

Board of Supervisors Hearing

TM-A26-0001 - TM-A26-0003

Serrano Village M5
Tentative Subdivision Map



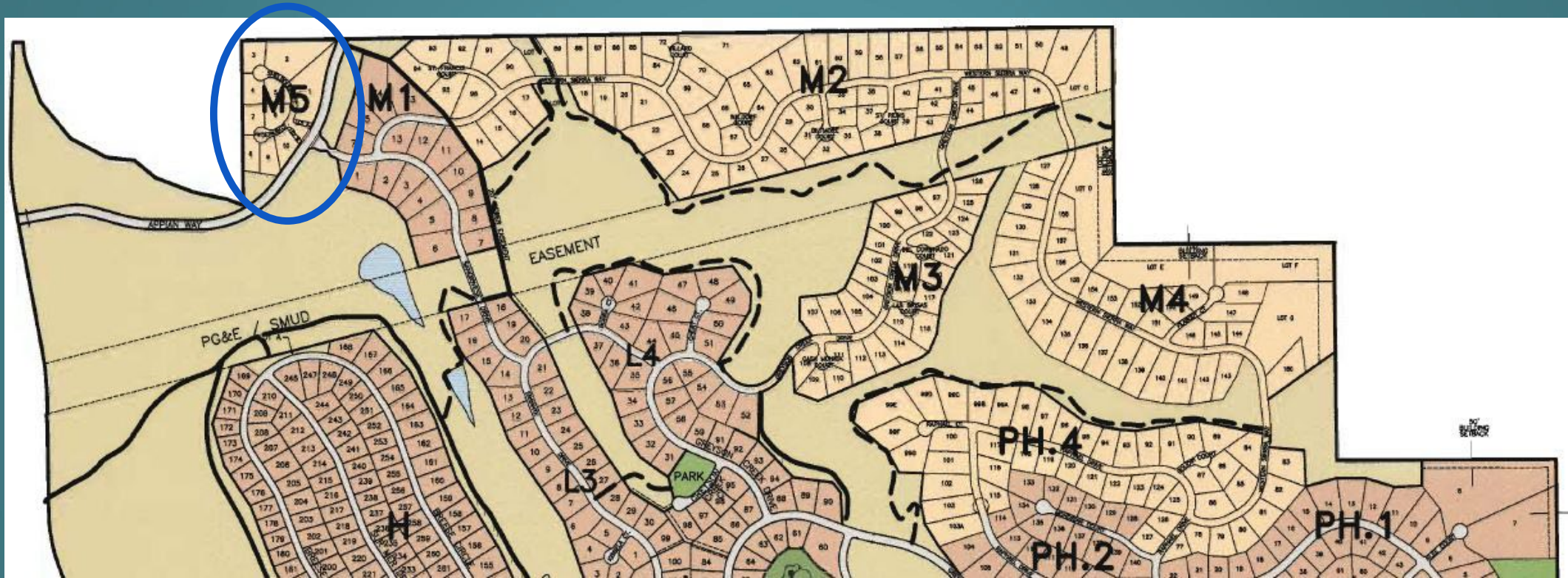
JUNE 16, 2026

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.

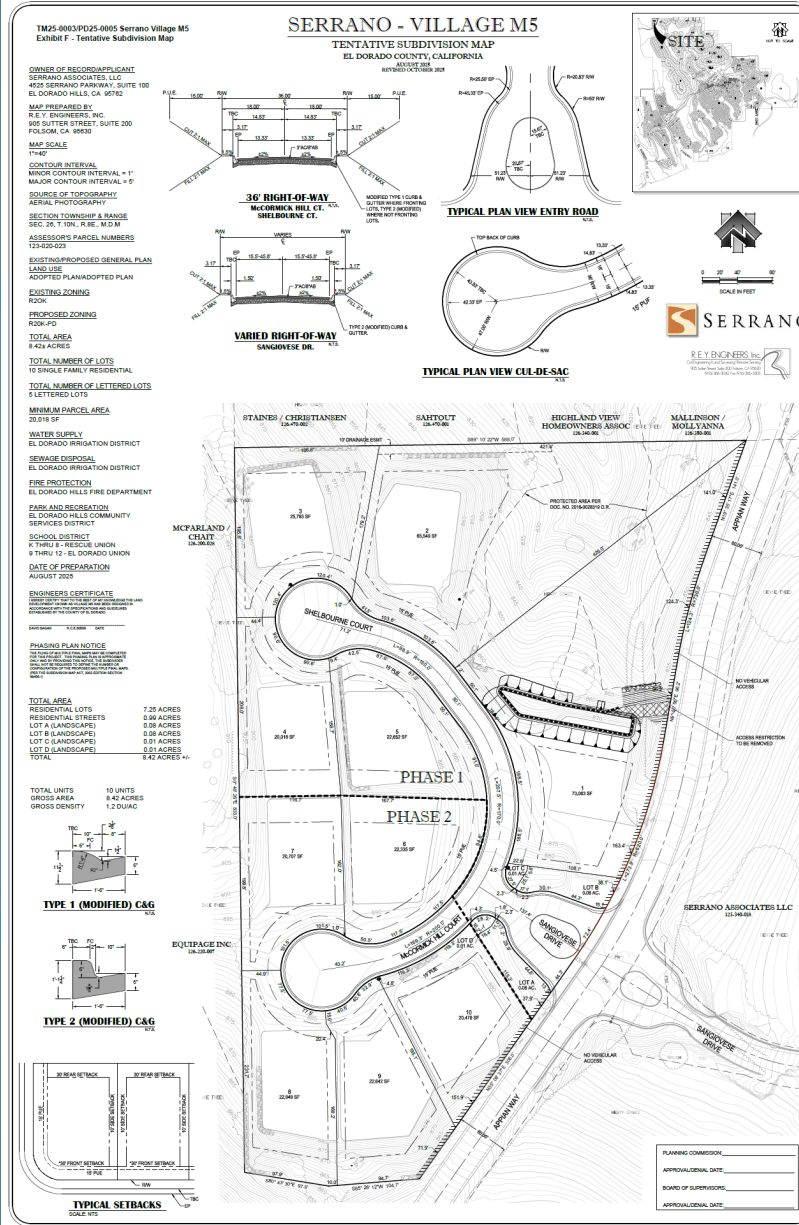
Location within EDH Specific Plan



Aerial with Tentative Subdivision Overlay



Tentative Subdivision Map



Environmental Review

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

Staff Recommendation

Uphold the Planning Commission approval of Tentative Subdivision Map/Planned Development Permit TM25-0003/PD25-0005/Serrano Village M5 (deny appeals TM-A26-0001, TM-A26-0002, TM-A26-0003), based on the Findings of Project Approval adopted by the Planning Commission, as may be modified by the Board.

Alternatively, the Board of Supervisors may reverse the Planning Commission's approval of Tentative Subdivision Map/Planned Development Permit TM25-0003/PD25-0005/Serrano Village M5 (approve one or more of the three (3) appeals TM-A26-0001, TM-A26-0002, and/or TM-A26-0003) with Findings of Project Denial based upon the Board of Supervisors direction.