

# Planning Commission Hearing

**TM25-0003, PD25-0005**

Serrano Village M5  
Tentative Subdivision Map



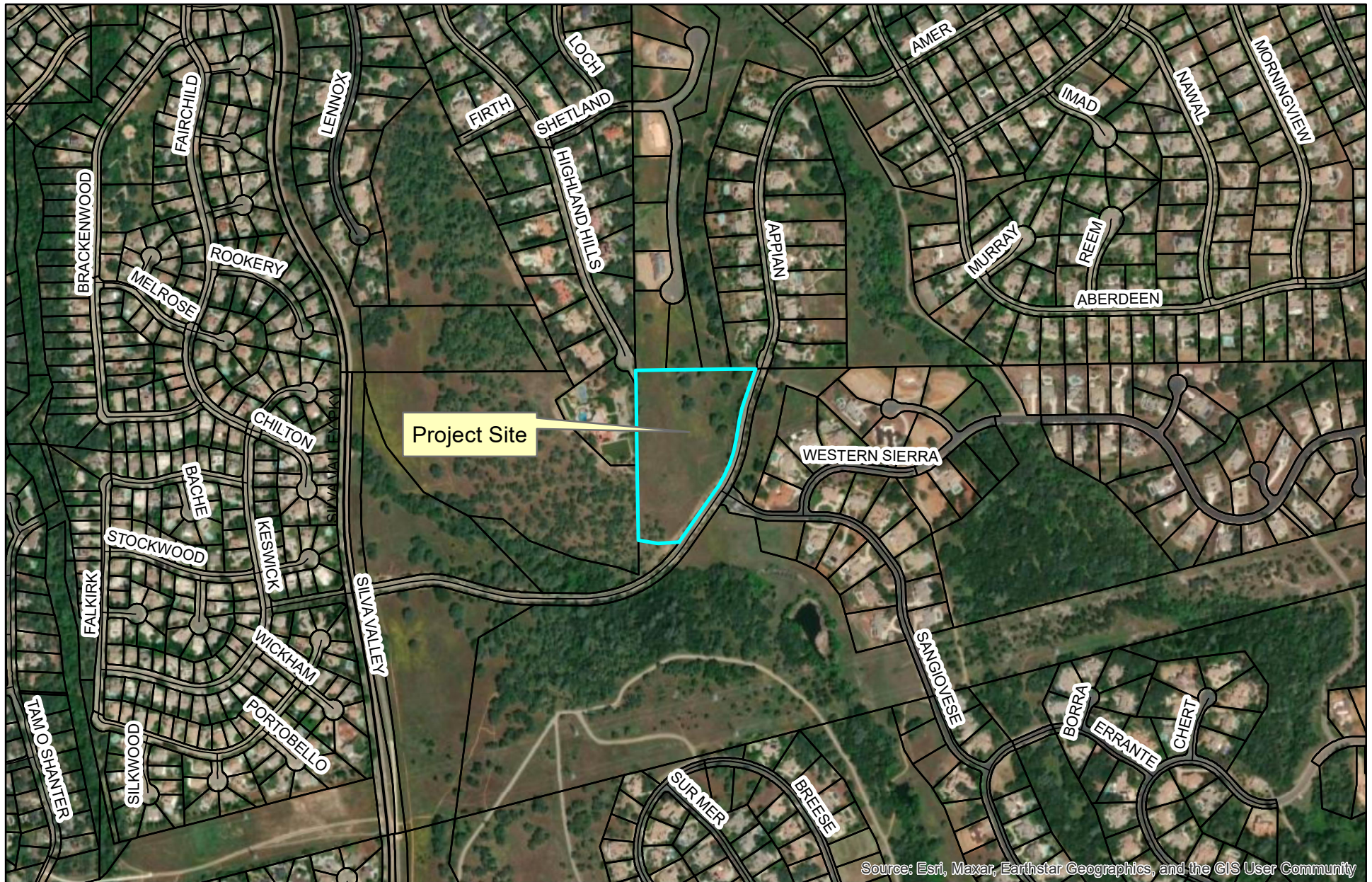
MAY 14, 2026

PLANNING AND BUILDING DEPARTMENT - PLANNING DIVISION

# Project Description

1. **Tentative Subdivision Map** for subdivision 10 residential lots ranging in size from 20,018 square feet to 73,063 square feet and four (4) landscaping lots with multiple phases;
2. **Planned Development Permit** to ensure consistency with the existing specific plan (El Dorado Hills Specific Plan); and
3. **Design Waivers** requested for the following County Design and Improvement Standards Manual (DISM):
  - a. Modify Standard Plan 101B for roadway right-of-way and improvement widths (including sidewalks, curbs and turnarounds).
  - b. Modification of the standard road encroachment under Standard Plan 110 to allow for an entry gate and landscaping median.





