

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



**Agenda of:** June 8, 2017

**Staff:** Mel Pabalinas

**TENTATIVE SUBDIVISION MAP REVISION/PLANNED  
DEVELOPMENT REVISION**

**FILE NUMBER:** TM01-1381-R-5/PD01-0009-R-4/ Serrano Village M2/M3

**APPLICANT/  
AGENT:** Serrano Associates, LLC

**ENGINEER:** REY Engineers

**REQUEST:** Minor revisions to the approved Serrano Village M2/M3 Tentative Subdivision Map and Planned Development consisting of the following:

1. Removal of Casa Monica Court;
2. Merge residential Lots 108 and 109 into Open Space Lot A as part of the Development Plan for the Serrano Village M2/M3 Tentative Subdivision Map;
3. Design Waiver of Design and Improvement Standard Manual (DISM) standard exceeding the depth of the narrow access portion of flag Lot 110; and
4. Reduction of approved residential lot quantity from 103 to 101 and increase the total open space lot quantity to seven lots for Serrano Village M2/M3 Tentative Subdivision Map and Planned Development.

**LOCATION:** Southside of Greyson Creek Road, approximately 800 feet east of the intersection with Errante Drive, in the El Dorado Hills area, Supervisorial District 1. (Exhibit A)

**APN:** Portion of 123-630-07 (Exhibit B)

**ACREAGE:** 20 acres

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

**ZONING:** Single-Unit Residential–Planned Development (R1-PD)

**ENVIRONMENTAL DOCUMENT:** Statutorily exempt pursuant to CEQA Guidelines Section 15182 (Residential Projects Pursuant to a Specific Plan with a certified Environmental Impact Report; State Clearinghouse No 86122912).

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

- 1) Find the project to be Statutorily Exempt pursuant to the California Environmental Quality Act Guidelines Section 15182;
- 2) Approve Tentative Subdivision Map Revision TM01-1381-R-5/Planned Development Revision PD01-0009-R-4, based on the Findings and subject to Conditions of Approval as presented; and
- 3) Approve Design Waiver for modified flag lot standard for Lot 110, based on the Findings and subject to the Conditions of Approval as presented.

## **BACKGROUND**

Serrano Village M3 is within the Village M area of the El Dorado Hills Specific Plan (Exhibits E and F). The village is a part of the Serrano Village M2/M3 Tentative Subdivision Map and Planned Development that was originally approved by the Planning Commission on February 9, 2006, subdividing the 165-acre property into total of 103 residential lots and five open space lots (Exhibit G).

During processing of the Improvement Plans for the Serrano Village M3 portion of the subdivision, the applicant identified a need to increase a planned open space lot in the vicinity of Casa Monica Court along Greyson Creek Drive and Lots 108 through 111 (Exhibit H). Expansion of the planned open space lot would involve the removal of the cul-de-sac and re-configuration of four lots. Residential lots 108 and 109 would be merged creating Lot A, which would be designated as Open Space as part of the Development Plan for the subdivision consistent with the requirements of the Specific Plan. Lot 110 would be reconfigured with a flag lot design, in conformance with the standards of the Design and Improvement Standards Manual (DISM) (Exhibit I). Lot 110, however, exceeds the required maximum length standard of 100 feet for the narrow access (“pole”) portion of the flag lot at 134.2 feet requiring a Design Waiver in accordance with the DISM and subject to the Findings of the County Subdivision Ordinance. Lot 111 is reconfigured in conformance with the DISM standards, the Specific Plan, and adopted Planned Development

## **ANALYSIS**

The revised Serrano Village M3 subdivision map would be consistent with the El Dorado Hills Specific Plan. The creation of open space Lot A would preserve natural and biological habitat resources. The creation of a flag lot (Lot 110) is permitted in planned developments subject to the DISM. The removal of the cul-de-sac at Casa Monica Court would not affect the circulation condition in this portion of this private subdivision. These revisions are consistent with and do not negatively affect the functionality of the Development Plan for the subdivision.

Despite flag lot 110 exceeding the maximum length requirement of the DISM, the lot conforms to the other flag lot requirements in the DISM, including maintaining the minimum lot size of 20,000 square feet (per the approved Development Plan for Serrano Village M2/M3 subdivision), designing the width of the access “pole” at 42 feet in excess of the minimum required 25 feet, and, as conditioned, construction of a 16-foot wide driveway, consistent with the similar minimum standard width. Subject to a Design Waiver, the exceedance of the maximum length standard constitutes a special circumstance that would minimize unnecessary hardship in developing the property in compliance with the required Findings in the Subdivision Ordinance as further discussed below.

The original conditions of approval for the subdivision are included with corresponding modifications related to the proposed revisions.

## **ENVIRONMENTAL REVIEW**

This project is Statutorily Exempt from the California Environmental Quality Act pursuant to Section 15182 as this residential development is consistent with the adopted specific plan (El Dorado Hills Specific Plan) for which an Environment Impact Report (EIR) has been certified. The EIR (State Clearinghouse No. 86122912) was certified in 1988 with the adoption of the specific plan. The project has been reviewed for consistency with the EIR and determined that no new impacts have been identified that have not been previously analyzed and mitigated in the EIR.

A \$50.<sup>00</sup> processing fee is required by the County Recorder to file the Notice of Exemption. The filing of the Notice of Exemption is optional; however, not filing the Notice extends the statute of limitations for legal challenges to the project from 35 days to 180 days.

## SUPPORT INFORMATION

### Attachments to Staff Report:

Findings  
Conditions of Approval

Exhibit A.....Location Map  
Exhibit B.....Assessor's Parcel Map  
Exhibit C.....General Plan Land Use Map  
Exhibit D.....Zone Map  
Exhibit E.....El Dorado Hills Specific Plan  
Exhibit F.....Serrano Marketing Map; March 2016  
Exhibit G.....Approved Serrano Village M2/M3 Tentative  
Subdivision Map/Planned Development;  
February 9, 2006  
Exhibit H.....Proposed Revised M2/M3 Tentative Map - Detailed  
Map  
Exhibit I.....Flag Lot DISM Standards