

**COUNTY OF EL DORADO DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT**



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| Agenda of: | March 11, 2010 |
| Item No.: | 10 |
| Staff: | Pierre Rivas |

REZONE/PLANNED DEVELOPMENT/TENTATIVE MAP

FILE NUMBER: Z08-0031/PD08-0019/TM08-1479/Serrano Village J5 & J6

APPLICANT: Serrano Associates, LLC

ENGINEER: R.E.Y. Engineers

REQUEST: The project consists of the following:

1. Rezone Assessor's Parcel Number 115-400-13 (approximately 0.35 acres) from Recreational Facility (RF) to One-Family Residential-Planned Development (R1-PD). Rezone an approximate 6.99-acre portion of Assessor's Parcel Number 123-040-07 from Planned Commercial-Planned Development (CP-PD) to One-Family Residential-Planned Development (R1-PD). Rezone an approximate 20.01-acre portion of Assessor's Parcel Number 123-040-09 zoned Planned Commercial-Planned Development (CP-PD) to One-Family Residential-Planned Development (R1-PD).
2. Phased Tentative Map creating 204 clustered residential lots (Alternative I) ranging in size from 2,555 square feet to 10,667 square feet, 15 landscape lots, one park lot, and one remainder lot;
3. Development Plan for the proposed subdivision with modifications to the Development Standards of the One-Family Residential (R1) Zone District including minimum lot size, lot coverage, and setbacks; and
4. Design Waiver of the following El Dorado County Design and Improvement Standard Manual (DISM) road standards:
 - A. Modification to Standard Plan 101 B including a reduction of right-of-way width from 60 feet to 36 feet, reduction of road pavement from 28 feet to 27 feet, construction of a 4-foot wide sidewalk on one side only, and construction of modified rolled curb;
 - B. Reduction of turnaround cul-de-sac right-of-way from 60 feet to 47 feet and road width radius from 50 feet to 40 feet at the end of Streets A, B and C; and reduction of centerline curve radius length from 100 feet to 38.5 feet for an elbow on A Street; and
 - C. Modification of standard road encroachment under Standard Plan 110 to allow for an entry gate and landscaping median.

LOCATION: East of the intersection of Serrano Parkway and Bass Lake Road in the El Dorado Hills Area, Supervisorial Districts I & II (Exhibit A).

APNs: 123-040-07, 123-040-09, and 115-400-13 (Exhibit B)

ACREAGE: 50.06 acres

GENERAL PLAN: Adopted Plan (AP)-El Dorado Hills Specific Plan (Exhibit C)
Commercial (COM) (Exhibit C-2)

ZONING: Recreational Facility (RF)/ Planned Commercial- Planned Development (CP-PD) / One-Family Residential- Planned Development (R1-PD) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines

RECOMMENDATION: Planning Services recommends the Planning Commission forward the following recommendation to the Board of Supervisors:

1. Certify the project is Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines;
2. Approve Rezone application Z08-0031 based on the findings in Attachment 2;
3. Approve PD08-0019, adopting the Development Plan as the official development plan, subject to the conditions in Attachment 1, based on the findings in Attachment 2;
4. Approve Tentative Map TM08-1479 subject to the conditions in Attachment 1, based on the findings in Attachment 2; and
5. Approve the following design waiver requests as the appropriate findings have been made as listed in Attachment 2:
 - A. Modification to Standard Plan 101 B including a reduction of right-of-way width from 60 feet to 36 feet, reduction of road pavement from 28 feet to 27 feet, construction of a 4-foot wide sidewalk on one side only, and construction of modified rolled curb;
 - B. Reduction of turnaround cul-de-sac right-of-way from 60 feet to 47 feet and road width radius from 50 feet to 40 feet at the end of Streets A, B and C; and reduction of centerline curve radius from 100 feet to 38.5 feet for an elbow on A Street; and
 - C. Modification of standard road encroachment under Standard Plan 110 to allow for an entry gate and landscaping median.

STAFF ANALYSIS

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

Background: The El Dorado Hills Specific Plan (EDHSP), Development Agreement (DA) and Environmental Impact Report (EIR) were adopted by the El Dorado County Board of Supervisors on July 18, 1988. The EDHSP was designed to be consistent with the El Dorado Hills/Salmon Falls Area Plan. The anticipated land uses included residential, commercial, open space, and golf courses. The Plan officially authorized the creation of 6,160 dwelling units. It is projected that approximately 4,950 dwelling units would be developed at build out.

The initial project application included two project alternatives- Alternative I would create 204 residential lots, and Alternative II would create 98 units and a 15 acre remainder parcel which would be a future school site for the Rescue Union School District as an alternative to the currently reserved site in Village J2/J3. On July 24, 2008 the Planning Commission approved a Finding of Consistency for the site which determined that the proposed school site location would be consistent with the General Plan and the EDHSP. In October of 2008, the applicant submitted a letter requesting to withdraw Alternative II and leave the school site in J2/J3 as currently provided. The project request is to approve Alternative I only.

As shown on the Village J Projects Map (Exhibit F), the project parcels include three of the four proposed projects within the Village J area south of Bass Lake Road. The western portions of APN 123-040-07 include the two commercial projects Village J Phase I (PD07-0008-R) and Phase II (PD08-0020). Both commercial projects are excluded from the proposed map and would be unaffected by the proposed lotting configuration. The proposed project and the two commercial projects would utilize the future extension of Sienna Ridge Road and include common road improvement requirements as conditions of approval.

Project Description: The project is comprised of a Rezone, Planned Development, and Tentative Subdivision Map creating a total of 204 residential and 15 landscape lots. One 2.28 acre park site would be located within the project area. The residential development would be subject to current Serrano Association (HOA) private maintenance provisions in accordance to its master Covenants, Conditions, and Restrictions (CC&R's).

Rezone: The project would rezone the project parcels as follows:

APN 123-040-07: Approximately 6.99 acres of the 24.9 acre parcel would be rezoned from Planned Commercial-Planned Development (CP-PD) to One Family Residential-Planned Development (R1-PD). The remaining 17.11 acres would remain CP-PD and would contain the two proposed commercial centers within Village J.

APN 123-040-09: An approximate 20.1-acre portion of the 24.09 acre parcel would be rezoned from Commercial-Planned Development (CP-PD) to One Family Residential- Planned Development (R1-PD). The remainder being zoned R1-PD.