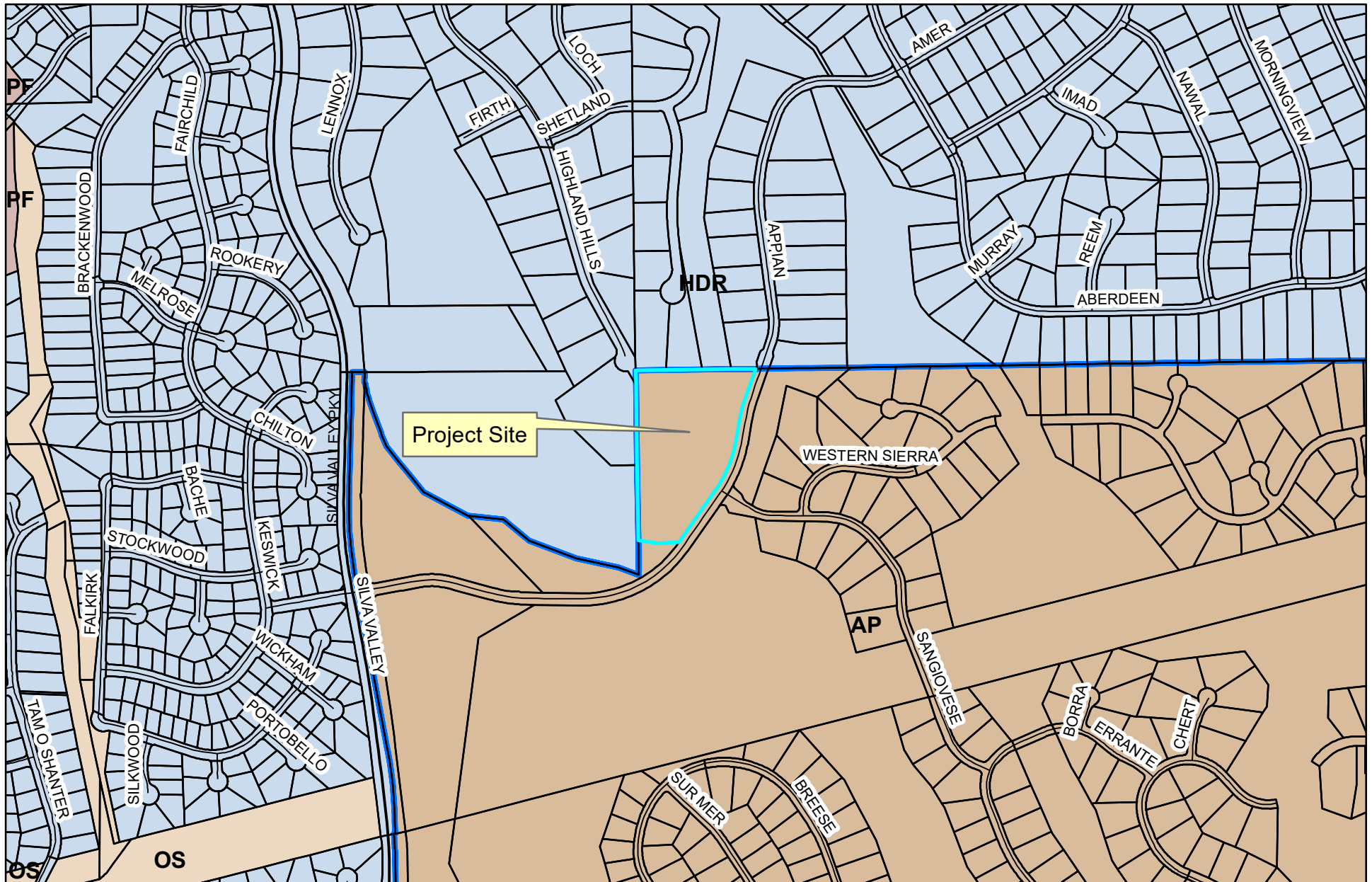
0 330 660 1,320 1,980 Feet

Scale





**TM25-0003/PD25-0005 Serrano Village M5**  
**Exhibit D - Specific Plan/General Plan Map**



**Legend**

- Specific Plans
- AP
- HDR
- OS
- PF

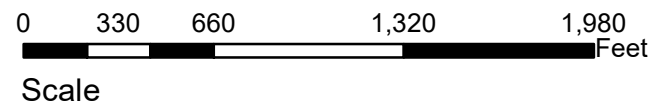
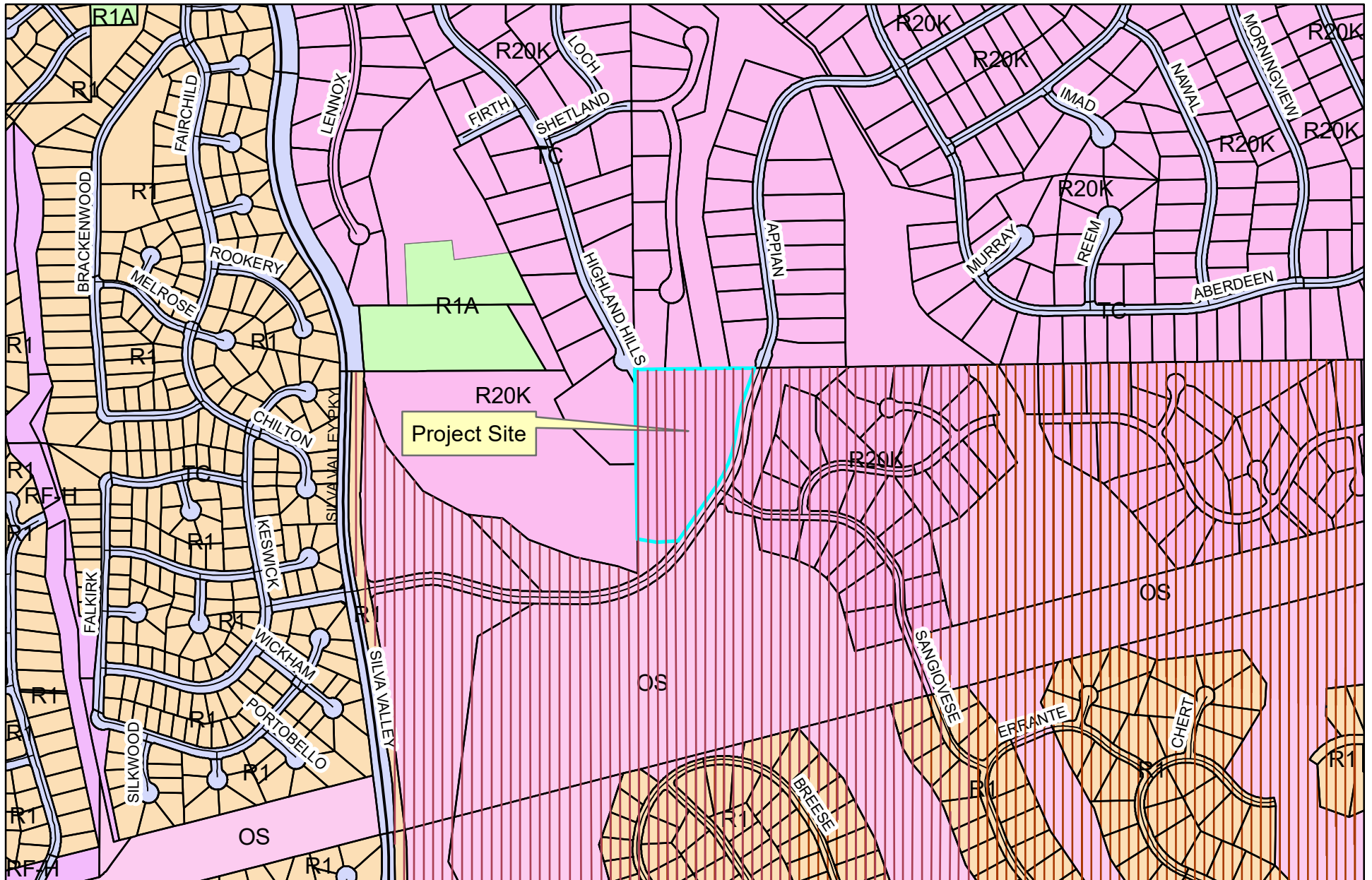


Exhibit E - Zoning Map



Legend

- PD
- OS
- R1
- R1A
- R20K
- RF-H
- TC

0 330 660 1,320 1,980 Feet

Scale





TM25-0003/PD25-0005 Serrano Village M5  
Exhibit F - Tentative Subdivision Map

OWNER OF RECORD/APPLICANT  
SERRANO ASSOCIATES, LLC  
4525 SERRANO PARKWAY, SUITE 100  
EL DORADO HILLS, CA 95762

MAP PREPARED BY  
R.E.Y. ENGINEERS, INC.  
905 SUTTER STREET, SUITE 200  
FOLSOM, CA 95630

MAP SCALE  
1"=40'

