 24-inch drainage pipelines, would be confined in designated easements (Exhibit K). The drainage facilities would be designed such that drainage would ultimately be connected to existing drainage network along Serrano Parkway.

Site Improvements: Subdivision improvements would include construction of the internal road circulation and accesses, trenching for the underground wet and dry utilities, establishing the drainage facilities, and mass pad grading creating the necessary residential pads (Exhibit K). Retaining walls of various locations, heights and lengths would be used to establish the pads. A minimum 6-foot tall soundwall would be constructed along the rear property lines of Lots 34 through 41 which would minimize the anticipated vehicular noise effects along Serrano Parkway and Greenview Drive. The anticipated improvements would impact approximately 487 of the 558 existing oak trees which would be mitigated in accordance to the EDHSP EIR (Exhibit L). The anticipated earthwork would encompass a total of 37,200 cubic yards of cut and 36,500 cubic yards of fill, disturbing 12.2 acres portion of the site identified for residential development.

Park improvements within the 12.5-acre lot shall be constructed consistent with the EDHSP Public Facilities Financing Plan and the El Dorado Hills Community Services District's (EDHCSD) Capital Improvement Program (CIP). Exhibit M details the CSD's letter of support of the proposed tentative map.

No specific development phasing is proposed with the tentative map which details the sequence of the anticipated development and financing of the subdivision.

## **2. Serrano Village J Lot H Planned Development**

Consistent with the EDHSP, an official Development Plan would be established for the proposed Serrano Village J-Lot H Tentative Map. As detailed in the Conditions of Approval, the Development Plan would include specific modifications to the Single-Unit Zone District (R1) development standards for the subdivision (e.g. minimum building setbacks, lot width) as well as other applicable zoning standards regulating ancillary residential uses and structures. Conformance with these standards would be primarily enforced and verified by the Serrano El Dorado Owners' Association and by the Planning and Building Department at the building permit stage. Additional consistency discussion is provided under Findings.

## **3. Design Waivers**

The project includes a request for a Design Waiver of specific standards of the El Dorado County Design and Improvement Standard Manual (DISM) that would modify specific Standard Plan 101 B standards for subdivision roads identified as A and B Streets.

Consideration of the above request would support in facilitating the design and construction of the private residential road necessary to serve the residential development. The proposed private roads and related modified improvements would be used exclusively by the residents of the subdivision.

No public vehicular or pedestrian traffic will be allowed through the subdivision to the nearby park facilities, justifying the Design Waivers. The Design Waivers reduce the road right-of-way from 50 feet to 38, reduce sidewalk from two 6 foot sidewalks to one 4 foot sidewalk, and allow both rolled curb and gutter and vertical curb and gutter.

The road right of way of 50 feet is not needed because all utilities are underground and within the proposed road or the proposed 12.5 foot utility easement established on the front of each subdivision lot, effectively creating a 53-foot area for road, sidewalk, drainage, water, recycled water, sewer, electricity, gas, and communication infrastructure, similar to the 50 foot right of way in Standard Plan 101B road.

The sidewalks provided in the subdivision include a standard 6-foot sidewalk on the project frontage to Greenview Drive and Serrano Parkway, where pedestrian traffic is highest. The internal subdivision streets will have a low volume of pedestrian traffic and therefore, one 4-foot sidewalk is being proposed. Two 6-foot wide sidewalks are not necessary since there are only 41 lots in the subdivision, located essentially on a dead end street with only an emergency access as a second access point.

The design waiver for curb and gutter is justified by the subdivision design and location of open space parcels. Vertical curbs are used to prevent vehicles from encroaching onto sidewalks or open space corridors, while rolled curbs are used to facilitate future driveway locations. This subdivision proposes to use the vertical curb adjacent to open space, landscape lots, and parks.

These facilities are subject to an Irrevocable Offer of Dedication (IOD) that will be rejected by the Board of Supervisors and would be privately owned and maintained by the HOA. Similar improvement deviations have been approved and implemented in the existing villages within the Serrano development. Additional consistency discussion is provided under Findings.

## Consistency

### General Plan

General Plan Policy (Land Use Element) 2.2.5.2 requires all discretionary projects to be reviewed for consistency with the applicable General Plan Policies. The El Dorado County General Plan designates the subject site as Adopted Plan (AP), a description in reference to areas where Specific Plans have been designated and adopted within the County. The AP designation of the Serrano development and this project is in reference to the adopted El Dorado Hills Specific Plan (EDHSP). Since the El Dorado Hills Specific Plan has been incorporated by reference under General Plan Land Use Element Policy 2.2.1.2 (General Plan Land Use Designation), the proposed tentative subdivision map and planned development are consistent with the General Plan and are subject to the specific plan policies as discussed below and under Findings.