APNs 115-400-13: This parcel consists of a small portion of land, 0.35 acres, previously owned by the El Dorado Irrigation District (EID). The parcel was once part of EID's Bass Lake facility ultimately being severed by the re-alignment of Bass Lake Road which creating an unused portion lying on the south side of the road. EID no longer has interest in the parcel and conveyed the property to Serrano Associates. The parcel is zoned Recreational Facilities (RF) consistent with the zoning of

Bass Lake. In order to be consistent with the proposed residential project, the parcel would be rezone from RF to One-Family Residential- Planned Development (R1-PD).

Development Plan/ Tentative Subdivision Map: The project would develop 32.15 acres of the site to allow for 204 residential lots (Exhibit E). The proposed lots would utilize a halfplex design which would include a 'four pack' design and a common wall between two homes. The halfplex design would include a common driveway for the two rear units in the four packs. Exhibit G depicts the common layout of the proposed four pack design.

The following sections outline design features of the proposed project.

Design Waivers

Three Design Waivers have been requested to deviate from specific DISM standards. Section 16.08.020 of the El Dorado County Zoning Ordinance provides that the County may grant a Design Waiver subject to four findings to be made prior to approval of the Design Waivers. The County DOT and the El Dorado Hills Fire Department have reviewed the proposed Design Waivers and have recommended approval of the modified designs.

- A. Modification of subdivision improvements under Standard Plan 101 B including a reduction of right-of-way width from 60 feet to 36 feet, reduction of road payment from 28 feet to 27 feet, construction of a 4-foot wide sidewalk on one side only, and construction of modified rolled curb.**

The proposed internal roadways would provide a 36-foot wide right-of way would include a 27-foot wide paved road, a 4-foot sidewalk on one side (as opposed to a 6-foot sidewalk), and a rolled curb. The proposed reduction in road requirements would be consistent with the roadway designed commonly found throughout the El Dorado Hills Specific Plan area. The roadway width would meet the Fire Safe Regulations for minimum roadway width and would allow for 'day' parking on one side of the street. Day parking would allow for on-street parking, but would prohibit overnight parking on the roadways excluding driveways and designated parking stalls. The parking requirements would be enforced by the HOA. The proposed Design Waiver for roadway design would not impair vehicular circulation or impede emergency access throughout the project. Findings for approval have been included in Attachment 2 of the Staff Report.

- B. Reduction of turnaround cul-de-sac right-of-way from 60 feet to 47 feet and road width radius from 50 feet to 40 feet at end of Streets A, B and C; and reduction of centerline curve radius from 100 feet to 38.5 feet for an elbow on Street A.**

The proposed reduction of the cul-de-sac right-of-way and road width is consistent with the typical cul-de-sac design criteria found in existing residential subdivisions within the El Dorado Hills Specific Plan. Review of the modified standard by the County DOT and the El Dorado Hills Fire Department determined that adequate vehicular circulation and emergency vehicle access could be maintained with the modified cul-de-sac standard. As shown on the Tentative Map, the project design limits the number of proposed lots that would be directly accessed within the cul-de-sac bulbs which would reduce the need for larger cul-de-sac road

widths or right-of-way. The use of a ‘knuckle’ or elbow curve alignment is a commonly used alternative on residential streets as an acceptable design for a roadway curve on internal local streets as shown for Street A. Findings for Approval have been included in Attachment 2 of the Staff Report.

C. Modification of standard road encroachment under Standard Plan 110.

Standard Plan 110 is the typical encroachment for residential projects within Community Regions. However, residential projects within the El Dorado Hills Specific Plan include a gated design with landscape medians which deviate from the Standard Plan 110 Design. The proposed encroachment would provide adequate roadway travel lane widths which would be consistent with the Fire Safe Regulations and the Design Manual. Findings for approval have been included in Attachment 2 of the Staff Report.

Circulation: The project site would be accessed via Bass Lake Road and a future extension of Sienna Ridge Road. A portion of existing Sienna Ridge Road (formerly Old Bass Lake Road) would be abandoned upon completion of the new road segment. Internal circulation would be provided by a 27-foot wide paved road and a four foot wide sidewalk on one side of the street. Proposed “E Street” would provide an alternate secondary access through the proposed Village J7 subdivision to the east of the site which also connects to the Bridlewood Subdivision south of Village J7.

Modification to R1 Zone District Development Standards: As part of the requested Planned Development (PD), modifications to the Development Standards of the R1 Zone District have been requested to facilitate the proposed halfplex design concept. The modified standards would allow reduced yard setbacks, lot sizes, building coverage, and lot widths. A table has been included in Attachment 1 of the Staff Report which enumerates the proposed modifications to the R1 Development Standards.

On-Site Parking: The County Code requires two parking spaces, not in tandem, for residential projects. This requirement would be verified during the building permitting process. In addition to the required off-street parking, the proposed roadways would allow for parking on one side of the road. The CC&R’s would permit day parking only and would be enforced by the HOA. As shown on the Tentative Map, approximately 70 off-street parking spaces would be provided in parking stalls located throughout the project area. 408 spaces are required; 486 are being provided, equating to a ratio of 2.4:1.

Utilities: The project site would be served by El Dorado Irrigation (EID) water, recycled water, wastewater, and storm drain systems. The project would utilize existing infrastructure improvement within Bass Lake Road and future extensions of infrastructure which would be located within the future extension of Sienna Ridge Road.

Site Description: The undeveloped site is located within the Village J area which is the easternmost portion of the El Dorado Hills Specific Plan Area. Topography is comprised of mild rolling hills with over 90 percent of the on-site slopes falling within the 0-20 percent range. Vegetation on-site is varied with native grasslands, the predominant feature of the site. A dense grouping of oak trees is located centrally to the site and is mostly located with the proposed 2.28 acre park site.

Surrounding Properties Land Use Information

| | Zoning | General Plan | Land Use/Improvements |
|---------------------|---|---|------------------------------------|
| Project Site | Planned Commercial/ Recreational Facilities- Planned Development (CP/RF-PD) | El Dorado Hills Specific Plan (AP) Commercial (COM) | Vacant |
| North | Recreational Facilities (RF) | El Dorado Hills Specific Plan (AP) | Bass Lake |
| South | Estate Residential Ten-Acre/ Agricultural (A) | Bass Lake Hills Specific Plan (AP) | Vacant |
| East | Recreational Facilities (RF) | El Dorado Hills Specific Plan (AP) | Bass Lake Overflow |
| West | One Family Residential- Planned Development (R1-PD) | El Dorado Hills Specific Plan (AP) Commercial (COM) | Existing single family residential |

Compatibility: The project site is bound to the west by Village J5 Phase II Commercial project within the Specific Plan Area (PD08-0020/ P08-0029). The commercial project includes mitigation measures that would require specific sound walls and design elements to prevent acoustical impacts beyond the established thresholds. Undeveloped lands to the south are located within the Bass Lake Hills Specific Plan BLHSP area. Review of the BLHSP indicates that future residential development within the BLHSP will be high density residential and similar in design to the project.