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

SOURCE OF TOPOGRAPHY  
AERIAL PHOTOGRAPHY

SECTION TOWNSHIP & RANGE  
SEC. 26, T.10N., R.8E., M.D.M

ASSESSOR'S PARCEL NUMBERS  
123-020-023

EXISTING/PROPOSED GENERAL PLAN  
LAND USE  
ADOPTED PLAN/ADOPTED PLAN

EXISTING ZONING  
R20K

PROPOSED ZONING  
R20K-PD

TOTAL AREA  
8.42± ACRES

TOTAL NUMBER OF LOTS  
10 SINGLE FAMILY RESIDENTIAL

TOTAL NUMBER OF LETTERED LOTS  
5 LETTERED LOTS

MINIMUM PARCEL AREA  
20,018 SF

WATER SUPPLY  
EL DORADO IRRIGATION DISTRICT

SEWAGE DISPOSAL  
EL DORADO IRRIGATION DISTRICT

FIRE PROTECTION  
EL DORADO HILLS FIRE DEPARTMENT

PARK AND RECREATION  
EL DORADO HILLS COMMUNITY  
SERVICES DISTRICT

SCHOOL DISTRICT  
K THRU 8 - RESCUE UNION  
9 THRU 12 - EL DORADO UNION

DATE OF PREPARATION  
AUGUST 2025

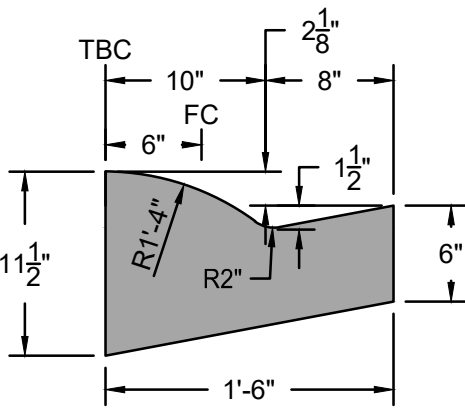
ENGINEERS CERTIFICATE  
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND  
DEVELOPMENT KNOWN AS VILLAGE M5 HAS BEEN DESIGNED IN  
ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES  
ESTABLISHED BY THE COUNTY OF EL DORADO

DAVID SAGAN R.C.E. 60596 DATE

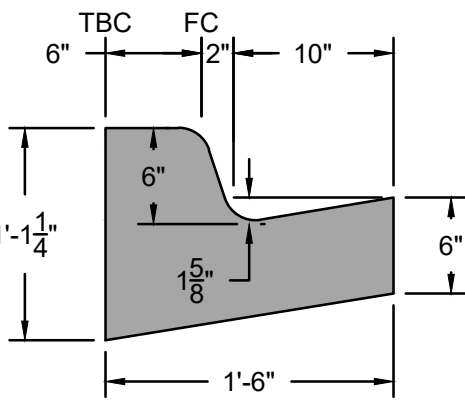
PHASING PLAN NOTICE  
THE FILING OF MULTIPLE FINAL MAPS MAY BE COMPLETED  
FOR THIS PROJECT. THIS PHASING PLAN IS APPROXIMATE  
ONLY AND BY PROVIDING THIS NOTICE, THE SUBDIVIDER  
SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR  
CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS.  
(PER THE SUBDIVISION MAP ACT, 2002 EDITION SECTION  
66456.1)

|                     |                |
|---------------------|----------------|
| TOTAL AREA          |                |
| RESIDENTIAL LOTS    | 7.25 ACRES     |
| RESIDENTIAL STREETS | 0.99 ACRES     |
| LOT A (LANDSCAPE)   | 0.08 ACRES     |
| LOT B (LANDSCAPE)   | 0.08 ACRES     |
| LOT C (LANDSCAPE)   | 0.01 ACRES     |
| LOT D (LANDSCAPE)   | 0.01 ACRES     |
| TOTAL               | 8.42 ACRES +/- |

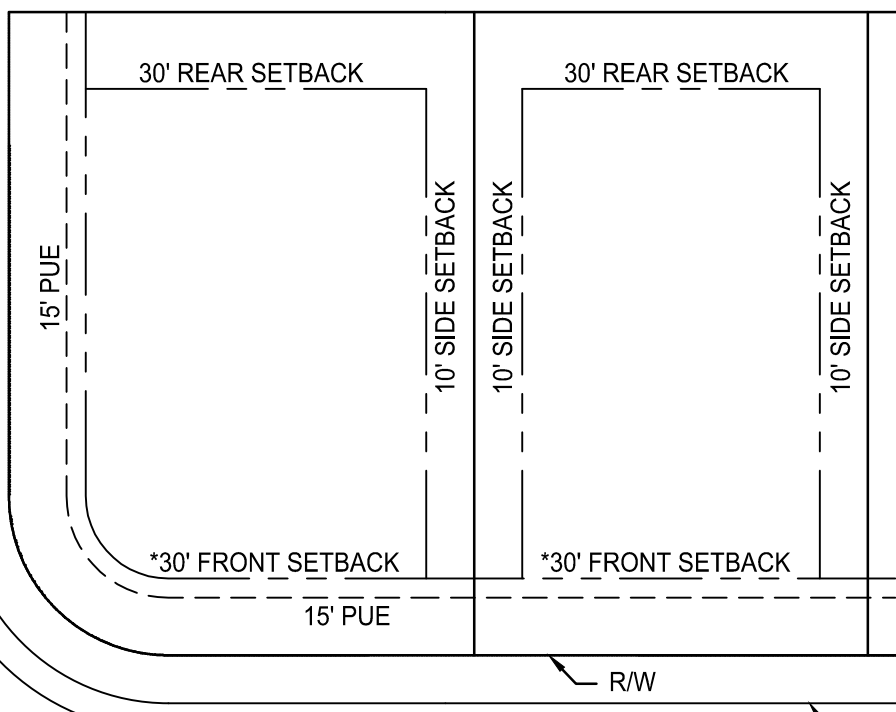
|               |            |
|---------------|------------|
| TOTAL UNITS   | 10 UNITS   |
| GROSS AREA    | 8.42 ACRES |
| GROSS DENSITY | 1.2 DU/AC  |



TYPE 1 (MODIFIED) C&G  
N.T.S.