### El Dorado Hills Specific Plan

As detailed under Findings, the Serrano Village J Lot H Tentative Map and Planned Development are consistent with the El Dorado Hills Specific Plan. The subdivision is a continuation of and compatible with the residential development in Serrano Village J area of the EDHSP. The density of the subdivision is consistent with the standards identified for the village. Subdivision design and construction conform to the specific plan standards involving grading, site layout, resource preservation, and circulation. Applicable mitigation measures from the certified EIR, including Air Quality and Noise measures, shall be implemented as part of the design and construction.

### Zoning

The project site is zoned Single-Unit Residential-Planned Development District (R1-PD) zone district. The anticipated single family residential development is consistent with the zone district subject to the proposed modifications of specific development standards as allowed through the Planned Development provisions of the Zoning Ordinance and established under the official Development Plan for the subdivision. Staff finds that the proposed subdivision is consistent with the Zoning Ordinance.

### Subdivision Ordinance

The proposed residential subdivision would create a total of 41 residential lots consistent with the El Dorado Hills Specific Plan and standards of the Zoning Ordinance. The residential design and development would be conducted in accordance with the applicable standards of the El Dorado County Grading Ordinance, Drainage Manual, and DISM. Serrano Village J-Lot H is found to be consistent with the El Dorado County Subdivision Ordinance.

### Environmental Review

As Serrano Village J-Lot H is a residential development and a part of an adopted El Dorado Hills Specific Plan (EDHSP) for which an Environmental Impact Report (EIR) has been certified, this project qualifies for a Statutory Exemption from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15182.

Section 15182 exempts residential projects, such as the proposed 41 lot subdivision, where a Specific Plan and EIR had been prepared. For this project, the County has adopted the El Dorado Hills Specific Plan and EIR in 1988.

The limitation of use of Section 15182 of the CEQA Guidelines is only if an “event described in Section 15162” has occurred, which may result in additional CEQA analysis to be conducted.

Section 15162 requires a Subsequent EIR (or Negative Declaration) only if “Substantial Changes are proposed. Substantial changes occur with respect to the circumstances under which the project is undertaken, or if new information of substantial importance results in: a new significant impact; more severe significant impact; infeasible mitigations become feasible; or new mitigation measures/alternatives would substantially reduce a significant effect.

Serrano Village J Lot H is a 41 lot subdivision located near the eastern side of the El Dorado Hills Specific Plan, which contemplated over 6,000 lots in the total project. The Specific Plan addressed all potentially significant impacts and established mitigation measures and policies to connect roads, water, sewer, and other infrastructure, as well as the planned locations for necessary amenities and facilities to serve the development within the Specific Plan.

Serrano Village J Lot H is consistent with the policies and requirements of the adopted specific plan involving density, site configuration, circulation, utility, and design compatibility with adjacent uses. The project shall implement specific plan construction measures involving site grading and drainage design, minimization of impacts to air quality effects, reduction of noise impacts, and preservation of oak trees and wetlands. The project poses no new impacts that have not been previously analyzed and mitigated in the EIR or would result in substantial increase of severity of previously identified effect. The project does not trigger the circumstances that would result in substantial changes to the certified EIR as stated under Section 15162; thus, no further environmental analysis is required. Therefore, the project qualifies for a Statutory Exemption under CEQA 15182.

A \$50.<sup>00</sup> processing fee is required by the County Recorder to file the Notice of Exemption.

#### Agency Review and Conditions of Approval

The project is subject to Conditions of Approval as recommended by various affected agencies including Transportation Division, Air Quality Management District (AQMD), El Dorado Hills Fire Department (EDHFD), and County Surveyor’s Office.

## SUPPORT INFORMATION

Findings

Conditions of Approval

Exhibit A.....	Location Map
Exhibit B.....	Assessor's Parcel Map
Exhibit C.....	Land Use Map
Exhibit D.....	Zoning Map
Exhibit E.....	Serrano Marketing Map and El Dorado Hills Specific Plan Land Use Map
Exhibit F.....	Approved Serrano Village J, Lot H Tentative Map/Planned Development
Exhibit G.....	Serrano Village J Composite Map of Approved and Proposed Land Uses
Exhibit H.....	Proposed Serrano Village J-Lot H Tentative Map
Exhibit H.1.....	Proposed Serrano Village J-Lot H Tentative Map with Emergency Vehicular Access (EVA)
Exhibit I.....	Facility Improvement Letter for Serrano Village J- Lot H
Exhibit J.....	Proposed Serrano Village J-Lot H Utility Plan
Exhibit K.....	Proposed Serrano Village J-Lot H Preliminary Drainage and Grading Plan
Exhibit L.....	Proposed Serrano Village J-Lot H Tree Preservation and Protection Plan
Exhibit M.....	El Dorado Hills Community Services District Letter of Support