The El Dorado Hills Specific Plan Land Use Map (Exhibit C-2) designates the southern portion of Village J as entirely commercial with a school site on the west side of Bass Lake Road. As shown on the Location Map (Exhibit A) the west side of Bass Lake Road has been developed with residential development and the eastern portions of Village J have residential Tentative Maps which are in process with the County. The Specific Plan and the Development Agreement authorize modifications to the zoning of individual villages provided the overall project is below the maximum lot count evaluated by the EIR. The proposed revisions to Village J area would not exceed the Specific Plan area lot count and would consistent with the Specific Plan, EIR, and Development Agreement.

General Plan: The El Dorado County General Plan designates the site as part of the El Dorado Hills Specific Plan (EDHSP). The Adopted Plan (AP) General Plan land use designation establishes that the individual land use policies included in the EDHSP are adopted by the County as the applicable policies for the specific plan area.

El Dorado Hills Specific Plan (EDHSP): The EDHSP identified the entirety of Village J (subsequently designated as Villages J2/J3, J4, J5, J6 and J7) as consisting of 117 acres which anticipated 45 acres of commercial development and approximately 342 dwelling units. To date, Villages J3A/3B and J4 have been constructed in the Village J area totaling 186 residential lots. The remaining subdivisions within the Village J area are in process by the County:

- Village J7 (PD07-0029/ TM07-1457): 71 lots (in process)
- Village J5/J6 (Z08-0031/ PD08-0019/ TM08-1479): 204 lots (in process)

Village J2/J3 Lot H (PD01-0003R/ TM01-1376R): 83 lots (in process)

The combination of the constructed subdivisions and the projects in process by the County would total 544 residential lots within Village J. The proposed build out of Village J is authorized by the EDHSP which allows flexibility in the density of each village within the Specific Plan not to exceed the ultimate density of the Specific Plan area. The ultimate density of the EDHSP is not anticipated to be exceeded and the additional density within Village J is acceptable.

As required by the EDHSP and the authorizing Development Agreement, based on the number of proposed units within the project a 2.28 acre park site has been identified within the project. Additional landscaping lots have been proposed throughout the project to provide a landscaping buffer from the proposed commercial project to the west, along the internal roadways, and adjacent to the Bass Lake Hills Specific Plan to the south.

In accordance with the Policy 1.4 and the EDHSP Design Review Matrix, the proposed halfplex design would be subject to architectural review by the Serrano Architectural Control Committee (ACC) and not the County. The future design of the proposed units would be subject to the adopted design guidelines within the EDHSP which would be reviewed and approved by the ACC prior to submittal of building permits to the County.

Policy 1.4.1.1 encourages site development and grading to conform to the natural features of the site. The project area is relatively flat with steeper slopes located centrally to the site along a visibly prominent ridge feature. The majority of the sloped areas would be preserved within the proposed 2.28 acre park site which would include the ridge area of the site.

Policy 1.4.8.2 establishes setbacks and buffers from drainages and riparian areas. The project site is located directly west of the Bass Lake overflow which is connected to Bass Lake through connections beneath Bass Lake Road. The EDHSP does not include setback requirements or mitigation measures for development adjacent to the overflow. Review of the preliminary grading and drainage plans with EID staff has determined that storm water runoff will be directed into the proposed storm water drainage system and will not overflow into the lake. This project design would be sufficient to ensure that the quality of the water within the overflow would be unaffected by the proposed project.

Policy 1.4.1.4 requires submittal of an acoustical analysis as part of any residential subdivision which abuts roads with a projected Average Daily Trip (ADT) count of 13,000 or more ADT by 2010. The project is located along Bass Lake Road which is projects to exceed 13,000 ADT. In accordance with the EDHSP any building permit application submittal shall include an acoustical analysis which would analyze the potential acoustical impacts and recommend mitigation measures to be implemented in the project design. Development Services staff would review the analysis and verify the mitigation measures have been included in the project design during permit review. A condition of approval consistent with Policy 1.4.1.4 has been included in Attachment 1 of the Staff Report.

The western portion of the project abuts the Phase II commercial development within Village J. The commercial project submittal included an acoustical analysis which requires the installation of a sound wall and project design features which would reduce the potential impact of the commercial project on the adjacent residential land uses.

Subject to approval of the individual residential structure designs by the ACC, staff finds as proposed the project would be consistent with the El Dorado Hills Specific Plan.

Zoning: Upon adoption of the Rezone, the project site would be zoned One-Family Residential-Planned Development (R1-PD) which is consistent with the residential zoning requirements of the EDHSP. As discussed in the 'Planned Development' Section above, the project would include modifications to the Development Standards of the R1 Zone District, including lot size and setback requirements. The proposed modified standards would be adopted as part of the Development Plan and all subsequent building permits would be reviewed by the County for compliance with the adopted standards. In accordance with Section 17.04.030 of the County Code, a Development Plan cannot be approved unless the Planning Commission adopts the Development Plan findings.

As designed, the project would include a halfplex design to allow for a high density development while allowing individual homeownership of detached single family homes. The project would provide adequate parking including guest parking via on-street day parking and designated off-street parking stalls. This residential product type, including the park site and landscaping lots, would require flexibility in the Development Standards of the EDHSP to accommodate typical accessory structures on the proposed lots. As further discussed in Attachment 2, staff concludes that the required findings can be made to support the proposed Development Plan.