TYPE 2 (MODIFIED) C&G  
N.T.S.



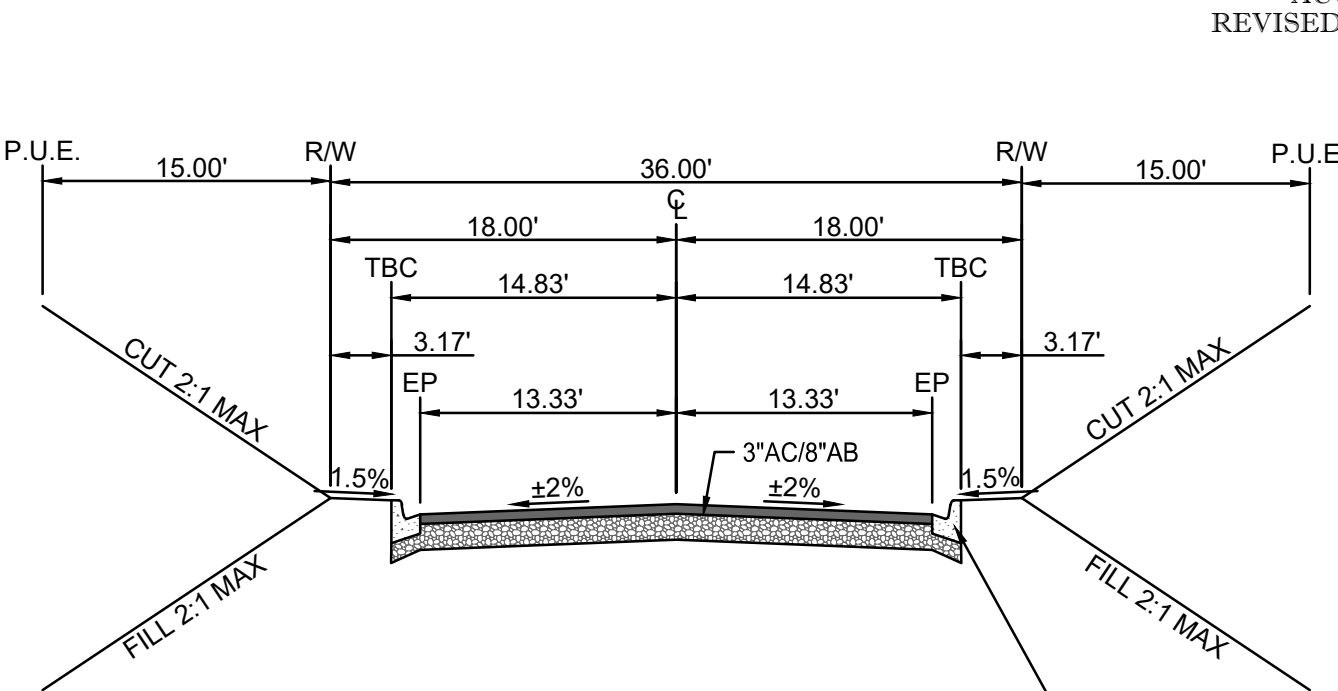
TYPICAL SETBACKS  
SCALE: NTS

# SERRANO - VILLAGE M5

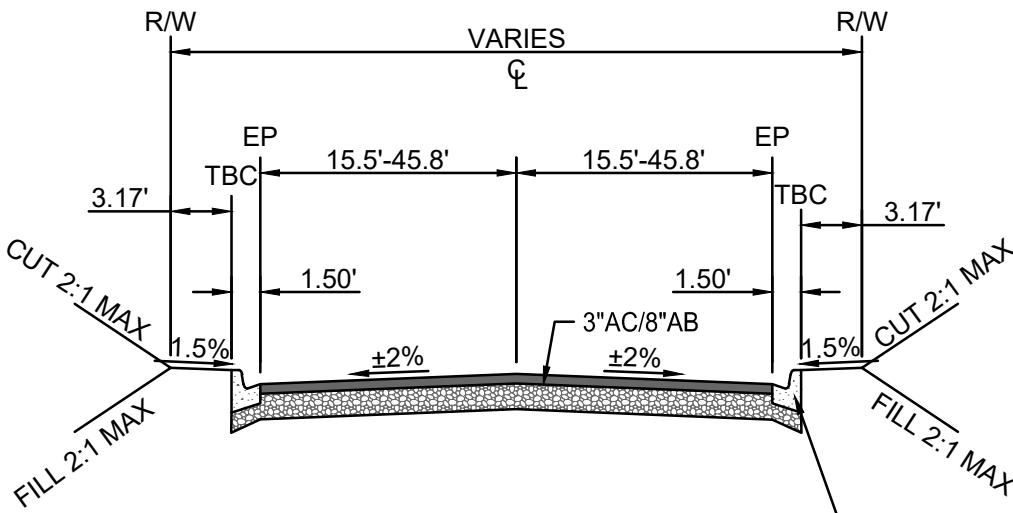
## TENTATIVE SUBDIVISION MAP

EL DORADO COUNTY, CALIFORNIA

