



**COUNTY OF EL DORADO
PLANNING AND BUILDING DEPARTMENT
PLANNING COMMISSION
STAFF REPORT**

Date: July 22, 2021
Staff: Tom Purciel

PLANNED DEVELOPMENT/TENTATIVE SUBDIVISION MAP

FILE NUMBER: PD08-0004/TM08-1464/Serrano Village A14

APPLICANT: Serrano Associates, LLC/Kirk Bone

REQUEST: The project consists of the following:

- A. Development Plan for the Serrano Village A-14 residential subdivision including modifications to the development standards for the Single-Unit (R1) Residential Zone District including minimum lot size, minimum lot dimensions and building setbacks;
- B. A Phased Tentative Subdivision Map of a 35.78-acre parcel creating 51 single-unit residential lots ranging from 3,760 to 10,362 square feet in size, five landscape lots, one open space lot, three remainder lots and one 20.25-acre lot (for the approved Serrano Village C Phase 2 Tentative Map);
- C. Design Waiver of the following El Dorado County Design and Improvement Standards Manual (DISM) road improvement standards:
 - 1. Modification of Standard Plan 101B standards for roadway rights-of-way and improvement widths (including sidewalks and curbs) as shown on the Tentative Subdivision Map;
 - 2. Reduction of a 100-foot centerline curve radii on B Street at Lots 3 and 43;
 - 3. Modification of the standard road encroachment under Standard Plan 110 to allow for an entry gate and landscaping median at Russi Ranch Drive and future Country Club Drive; and
 - 4. Reduction of standard lot frontage width of 60 feet to 47 feet or as otherwise dimensioned on the tentative map.

LOCATION: Approximately 1,200 feet east of the Silva Valley Parkway at the southern intersection of Village Green Drive and Russi Ranch Drive in El Dorado Hills Area; Supervisorial District 2 (Exhibits A and B)

APN: 122-590-003 (Exhibit D)

ACREAGE: Approximately 35.78 acres

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

ZONING: Single-Unit Residential-Planned Development (R1-PD) (Exhibit F)

ENVIRONMENTAL DOCUMENT: Statutorily Exempt pursuant to Section 15182 of the California Environmental Quality Act (CEQA) Guidelines (residential projects consistent with a specific plan Environmental Impact Report (EIR))

RECOMMENDATION: Planning Services recommends the Planning Commission take the following actions:

1. Find the project to be Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines;
2. Approve Planned Development PD08-0004 and Tentative Map TM08-1464 subject to the Findings and Conditions of Approval as presented;
3. Approve the following Design Waivers as presented:
 - A. Modification of Standard Plan 101B standards for roadway rights-of-way and improvement widths (including sidewalks and curbs) as shown on the Tentative Subdivision Map;
 - B. Reduction of a 100-foot centerline curve radii on B Street at Lots 3 and 43;
 - C. Modification of the standard road encroachment under Standard Plan 110 to allow for an entry gate and landscaping median at Russi Ranch Drive and future Country Club Drive; and
 - D. Reduction of standard lot frontage width of 60 feet to 47 feet or as otherwise dimensioned on the tentative map.

EXECUTIVE SUMMARY

The Serrano Village A-14 subdivision includes a total of 51 single-unit residential lots and 10 additional ancillary lots including five landscape lots, one open space/landscape lot, three remainder lots reserved for potential development and one large lot immediately to the east reserved for future development under approved Serrano Village C-2 (Tentative Map TM08-1465/Planned Development PD08-0005/Rezone Z08-0003). The Village A-14 phased tentative map consists of a subdivision and development of approximately 10.61 acres of the subject 35.78-acre parcel that would be devoted to a single-unit residential subdivision (Exhibit G). The site would be served by a private internal road network that is accessible via a primary entrance off Russi Ranch Drive. The residential subdivision would receive public water, sewer and recycled water services via connection to existing El Dorado Irrigation District (EID) facilities. As shown in

Table 1, the residential lots vary in size ranging from 3,760 square feet to 10,362 square feet with an average size of 4,766 square feet. Additional discussion regarding the remainder lots is provided below.

The residential development would be subject to current Serrano El Dorado Owners' Association (HOA) private maintenance provisions in accordance to its master Covenants, Conditions, and Restrictions (CC&R's).