ENVIRONMENTAL REVIEW

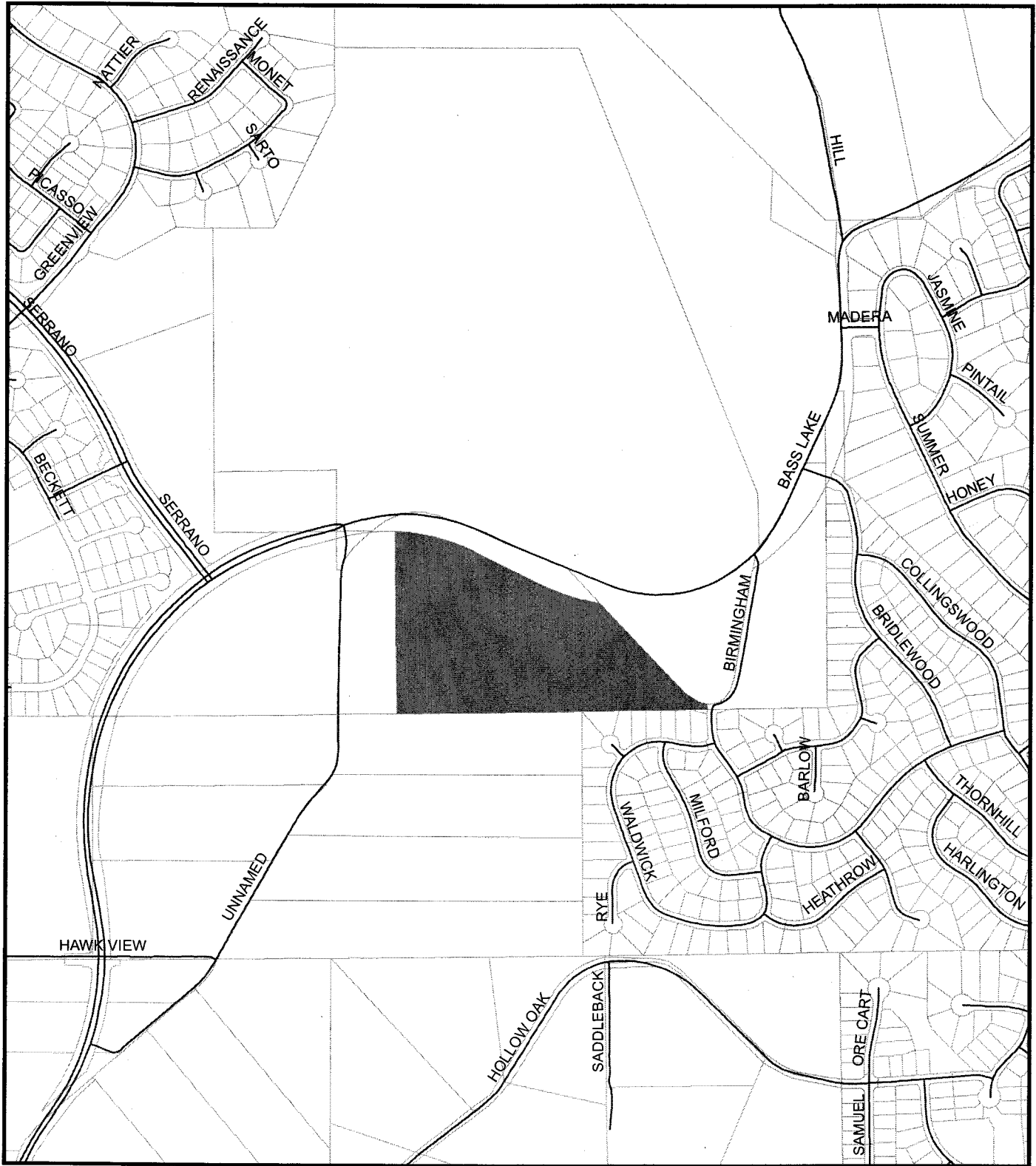
The project is a residential project and a part of an adopted El Dorado Hills Specific Plan Environmental Impact Report (EIR). This project is statutorily exempt from the requirements of CEQA pursuant to Section 15182 stating that a residential project is exempt where a public agency has prepared an EIR on a specific plan after January 1, 1980. No impacts have been identified which were not discussed 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 administration fee is required by the County Recorder to file the Notice of Exemption.

SUPPORTING INFORMATION

- Attachment 1Conditions of Approval
- Attachment 2Findings

- Exhibit A.....Location Map
- Exhibit BAssessor's Parcel Map
- Exhibit CGeneral Plan Map
- Exhibit C-2.....El Dorado Hills Specific Plan Land Use Map
- Exhibit D.....Zoning Map
- Exhibit EVillage J5/J6 Tentative Map (Alternative 1)
- Exhibit F.....Village J Projects (Alternative 1)
- Exhibit G.....Access Easement Exhibit

Z08-0031/ PD08-0019/ TM08-1479
Serrano Village J5/J6
Location Map



Map prepared by:
Jonathan Fong
El Dorado County
Development Services

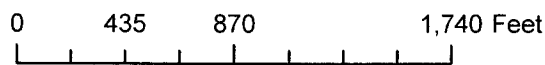
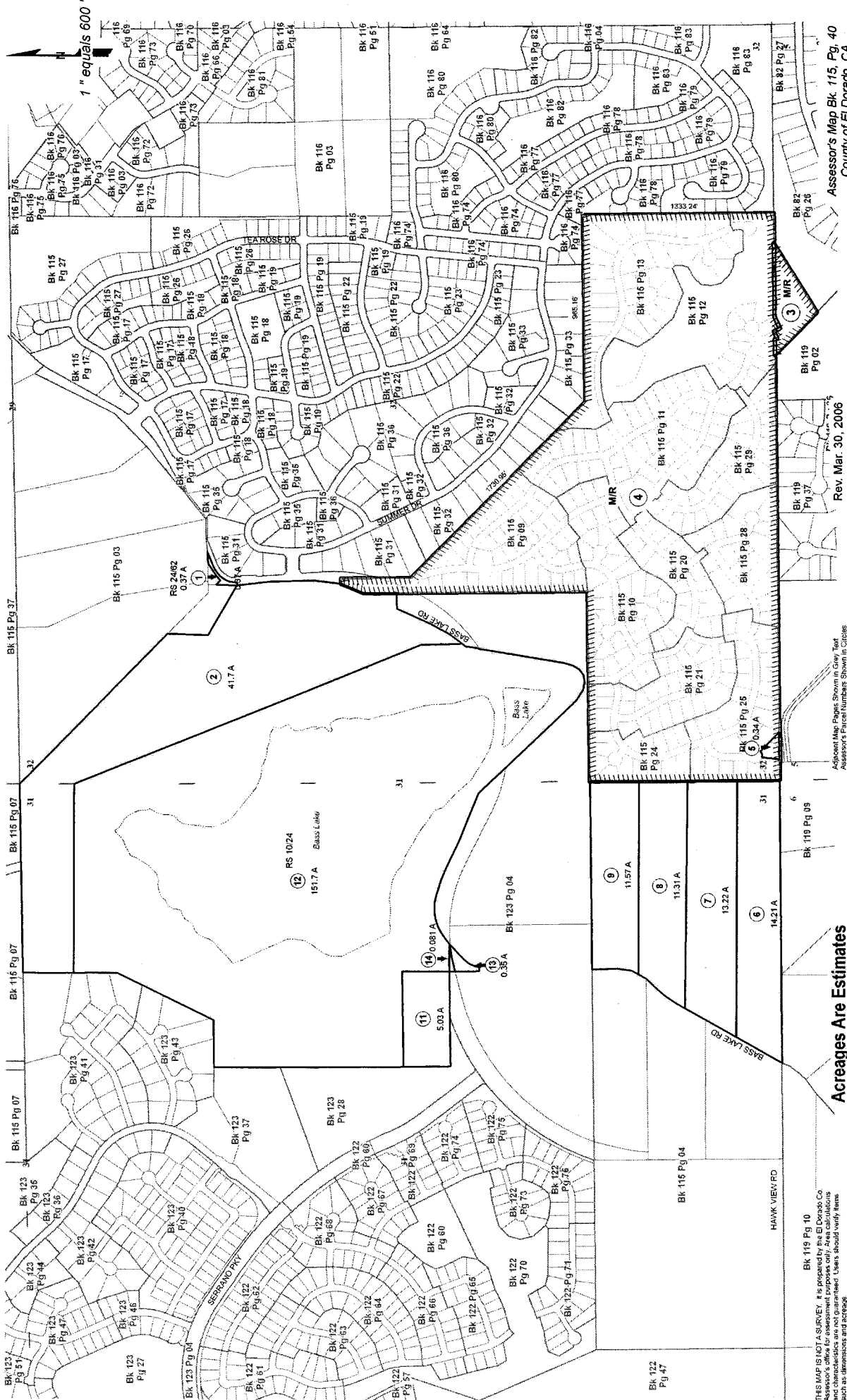