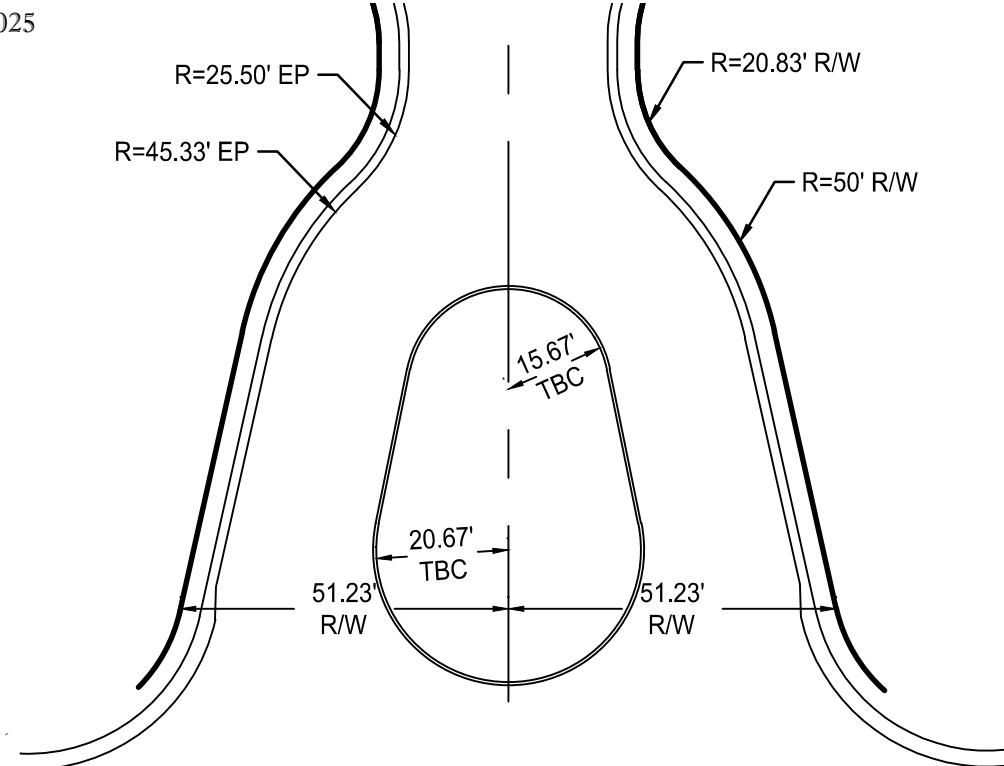
AUGUST 2025  
REVISED OCTOBER 2025



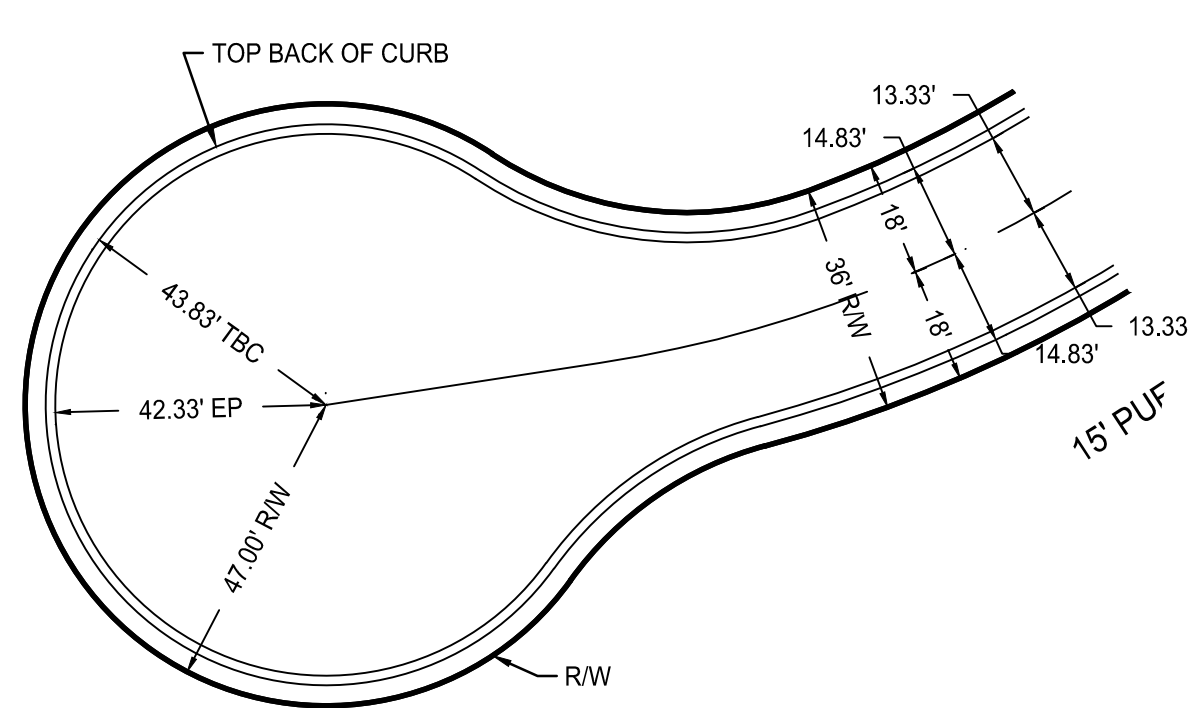
36' RIGHT-OF-WAY  
McCORMICK HILL CT.  
SHELBOURNE CT.  
N.T.S.