BACKGROUND

The El Dorado Hills Specific Plan (EDHSP), Development Agreement (DA) and EIR were adopted by the El Dorado County Board of Supervisors on July 18, 1988. Encompassing approximately 4,000 acres, the EDHSP was designed to be consistent with and a refinement of the El Dorado Hills/Salmon Falls Area Plan and provides comprehensive policies for the development of a Master Planned Community (Exhibits I, J and K). The identified land uses vary from High Density Residential, Commercial, Public and Private Open Space and recreational golf course. Though the EIR for the EDHSP analyzed the potential for approximately 7,300 units as the "worse case scenario" and basis of "providing the applicant and decision makers some latitude in their review of the project", the EDHSP officially authorized the creation of 6,160 dwelling units. At this time, the applicant/developer, Serrano Associates, LLC projects approximately 4,801 dwelling units would be developed at buildout (Exhibit H).

This project would be encompassed within Village A which is located at the southern middle portion of the EDHSP area. Entitlements for the Village A were originally approved simultaneously with Village B and Village Green under a vesting tentative map in October 1992 that included over 500 single-family residential lots, two elementary school lot sites, an active park lot, and open space lots (Exhibit L). Subsequent revisions to the Village A portion of the tentative map were approved in 1999 including a reconfiguration and reduction of the residential lots to 299, modification to residential road standards, relocation of S-3 elementary school site to a location along Silva Valley Parkway, and creation of remainder lots for future development (Exhibit M). The revised map identified development to occur in 12 phases with the layout of Village A-14 preliminarily located at the southern end of the village, the approximate site of the vacated S-3 school site. A tentative map for Village A13, consisting of 24 lots, was approved in 2001 for the current Village A total of 323 lots. Ultimately, with the establishment of the adjacent residential lots, the subject 35.78-acre parcel for A-14 was created as Lot B on a recorded map in April of 2004 (Exhibit N).

ANALYSIS

Staff reviewed the project and found it consistent with the County's regulations and requirements. An analysis of the proposal and issues for Planning Commission consideration are provided in the following sections.

Project Description

Overview

The proposed residential development would include a total of 51 single-unit residential lots and 10 ancillary lots. The site would be served by a private internal road network that is accessible via entrance off Russi Ranch Drive to the north (Exhibit G). The residential subdivision would receive public water, sewer and recycled water services via connection to existing EID facilities. The residential development would be subject to current HOA private maintenance provisions in accordance to its master CC&R's.

1. Phased Tentative Subdivision Map

The Village A-14 phased tentative map consists of a subdivision of approximately 10.61 acres of the subject 35.78-acre parcel that would be devoted to a single-unit residential subdivision (Exhibit G). As shown in Table 1, the residential lots vary in size ranging from 3,760 square feet to 10,362 square feet with an average size of 4,766 square feet. The subdivision would also create several ancillary lots including five landscape lots, one open space lot buffering development impacts from the Carson Creek drainage area, three remainder lots reserved for potential development and one additional large lot immediately to the east for a custom-graded residential subdivision under a separate application (future Village C-2 under the EDHSP). Additional discussion regarding the remainder lots is provided below.

Table 1. Serrano Village A-14 Lot Sizes

Lot #	Lot Size (in sf)	Lot #	Lot Size (in sf)	Lot #	Lot Size (in sf)	Lot #	Lot Size (in sf)
1	6,079	15	6,113	29	4,958	43	5,260
2	7,086	16	7,882	30	3,995	44	7,659
3	10,011	17	6,098	31	3,995	45	3,760
4	4,839	18	10,362	32	3,995	46	3,760
5	3,995	19	5,169	33	4,890	47	3,760
6	3,995	20	3,965	34	5,406	48	3,760
7	3,995	21	3,995	35	4,230	49	3,760
8	3,995	22	3,995	36	4,230	50	3,760
9	3,995	23	3,995	37	4,230	51	5,062
10	3,995	24	3,995	38	4,230		
11	4,001	25	3,995	39	4,230		
12	4,597	26	3,953	40	4,230		
13	4,049	27	3,953	41	4,230		
14	5,335	28	3,953	42	4,230		
Ancillary Lots							
Lot Designation	Lot Size (In Acreage)	Use					
A, C, D, E, F	0.02-.084	Landscape					
-	0.18-4.01	The Remainder Lots (Future Development) are in accordance with Subdivision Map Act Section 66426; the 4.01-acre Remainder would be developed at a density of 7 dwelling units/acre					
G	20.25	Proposed lot for the approved custom-graded residential subdivision (Serrano Village C-2)					
B	1.5	Open Space/Development Buffer					