Exhibit A



SECS. 31 & 32 T.10N., R.9E., M.D.M.

115:40



Adjacent Map Pages Shown in Grey Text
Assessor's Parcel Numbers Shown in Colours

Acresages Are Estimates

Bk 119 Pg 10
THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as: dimensions and acreage.

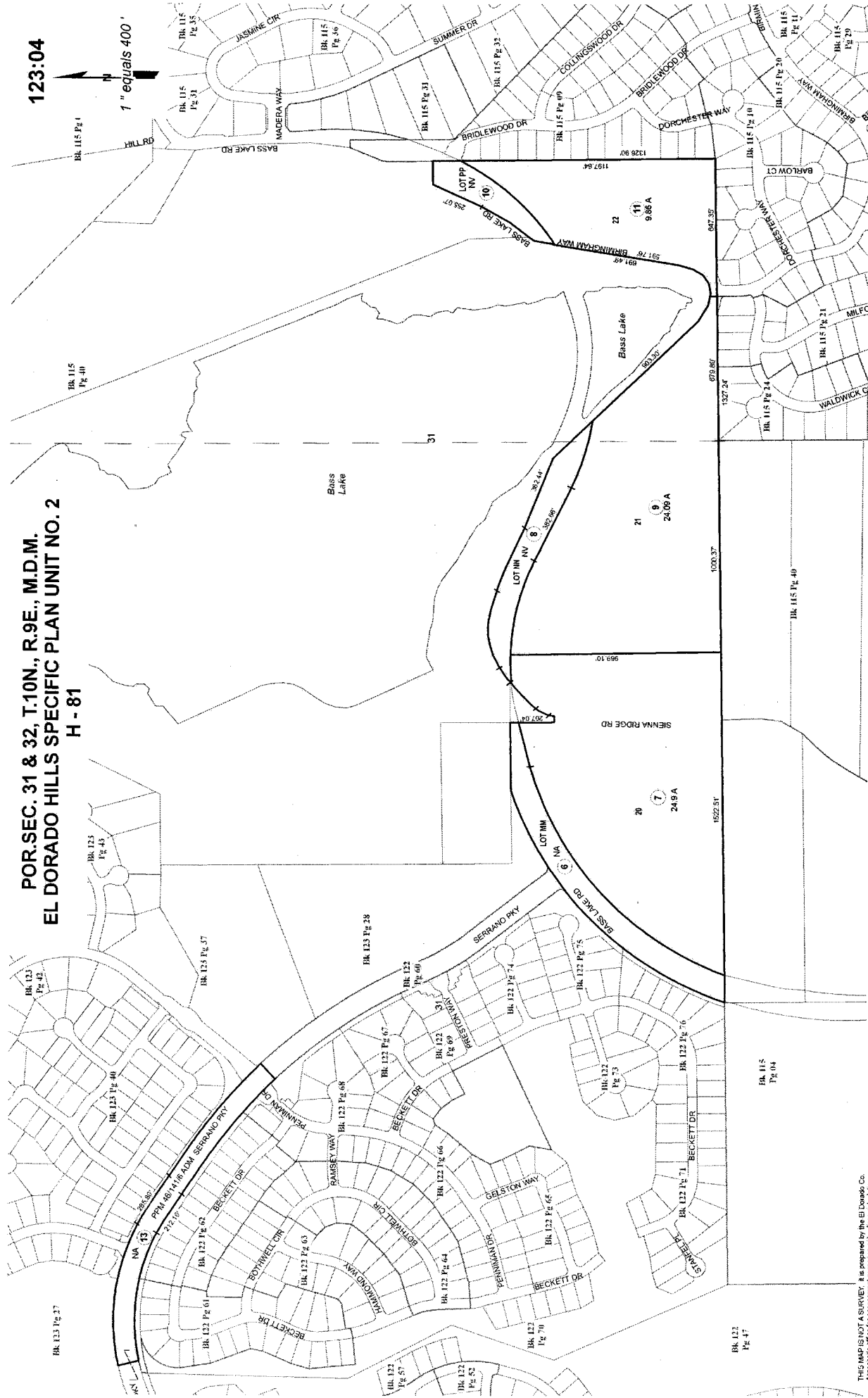
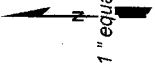
Rev. Mar. 30, 2006

Assessor's Map Bk. 115, Pg. 40
County of El Dorado, CA

EXHIBIT B

**POR.SEC. 31 & 32, T.10N., R.9E., M.D.M.
EL DORADO HILLS SPECIFIC PLAN UNIT NO. 2
H - 81**

123:04



All parcel maps shown in Gray Text.
Assessor's Block Numbers shown in Ellipse.
Assessor's Parcel Numbers shown in Circles.