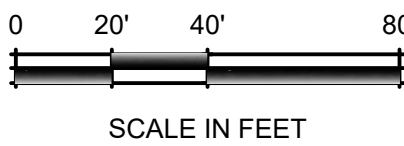
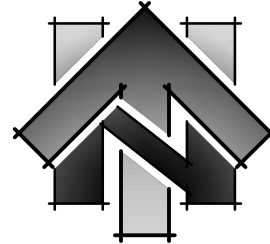
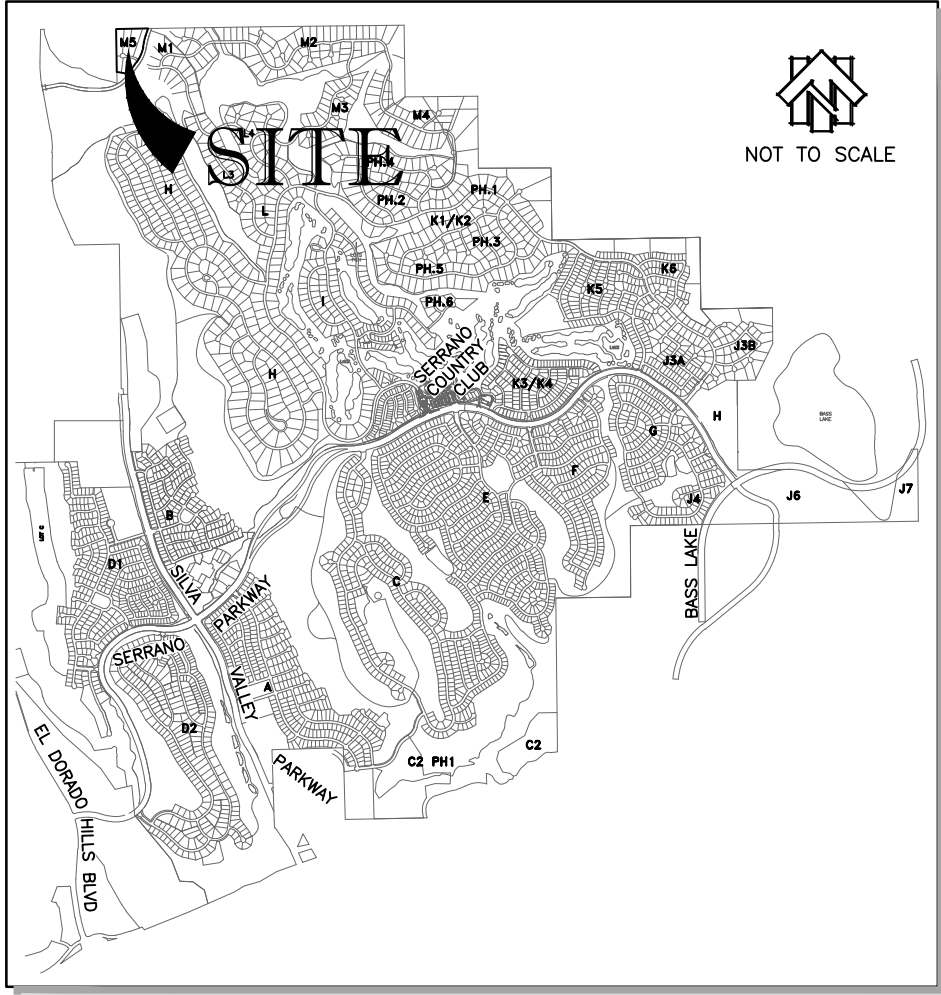
VARIED RIGHT-OF-WAY  
SANGIOVESE DR.  
N.T.S.



TYPICAL PLAN VIEW ENTRY ROAD  
N.T.S.