2. Planned Development

Modification to Single-Unit Residential (R1) Zone District Development Standards:

Consistent with the EDHSP, an official Development Plan would be established for the proposed Serrano Village A-14 Phased Tentative Map. As shown in Table 3 below and also included in project Conditions of Approval (COA), 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 sizes and lot widths) as well as other applicable zoning standards regulating ancillary residential uses and structures. Similar development standard modifications were previously approved and are currently implemented in other Serrano residential villages including Village DI Lot A under application PD 96-0 IR, Village 02 under application PD 97-10 and Village I, Lots D & E under PD 95-11 R. Conformance with these modified development standards would be primarily enforced by the HOA and, as applicable, by the County.

Conformance with these standards would be primarily enforced and verified by the HOA and by the Planning and Building Department at the building permit stage. Additional consistency discussion is provided under the Findings section below.

Circulation: The project site would be directly accessed along the westerly end of Russi Ranch Drive at the southern intersection with Village Green Drive. Village Green Drive connects to Serrano Parkway to the north as well as to Silva Valley Parkway to the west via Entrada Drive. The tentative subdivision map provides for a potential extension of Russi Ranch Drive to connect to a planned County road, Country Club Drive immediately to the west (Exhibit G). Private A Street would provide the primary access point to Russi Ranch Drive and private B Street would provide an internal looped road through the subdivision to which each private residential driveway would connect. The project also includes an approximate 20-foot wide gated Emergency Vehicular Access (EVA) roadway connecting the easterly end of B street to existing Russi Ranch Drive. As shown in Table 2, the improvements to the internal streets would consist of a 31-foot wide paved road and four-foot sidewalks on both sides of the A and B Streets.

If Russi Ranch Drive is extended to future Country Club Drive, a separate gated entrance off future Country Club Drive can be accommodated, similar to the other gated entrances within other existing Serrano villages. This entrance could serve as a possible alternate access off Silva Valley Parkway by the residents of Villages A and C. Additional discussion related to Country Club Drive is provided below.

Table 2. Serrano Village A-14 Road Improvement Details

Road Name	DISM PLAN	Road Width	ROW	Exception/Notes
Russi Ranch Drive <i>(If Country Club Drive exists at time of A14 development, onsite from future Country Club Drive to existing Russi</i>	Modified Std Plan 101B (3"AC over 8"AB Min.)	39ft / 4ft sidewalk on one side	Varies 46ft to >50ft	Modified Type 1 rolled curb, gutter both sides where fronting residential lots. Modified Type 2 where not fronting residential lots. Sidewalk is measured from back of walk to back of

<i>Ranch Drive</i>				curb.
<i>A Street (onsite)</i>	Modified Std Plan 101B (3"AC over 8"AB Min.)	31ft / 4ft sidewalks on both sides	42ft	Modified Type 1 rolled curb, gutter both sides where fronting residential lots. Modified Type 2 rolled curb, gutter both sides where not fronting residential lots. Sidewalk is measured from back of walk to back of curb.
<i>B Street (onsite)</i>	Modified Std Plan 101B (3"AC over 8"AB Min.)	31ft / 4ft sidewalks on both sides	42ft	Modified Type 1 rolled curb, gutter both sides (where fronting residential lots). Modified Type 2 rolled curb, gutter both sides (where fronting residential lots). Sidewalk is measured from back of walk to back of curb.

On-Site Parking: Off-street parking for each single-unit detached residence would be provided at the minimum standard requirement of 2 spaces/unit consistent with Zoning Ordinance Table 130.35.030.1 (Schedule of Off-Street Vehicle Parking Requirements). All parking spaces would be designed to conform to the County’s adopted Community Design Standards for Parking and Loading. No modifications to off-street parking requirements are being proposed for Planned Development PD08-0004.