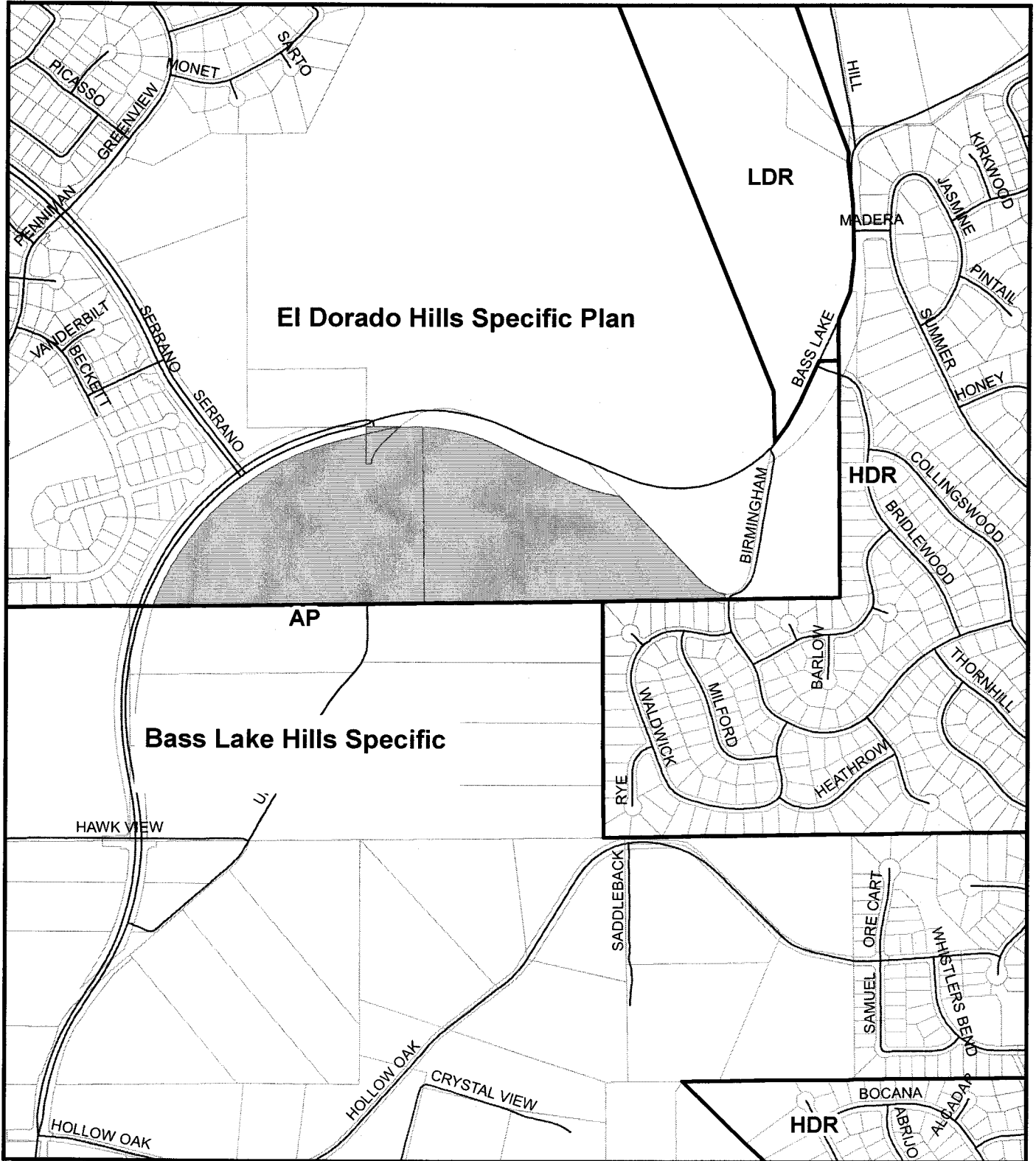
Acreages Are Estimates

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Rev. July 12, 2006

Assessor's Map Bk. 123 - Pg. 04
County of El Dorado, CA

Z08-0031/ PD08-0019/ TM08-1479
Serrano Village J5/J6
General Plan Land Use Map



Map prepared by:
 Jonathan Fong
 El Dorado County
 Development Services

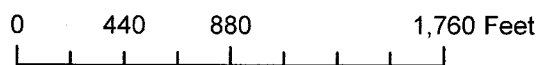


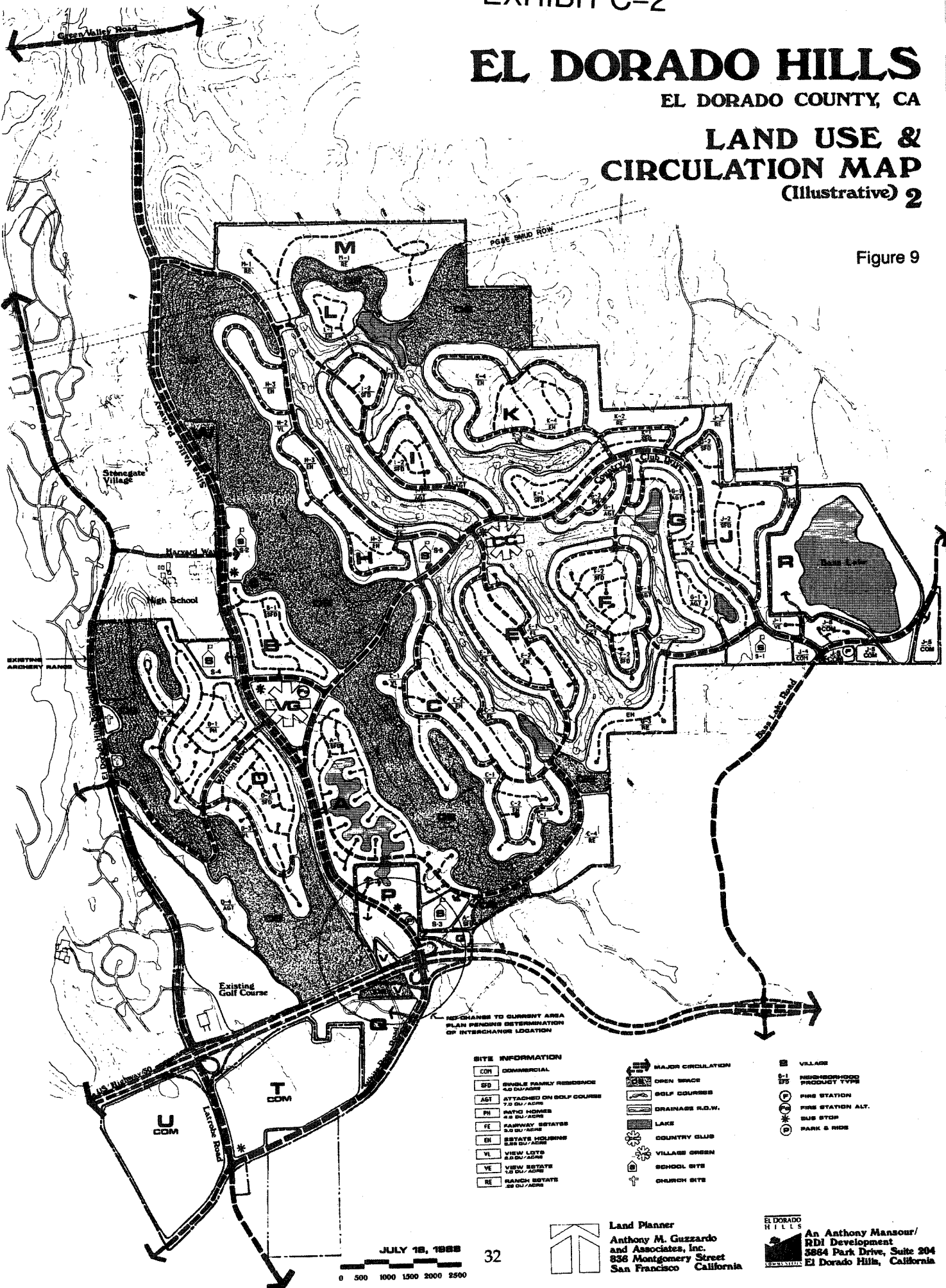
Exhibit C

EL DORADO HILLS

EL DORADO COUNTY, CA

LAND USE & CIRCULATION MAP (Illustrative) 2

Figure 9



SITE INFORMATION

| | |
|-----|--|
| COM | COMMERCIAL |
| SFR | SINGLE FAMILY RESIDENCE 4.0 DU/ACRE |
