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TO: Board of Supervisors Agenda of: August 15, 2023

FROM: Matthew Aselage, Associate Planner

DATE: July 17, 2023

RE: **TM-C22-0003/PD-R22-0003 (TM01-1378/PD01-0005)/Serrano Village K6
Subdivision Map Amendment and Serrano Village K6, Unit 2 Planned
Development Revision**

SUBDIVISION MAP AMENDMENT AND PLANNED DEVELOPMENT REVISION

FILE NO.: TM-C22-0003/PD-R22-0003 (TM10-1496/PD10-0002)/Serrano
Village K6 Subdivision Map Amendment and Serrano Village K6, Unit
2 Planned Development Revision

**APPLICANT/
AGENT:** R.E.Y. Engineers, Inc. c/o Brian Thionnet

OWNER: Smith-Speer Revocable Trust

REQUEST: Amendment to recorded Serrano Village K6 Subdivision Map J-113C
and Planned Development Revision to remove a portion of the vehicular
access restriction over the southern portion of the subject property: Lot
73, Sub. J-113C.

LOCATION: The property is located on the north side of Greenview Drive,
approximately 0.7 miles northwest of the intersection with Serrano
Parkway, in the El Dorado Hills area, Supervisorial District 1 (Exhibit
A).

APNs: 123-560-005 (Exhibit B)

ACREAGE: 4.15 acre

GENERAL PLAN: Area Plan (AP) (Exhibit D)

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

ENVIRONMENTAL DOCUMENT: Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Minor Alterations in Land Use Limitations).

RECOMMENDATION: Staff recommends the Board of Supervisors take the following actions:

1. Find Subdivision Map Correction TM-C22-0003 and Planned Development Revision PD-R22-0003 to be Categorical Exempt pursuant to Section 15305, Minor Alterations in Land Use Limitations, of the CEQA Guidelines; and
2. Approve TM-C22-0003 and PD-R22-0003 amending Recorded Subdivision Map J-113C and Planned Development based on the Findings and subject to the Conditions of Approval as presented.

BACKGROUND

The Serrano Village K5 & K6 Subdivision Map and Planned Development (TM01-1378/PD01-0005) was approved by the Planning Commission on July 26, 2001. The approved subdivision consisted of 212 residential lots ranging in size from 6,708 square feet to 177,725 square feet, a 3.74-acre park, as well as open space lots and golf course lots (Exhibit E). A minor revision of the K5 portion of the tentative map was approved through a Substantial Conformance review in April 2007. The subdivision final map was approved by the Board of Supervisors on October 4, 2011.

The project would result in the allowance for separate driveway access for Lots 72 and 73. The area of Lot 73 which would be eligible for driveway improvements includes a slope which is less than 20-percent. The rest of the parcel is relatively flat per prior approved grading activities (Exhibit G).

ANALYSIS

Setting: The project parcel is located on the north side of the Serrano Village K6, Unit 2 subdivision area. The majority of the subdivision has been developed. The subject parcel currently shares a driveway access easement with the easterly adjacent parcel.

Project Description: The request is to remove a portion of a vehicular access restriction over the southern portion of Lot 73 (Sub. J-113C) to allow driveway access directly to Greenview Drive for the future single-family residence to be built on the lot. This is consistent with Chapter 120.72 of the El Dorado County Code and Section 66472.1 of the Subdivision Map Act, which allows for the amending of recorded maps by either filing a Certificate of Correction or an amended map. A portion of one lot (APN 123-560-005) would be affected, resulting in the ability to construct a driveway access encroachment along the southern portion of the lot. No other lots would be affected (Exhibit G).

As part of this amendment, an access easement requirement upon development of Lot 72 and Lot 73 would no longer be necessary as Lot 73 would have the ability to encroach directly onto Greenview Drive. Consistent with the requirements of the El Dorado County Surveyor's Office, the project has been conditioned to formally effect these easement changes with appropriate applications under the Surveyor's authority.

The modification conforms to the design and layout of the other large residential lots in the Serrano Village K6, Unit 2 subdivision and is substantially consistent with both the approved Tentative Map and the existing and recorded Final Map.

Should the Board approve the proposed amendment, a new recorded Map, as determined by County Surveyor's Office shall be required to effect the amendment(s).

In order to approve the map amendment, the County must find that the amended map complies with the Government Code and make specific findings pursuant to Section 120.72.040 of the County's Subdivision Ordinance. These findings are presented in the finding section of this staff report that follows.

Agency Coordination and Conditions of Approval: Agency distribution of the project was sent to relevant agencies on April 25, 2023. Of those agencies distributed, only the County Surveyor's Office had requirements that resulted in a Condition of Approval. None of the other Agencies had issue or objection to the proposed project. The original Serrano Village K6, Unit 2 Tentative Subdivision Map Conditions of Approval, which shall remain applicable, are included along with the reflected changes for this amendment.

Consistency: As discussed in the Findings, staff has determined that the proposed project, as conditioned, maintains consistency with the approved Serrano Village K5 & K6 Tentative Subdivision, is consistent with the Area Plan (AP) land use designation and other applicable policies in the El Dorado County General Plan, as well as the provisions and standards of the Single-Unit Residential – Planned Development (R1-PD) zone and other Zoning Ordinance requirements.

ENVIRONMENTAL REVIEW

Staff has reviewed the project and found it exempt from CEQA pursuant to Section 15305, Minor Alterations in Land Use Limitations. Class Five exemptions consist of minor alterations in land

use limitations in areas with an average slope of less than 20-percent, which do not result in any changes in land use or density, and do not create any new parcel.

Filing of a Notice of Exemption is required in accordance with CEQA Guidelines Section 15062 to initiate a 35-day statute of limitations on legal challenges to the County’s decision that the project is exempt from CEQA. The applicant shall submit a \$50.00 recording fee to Planning Services in order for the County Recorder to file the Notice of Exemption.

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.....Zoning Map
- Exhibit E.....Tentative Subdivision Map TM01-1378/PD01-0005
- Exhibit F.....Recorded Subdivision Map, J-113C
- Exhibit G.....Proposed Serrano Village K6 Revised Map