Table 3. Modified Single Unit-Planned Development (R1-PD) Zone District and Miscellaneous Development Standards for Serrano Village A-14

Standard	Required by Zoning Ordinance	Proposed Modifications	Notes
<i>Minimum Lot Area</i>	6,000 sf	3,760 sf	
<i>Minimum Lot Width</i>	60 feet	47 feet or as shown on tentative map	
<i>Maximum Building Height</i>	40 feet	35 feet	

Table 3. Modified Single Unit-Planned Development (R1-PD) Zone District and Miscellaneous Development Standards for Serrano Village A-14

Standard	Required by Zoning Ordinance	Proposed Modifications	Notes
<i>Front Yard Setback</i>	20 feet	8 feet for porch 10 feet for living space 10 feet for side-load garage 18 feet for front-load garage	
<i>Rear Yard Setback</i>	15 feet	10 feet 5 feet for outdoor room/covered patio	
<i>Side Yard Setback</i>	5 feet	3 feet	
<i>Setback for AC/Pool Equipment</i>	Up to 50% encroachment, but not less than 3' from any property line	Side: 2.5' Rear: 2.5'	Shall be screened by solid fence
<i>Setback for Solid Fences and Walls over 40 inches tall</i>	Solid Fence Walls not to exceed 40" in height within front yard	Front: 5' Side, and Rear: 0'	
<i>Setback for Open fences and walls (50% or more) and over 40 inches tall and less than 7' tall</i>	Front Yard with fence/wall 50% open or more, below 7' tall	Front, Side, and Rear: 0'	
<i>Setback for any structure such as a permanent BBQ or spa, not over 40 inches high</i>	Front: 20 feet Rear: 10 feet Side: 5 feet	Front: 8' Side and Rear: 2.5'	
<i>Setback for Pergola/Trellis</i>	Side: 5' Rear: 15'	Side: 2.5' Rear: 2.5'	

Table 3. Modified Single Unit-Planned Development (R1-PD) Zone District and Miscellaneous Development Standards for Serrano Village A-14

Standard	Required by Zoning Ordinance	Proposed Modifications	Notes
<i>Setback for any structure over 30 inches high.</i>	Rear: 15'	Rear: 5'	Subject to Building Code
<i>Minimum Side and Rear Yard Setback: Swimming pool (underground)</i>	Side: 5 feet Rear: 5 feet	Side and Rear: 5'	As measured from edge of footing
<i>Minimum Side and Rear Yard Setback: Portable sheds (120 square feet or less)</i>	Side and Rear: 5'	Side and Rear: 5'	
<i>Setback for architectural extensions of the dwelling (uninhabitable space)</i>	Up to 50% encroachment, but not less than 3' to side property line	Side and Rear: 2.5'	
<i>Setback for chimneys – attached or detached</i>	Front and Rear: 3' into setbacks Side: 3' into setbacks, but remainder setback not less than 3'	Side: 3' Rear: 7'	May be subject to Building Code.

Amenities: As required by the EDHSP, a portion of the Plan Area must be preserved as Open Space. Village A-14 is part of the EDHSP which was approved to set aside a combined total of 1,178 acres of open space consisting of 808 acres of natural open space and 370 acres of Golf Course. To date, the total open space that would be provided is 1,231 acres which consists of 1,043 acres of natural open space and 188 acres of Golf Course).

According to the EDHSP, each village with 200 residential units or more would be served by 1 to 2 acres of park. Current total residential lot count within Village A is 322 lots. Two parks, a 2.7-

acre and a 5.5-acre park sites near entrance to Village A off of Silva Valley, currently exist serving the residents in the area.

As shown on the tentative map (Exhibit G), on-site pedestrian circulation would be provided via a proposed 4-foot wide sidewalk along both sides of internal A and B Streets. Subject to the Design Waiver request discussed below, the proposed sidewalk design is a modification of the DISM standard for 6-foot sidewalk widths on both sides of the street, but consistent with numerous Serrano tentative subdivision maps, including the existing phases of Village A.

Utilities: The project site is within EID service area for water, sewer, and recycled irrigation water. According to the submitted Facility Improvement Letter (FIL), there is adequate capacity to accommodate the proposed development. In order to receive adequate water, sanitary sewer and recycled water service, the subdivision would be required to extend, upgrade, and connect to existing facilities that currently serve the existing development in the immediate area. Existing facilities consist of an 8-inch water line, an 18-inch sanitary sewer line and a 6-inch hydraulic grade recycled water line along Russi Ranch Drive Drive. In addition, the applicant would also have the option to connect to existing off-site 18-inch and 21-inch sanitary sewer lines located west of Silva Valley Parkway (Exhibit O).

The proposed onsite underground utility lines would be confined within easements along the streets and ultimately providing metered connection to each unit. Construction of these facilities would be conducted in accordance with an approved Facility Plan Report (FPR), in coordination with EID. A Condition of Approval would be incorporated requiring a proof of acquisition of these services in a form of a meter award letter, prior to filing of the final map.