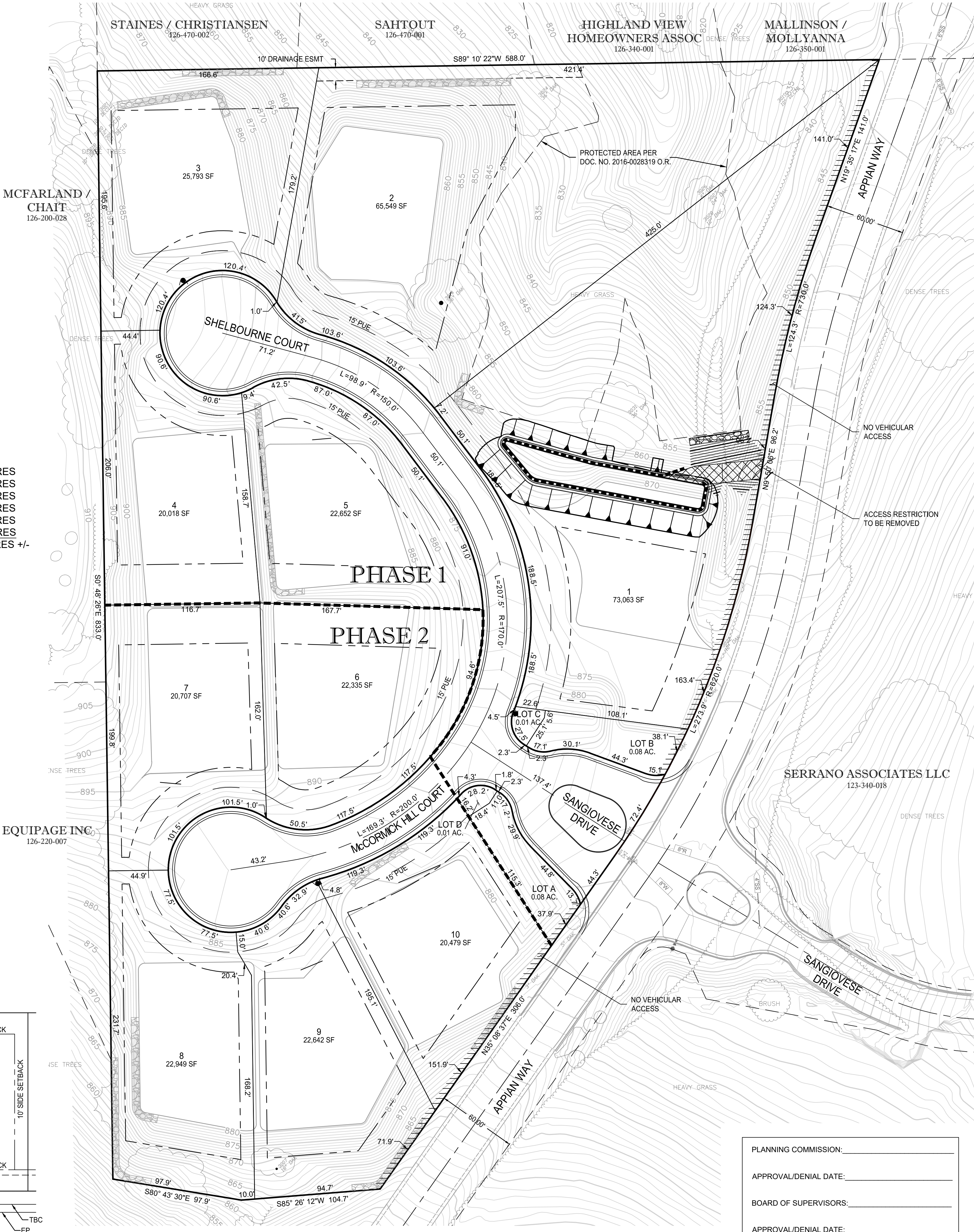


TYPICAL PLAN VIEW CUL-DE-SAC  
N.T.S.



SERRANO

R.E.Y. ENGINEERS, Inc.  
Civil Engineering / Land Surveying / Remote Sensing  
905 Sutter Street, Suite 200, Folsom, CA 95630  
(916) 366-3040 Fax (916) 366-3303



|                       |       |
|-----------------------|-------|
| PLANNING COMMISSION:  | _____ |
| APPROVAL/DENIAL DATE: | _____ |
| BOARD OF SUPERVISORS: | _____ |
| APPROVAL/DENIAL DATE: | _____ |



# Environmental Review

Statutorily Exempt pursuant to Section 15182, Projects Pursuant to a Specific Plan, of the California Environmental Quality Act (CEQA) Guidelines

# Staff Recommendation

1. Find that the project is Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines; and
2. Approve Tentative Subdivision Map TM25-0003, Planned Development Permit PD25-0005, and the requested Design Waivers based on the Findings and subject to the Conditions of Approval as presented herein (Exhibits F and G).