| AGT | ATTACHED ON GOLF COURSE 7.5 DU/ACRE |
| PH | PATIO HOMES 4.0 DU/ACRE |
| FE | FEEDWAY SETBACKS 5.0 DU/ACRE |
| EH | ESTATE HOLDINGS 6.0 DU/ACRE |
| VL | VIEW LOTS 8.0 DU/ACRE |
| VE | VIEW ESTATE 1.0 DU/ACRE |
| RE | RANCH ESTATE 2.0 DU/ACRE |

| | |
|--|-------------------|
| | MAJOR CIRCULATION |
| | OPEN SPACE |
| | GOLF COURSES |
| | DRAINAGE R.O.W. |
| | LAKE |
| | COUNTRY CLUB |
| | VILLAGE GREEN |
| | SCHOOL SITE |
| | CHURCH SITE |

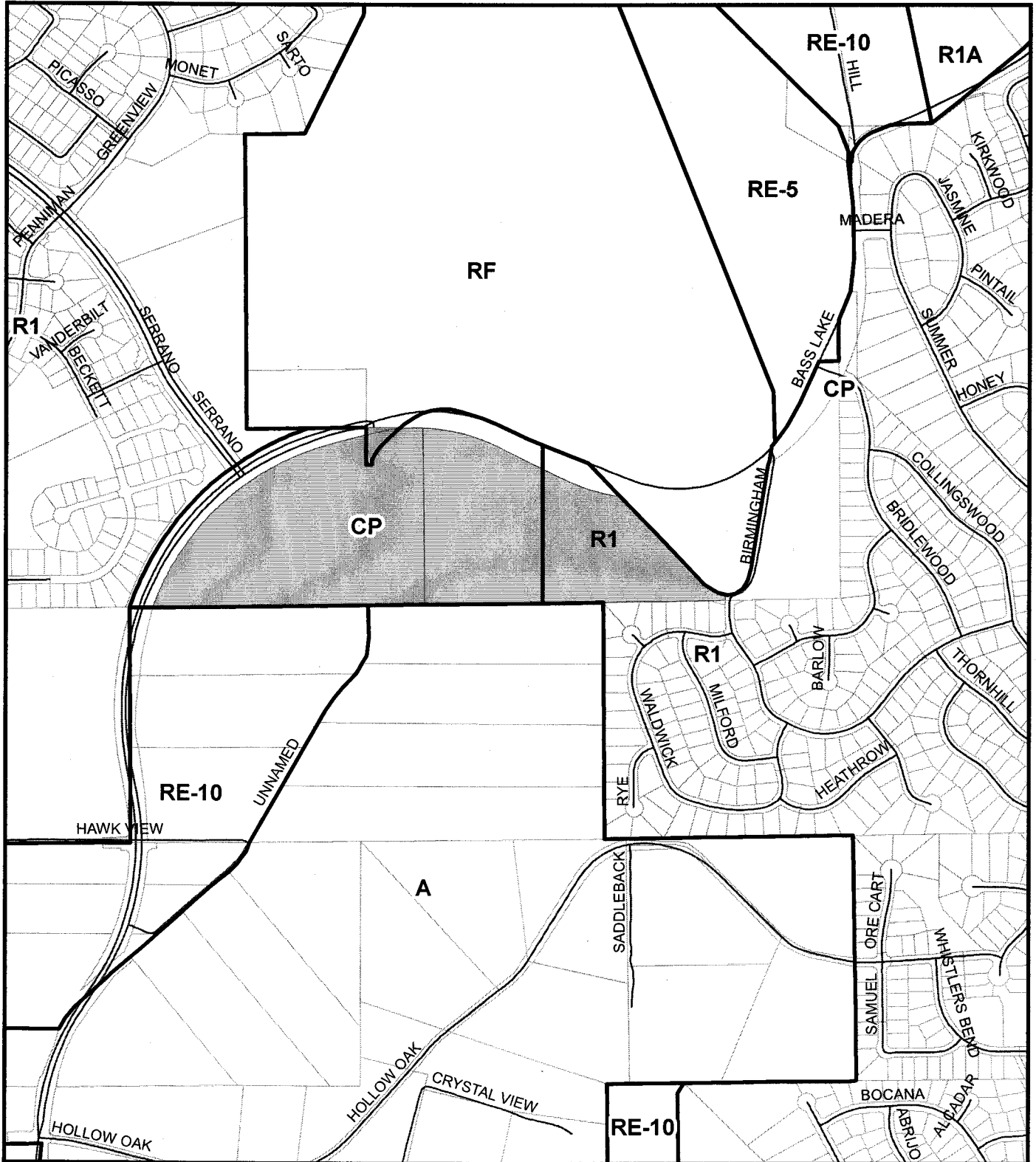
| | |
|--|---------------------------|
| | VILLAGE |
| | NEIGHBORHOOD PRODUCT TYPE |
| | FIRE STATION |
| | FIRE STATION ALT. |
| | BUS STOP |
| | PARK & RIDE |