As shown in Exhibit P, proposed on-site drainage would be confined in easements and managed in a network of underground 18-inch drainage pipe lines privately maintained by the HOA. The drainage would be designed such that storm drain would be diverted into the adjacent Carson Creek drainage corridor.

Site Improvements: On-site improvements would primarily involve the construction of individual detached single-family residences within finished developable pads on elevations ranging from 770 feet at the southeast corner to 781 feet at the west side of the project site (Exhibit P). Retaining walls of various heights would be used to establish the necessary on-site drainage flows, internal roads and driveways, and trenches for the utilities.

Prior to issuance of any construction permits, final pad and road elevations would be verified during review of Improvement Plans by the affected agencies including the County Department of Transportation (DOT), Resource Conservation District (RCD), and EID. Additionally, as part of building permit review, geotechnical reports would be reviewed for stability of soil to ensure sound building design and construction.

Infrastructure for Noise Mitigation: As shown in the project noise study, soundwalls of varying heights would be installed along the west, south and southeast edges of the development (Exhibit Q) and would be installed consistent with EDHSP Policy 1.4.1.4 (Noise), which specifies that noise reduction measures be installed, as needed, based on anticipated traffic volumes on adjacent County roadways as follows:

1. This policy requires roadway noise mitigation measures for residential subdivisions adjacent to County roads of 13,000 or more Average Daily Trips (ADT);
2. The applicant is required to submit an acoustic study at the tentative map stage to determine if said noise impacts will occur and prescribe appropriate noise-reducing measures as needed.

In conformance with the above policy, an acoustic study was completed on August 10, 2018 (Exhibit S). The study determined that if future traffic volumes on adjacent County roads, including future Country Club Drive, exceed 13,000 or more ADT, transportation-related noise levels could expose portions of proposed Village A-14 to noise levels in excess of maximum transportation-related noise thresholds under Table 1 of General Plan Policy 6.5.1.8 (Maximum Allowable Noise Exposure for Transportation Noise Sources). Therefore, out of an abundance of caution and to ensure this village has a similar public streetscape aesthetic as the other Serrano villages, this project will require construction of the above perimeter soundwalls prior to the filing of a final map for this subdivision (Refer to COA No 4). For details regarding the location of proposed soundwalls, refer to the noise assessment soundwall exhibit (Exhibit Q). This requirement will apply regardless of whether the 13,000 ADT threshold is triggered.

Development Phasing: Pursuant to Section 66456.1 of the Subdivision Map Act, the project includes a preliminary phasing plan involving the filing of subsequent final maps, which is commonly a prelude to the development of the site. As noted on the Tentative Map (Exhibit G), multiple final maps may be filed for this project phase, and two phases are currently proposed (Phases I and II) as shown on the Tentative Map. Although the ultimate lotting will be completed in substantial conformance with the approved tentative map, the configuration and number of final maps filed will be based on the needs of the applicant at the time of development.

3. Design Waivers

In accordance with the El Dorado County Subdivision Ordinance (Title 120 of County Code), the project includes a request for a Design Waiver of the following El Dorado County DISM standards:

Design Waiver 1: Modification of the following Standard Plan 101 B standards as shown on the tentative map:

- Reduction of right-of-way width from 50 feet to 46 feet for Russi Ranch Drive;
- Reduction of right-of-way width from 50 feet to 42 feet and reduction of road pavement width from 36 feet to 31 feet for A and B Streets;
- Reduction of 6-foot sidewalk widths to 4 feet on one side of Russi Ranch Drive and both sides of A and B Streets;
- Construction of modified rolled curb and gutter;

Design Waiver 2: Modification of the 100-foot centerline curve radius length under Section 3.B.6 (Street Geometry) to reduce the 100-foot centerline curve radii to 41 feet at Lots 3 and 43;

Design Waiver 3: Modification of standard road encroachment under Standard Plan 110 to allow for an entry gate and landscaping median at Russi Ranch Drive and future Country Club Drive; and

Design Waiver 4: Reduction of standard lot frontage widths of 60 feet to 47 feet or as otherwise dimensioned on the tentative map.

Consideration of the above requests would support in facilitating the design and construction of the private streets that would serve the residential development. The proposed private streets and related modified improvements would be used exclusively by the residents of the subdivision. These facilities are subject to an Offer of Dedication that will be rejected by the Board of Supervisors and would be privately owned and maintained by the HOA. Similar deviations have been approved and implemented in existing villages within the Serrano development. Additional detailed discussion is provided below. County DOT has reviewed the proposed design waivers and found them to be consistent with previously approved design waivers in the EDHSP.