JULY 18, 1988
0 500 1000 1500 2000 2500

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

EL DORADO HILLS
An Anthony Mansour/
RDI Development
3884 Park Drive, Suite 204
El Dorado Hills, California

Z08-0031/ PD08-0019/ TM08-1479
Serrano Village J5/J6
Zoning Map



Map prepared by:
 Jonathan Fong
 El Dorado County
 Development Services

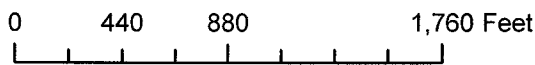
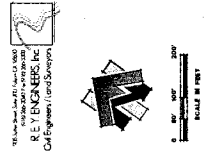


Exhibit D



PRELIMINARY SERRANO J5, J6, J7, LOT H, AND LOT I
 ALTERNATIVE I
 EL DORADO COUNTY
 CALIFORNIA
 SEPTEMBER 2008

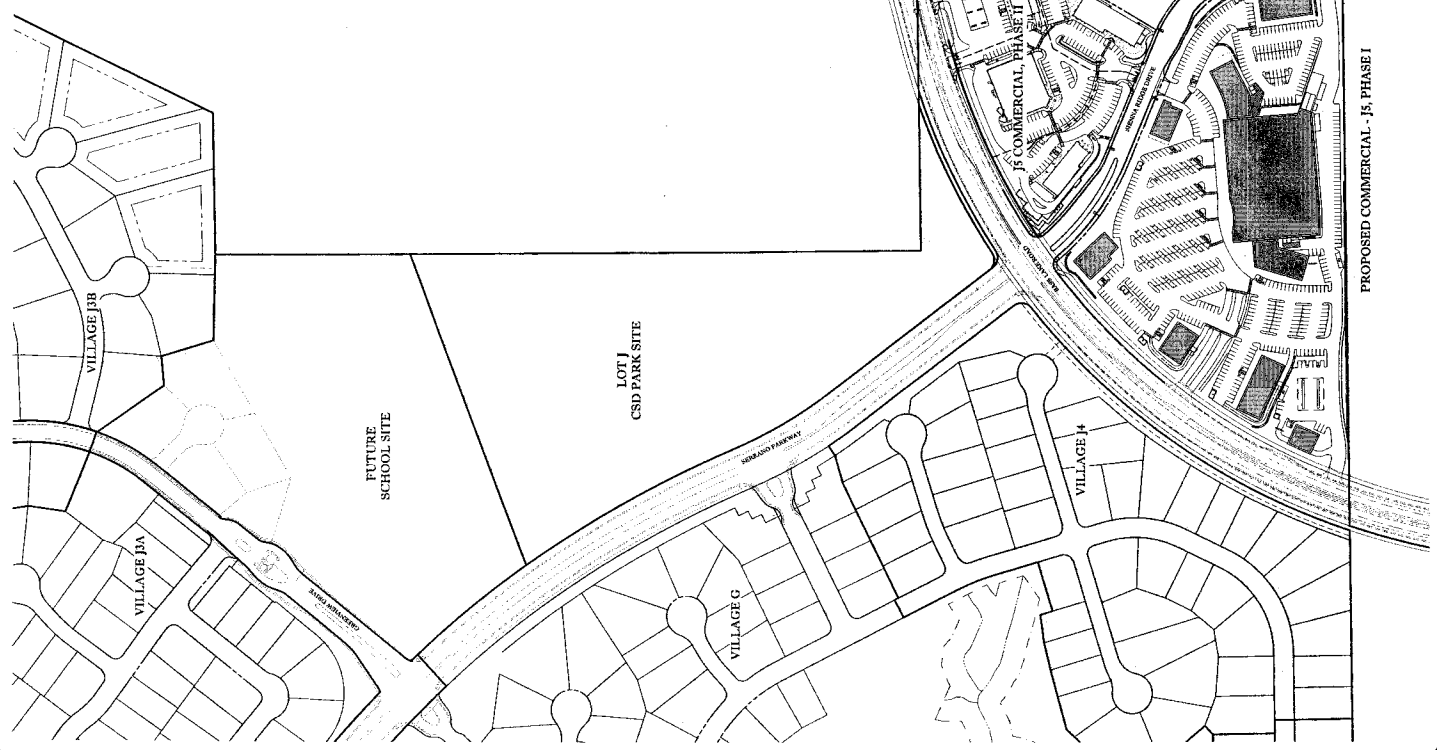
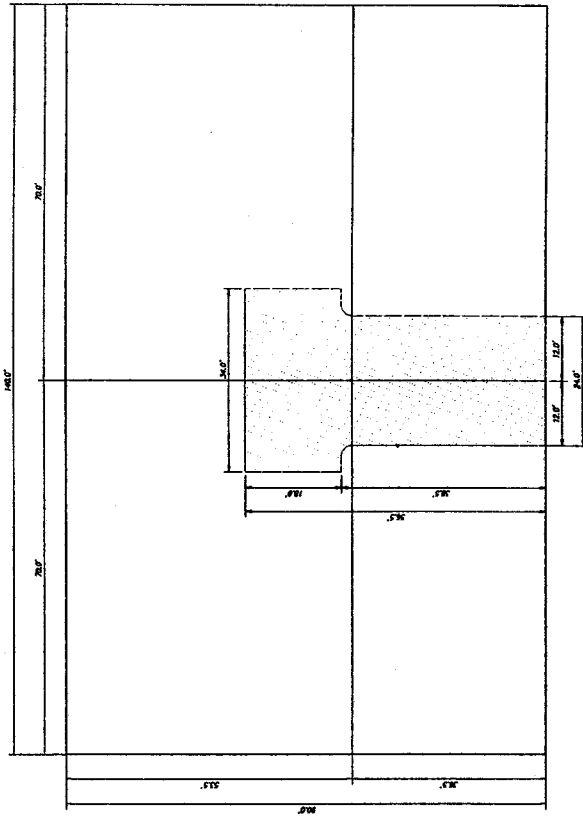
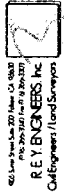


EXHIBIT F

PRIVATE ACCESS EASEMENT EXHIBIT

CALIFORNIA

COUNTY OF EL DORADO



PRIVATE ACCESS EASEMENT

SCALE: 1"=10'

**Z 08-0031/PD 08-0019
TM 08-1479**

EXHIBIT G