Site Description

The 35.78-acre vacant property is located near the southern most portion of Village A in the EDHSP. The property is primarily accessible via internal private roads of Village Green Drive and Russi Ranch Drive which connects to Serrano Parkway to the north and Silva Valley Road to the west. The site drains naturally from the property lines towards the middle portion of the property encompassed by Carson Creek and its tributary. Predominant vegetation consists of natural grass mixed with clusters of oak trees lining the drainage swale and the creek (Exhibit C). As required by EDHSP Policy 1.4.8.2 (Riparian and Other Drainageways Policies), a 200-foot undeveloped buffer is required from Carson Creek and a 100-foot undeveloped buffer is also required from the unnamed tributary stream adjacent to the east project boundary. To ensure no development or soil disturbance occurs within these buffer areas, both buffers have been shown on the Tentative Map. Conformance with stream buffers will be verified as part of Planning Division review of future improvement plans or grading permits, as applicable.

The western portion of the property that would be residentially developed is predominantly flat but also contains varying artificial slope gradient in excess of 20% resulting from authorized placement of spoils produced from previous residential construction in the adjacent villages (Refer to slope map, Exhibit R). This portion of the property is bordered by Russi Ranch Drive to the north, a drainage swale area to the east, and a tentatively planned future layout of Country Club Drive extension to the west and south.

As shown in Table 5, the subject property is bordered by single-unit residential properties to the north, a church to the south, vacant commercially-zoned property to the west and vacant open-space land to the east.

Table 5. Surrounding Properties Land Use Information

	Zoning	General Plan	Land Use/Improvements
Project Site	Single-Unit Residential District/Planned Development (R1/PD)	Adopted Plan (AP) EDHSP-Residential	Vacant
North	Single-Unit Residential District/Planned	Adopted Plan (AP) EDHSP- Residential	Single Family Residences

	Development (R1/PD)		
South	One-Acre Residential District (R1A)	Medium Density Residential (MDR)	Church
East	Open Space District (OS)	Adopted Plan-(AP) EDHSP-Open Space	Vacant
West	Regional Commercial/Planned Development (CR/PD)	Adopted Plan (AP) EDHSP-Commercial	Vacant - Entitlement Requests Submitted for Separate Project (PD15-0001/Z17-0004,P17-0007,CUP-R21-0024)

Consistency Analysis:

General Plan

General Plan Policy (Land Use Element) 2.2.5.2 requires all discretionary projects to be reviewed for consistency with 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. For this project, this AP designation refers to the EDHSP. Since the EDHSP 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 considered consistent with the General Plan.

Specific Plan (El Dorado Hills Specific Plan)

The proposed residential development is located within the Village A portion of the EDHSP area. The design of the development conforms to the applicable standards under specific policies of the plan including policies regarding general design, site development/grading, air quality, noise, architecture, residential densities, dwelling unit types, residential open space and parks and recreation. In addition, the development would be served by existing public services and have access to amenities provided by the HOA. Therefore, the proposed tentative map/planned development is found to be consistent with the EDHSP. For details, including documentation of project consistency with applicable EDHSP policies, please refer to the Findings section below.

Zoning:

As identified in the EDHSP, the project site is zoned Single-Unit Residential-Planned Development District (R1-PD). The proposed single family residential development is a use consistent with the district subject to the proposed modifications of specific development standards, including lot design (minimum lot sizes and minimum lot dimensions), building setbacks and structure height (see Table 4 above) as allowed through the Planned Development provisions pursuant to Chapter 130.52.040 (Development Plan Permit) of the El Dorado County Zoning Ordinance. Although modified lot designs are being verified at this time as part of the Development Plan Permit for Village A-14, modified development standards for future residential uses and structures (e.g. single-unit residences, accessory structures, driveways, etc.) within the

Serrano Village A-14 would be verified for conformance during review of residential building permits.

In accordance with Section 130.52.040.E (Findings for Development Plan Permits) of the County's Ordinance, a Development Plan cannot be approved unless the Planning Commission can make six specific findings. As further discussed in the Findings section below, staff concludes that the required findings can be made to support the proposed Development Plan.

Subdivision Requirements of Law:

The proposed development is a residential subdivision anticipating the creation of 51 single-unit residential lots and 10 ancillary lots. The subdivision is within the EDHSP, a master planned community in El Dorado Hills. The proposed development would conform to applicable policies of the plan and the standards of the underlying Single-Unit Residential Zone District, subject to modifications under the Planned Development. Project development would be conducted in accordance with the applicable standards and policies of the EDHSP, El Dorado County Grading Ordinance, and the El Dorado County DISM, in adherence to construction permits and entitlements. Further, Serrano Village A-14 has been found consistent with Section 120.12.030 of the El Dorado County Subdivisions Ordinance (Findings Requiring Disapproval) regarding required findings for design of a proposed tentative map. The specific findings for consistency with the above section are included in the Findings section below.

Design Waivers

Design Waivers have been requested as a means to modify specific DISM standards as needed for the specific requirements of the project. Section 120.08.020 of the El Dorado County Subdivisions Ordinance (Design Waivers) provides that the County may grant a Design Waiver upon a finding that each of the following factors exist:

- A. *There are special conditions or circumstances peculiar to the property proposed to be subdivided which would justify the waiver.*
- B. *Strict application of the design or improvement requirements of this chapter would cause extraordinary and unnecessary hardship in developing the property.*
- C. *The waiver would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public.*
- D. *The waiver would not have the effect of nullifying the objectives of this Article or any other law or ordinance applicable to the subdivision.*

The following discussion summarizes the required supporting documentation to modify applicable DISM standards for the requested Design Waiver. Additional details are included in the Findings section below.

Design Waiver 1: Modification of subdivision road improvements under DISM Standard Plan 101 B as shown on the tentative map including a reduction of right-of-way width from 50 feet to 46 feet for Russi Ranch Drive and from 50 feet to 42 feet for A Street and B Street, reduction and construction of road pavement width from 36 feet to 31 feet for A and B Streets, reduction of 6-

foot sidewalk widths to 4 feet on one side of Russi Ranch Drive and both sides of A and B Streets and construction of modified rolled curbs and gutters;

As part of typical Class I subdivision improvement, DISM Standard Plan 101B includes a minimum of 50-foot right-of-way that would be improved with 36-foot wide paved road, 6-foot sidewalk (on both sides of the street) and vertical curb and gutter based on Standard Plan 104. These improvements commonly apply to subdivision streets that would be built to, and publicly dedicated to, and maintained by the County.

The applicant will construct the proposed improvements based on the above modifications stated in Design Waiver 1. These modified improvements would sufficiently and safely serve the vehicular and pedestrian circulation needs of the subdivision. These improvements would be privately owned and maintained by the Serrano El Dorado master HOA. Similar improvements currently exist in many other Serrano residential villages as a result of similar design waivers.

With regards to the sidewalk, the proposal is to modify the standard and construct a 4-foot wide sidewalk. The modified width would be sufficient in accommodating pedestrian safety and circulation within the subdivision, and connect to existing sidewalks outside the project site. A similar reduction was recently approved for the Serrano Village J5/J6 and J7 subdivision, which has a similar design, and is consistent with the sidewalk design in the prior phases of Village A.

Design Waiver 2: Reduction of minimum 100-foot centerline curve radius to lengths identified on the map.

Regulated under Section 3.B.6 (Street Geometry) of the DISM, the minimum centerline curve radius length within subdivision streets is 100 feet. This standard is required in order provide safe traffic flow returns and circulation within the subdivision. The proposed tentative map depicts centerline curve radius length of less than 100 feet along a section of B Street near Lots 3 and 43. The reduced standard length design would not significantly affect vehicular circulation within the subdivision. A Street has been designed to sufficiently accommodate 2-way traffic at a controlled maximum speed of 25 miles per hour. The HOA enforces on-street parking through the Master CC&Rs.

Design Waiver 3: Modification of standard road encroachment under Standard Plan 110 with Serrano encroachment design for Russi Ranch Drive.

DOT typically requires this type of encroachment entrance off County Roads for residential projects within Community Region. This encroachment includes construction of valley gutter, a milder radius at curb returns, sidewalks, and handicap ramps. The gated design at the western end of Russi Ranch Drive (if it connects to future Country Club Drive) incorporates a landscape median at the entrance that allows for a turnaround, a 6-foot sidewalk and handicap ramp. This modified distinct design would maintain consistency with entrance encroachment entrances that were previously approved and constructed in approximately 20 other Serrano subdivisions.

As further discussed in the Findings section below, staff concludes that the required findings under Chapter 120.08.020 of the County Subdivisions Ordinance (Design Waivers) can be made to support the requested Design Waivers.

Other Issues

Remainder Lots and Village C-2 Lot

In accordance with Subdivision Map Act Section 66426.6, the tentative map would also result in the creation of three Remainder Lots: a 0.18-acre Remainder at the southwest corner of the subdivision, a 0.73-acre Remainder at the northwest corner of the subdivision, and 4.01-acre remainder east of the subdivision. (Refer to Table 2 and Exhibit G). Each lot would retain the underlying R1-PD zone and meet the minimum lot R1-PD standards.

A 20.25-acre lot (Lot G) would also be created as part of the tentative map. Under a separate development application (TM08-1465, approved in 2015), this lot would be a part of larger group of properties under the applicant's ownership that would be further developed residentially as part of future Serrano Village C-2. For details, please refer to approved Tentative Map TM08-1465, attached as Exhibit T

Country Club Drive

El Dorado County's DOT Capital Improvement Program includes possible future plans to extend Country Club Drive, a major County road collector, west of its current terminus at Bass Lake Road. Determination of the future layout and design of the road extension would be subject to many constraint factors including location, topography, and coordination with different owners of the potentially affected properties. To date, final layout of the road is yet to be determined. It is possible that a future layout in the area of the project may not occur in the timing of the Serrano Village A-14 development.

In anticipation of this plan, the applicant has coordinated with DOT the past few years in incorporating a preliminary layout of a small portion of the future Country Club Drive. As depicted in Exhibit G, this portion of the road design would adjoin the western and southern perimeters of the project site, including the potential encroachment on the northwest side of the project site.

Conditions of Approval

The project COA includes recommended conditions of approval submitted by various reviewing agencies including DOT (COAs No. 7-16 regarding road and public facility design and maintenance, as well as plan submittal requirements of law), the El Dorado Hills Fire Department (COAs No. 17-37 regarding requirements for vegetation clearing and maintenance, emergency fire flow, emergency vehicle access, fire-resistant building design and development of a subdivision-specific Wildland Fire Safe Plan), the County Air Quality Management District (AQMD) (COAs No. 38-48 regarding standard requirements of law to reduce air pollution and minimize greenhouse gas emissions related to development of the proposed subdivision), the County Environmental Management Division (EMD) (COAs No. 49-51 regarding standard requirements of law for recycling and solid waste disposal), the County Surveyor (COAs 52-53 regarding survey monumentation and naming of new roadways) and the El Dorado Hills Community Services District (CSD) (COAs 54-56 regarding standard CSD requirements for payment of park impact fees and disposal of solid waste and construction debris).

ENVIRONMENTAL REVIEW

The project is a residential project and a part of an adopted EDHSP EIR, this project is statutorily exempt from the requirements of CEQA pursuant to Section 15182 stating that a residential project is exempt where a public agency has prepared an EIR on a specific plan after January 1, 1980. No impacts have been identified which were not analyzed and mitigated in the EIR. Implementation of the project is subject to conformance with applicable mitigation measures detailed in the Mitigation Monitoring Plan in the EIR. No further environmental analysis would be necessary

A \$50.⁰⁰ processing fee is required by the County Recorder to file the Notice of Exemption.

SUPPORT INFORMATION

Findings

Conditions of Approval

Exhibit A	Location Map
Exhibit B	Vicinity Map
Exhibit C	Site Aerial Photo
Exhibit D	Assessor's Parcel Map
Exhibit E	General Plan Land Use Map
Exhibit F.....	Zoning Map
Exhibit G.....	Village A-14 Tentative Map
Exhibit H.....	Current Serrano Development Map, January 2020
Exhibit I	El Dorado Hills/Salmon Falls Area Plan Map
Exhibit J	Serrano Map, May 7, 2008
Exhibit K.....	EDHSP Original Zone Map
Exhibit L	Original Village A Tentative Map, 1992
Exhibit M	Revised Village A Tentative Map, 1999
Exhibit N.....	Recorded Map for Subject Parcel
Exhibit O.....	Village A-14 Preliminary Utility Plan
Exhibit P.....	Village A-14 Preliminary Grading/Drainage Plan
Exhibit Q.....	Noise Assessment Sound Wall Exhibit
Exhibit R	Slope Map
Exhibit S.....	Project Acoustic Study
Exhibit T	Approved Tentative Map for Serrano Village C2 (TM08-1465)