



EL DORADO COUNTY PLANNING & BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-5355, Fax (530) 642-0508

Date: March 5, 2021

To: Planning Commission

From: Bianca Dinkler, Associate Planner

**Subject: Serrano Village J3B Minor Revision (Lot 66) - TM-R20-0001/PD-R20-0008
Planning Commission Hearing 02/25/2021 - Agenda Item 2.
Updated Information in Response to Public Comments**

The project, TM-R20-0001/PD-R20-0008 Serrano Village J3B Minor Revision (Lot 66), was initially reviewed by the Planning Commission on February 25, 2021. Due to public comments received on the project, Planning staff requested a date certain continuance to the Planning Commission on March 11, 2021 in order to respond to these comments. Specifically, Chairman Vegna, Commissioner Williams, and neighbors in Green Springs Ranch requested Planning staff to clarify where the 250-foot would be measured from, how much of the property would the reduction apply to, what improvements would be allowed within the reduced separation area, and would the approval of the reduction in the 250-foot separation area apply to any of the other four-acre parcels in Serrano Village J3B.

Based on review of the limited original project records, Planning staff interpreted the Tentative Subdivision Map/Planned Development setback in Condition of Approval 39 (TM01-1376/PD01-03) to be a separation zone since the language states that “the purpose of the limited building area was to create a minimum 250-foot separation between residences”, therefore, it is not a traditional setback measured from the property line. In addition to the 250-foot separation between residences, the parcel is subject to a traditional setback of 50-feet measured from the property line. As shown on the site plan (Exhibit G, staff report), a portion of the 250-foot radius separation arc is on Lot 66 (reference Attachment A, B). The in-ground pool would be built outside of and along the edge of this arc. The landscape planting and in-ground spa would be on the inside edge of the arc. These low profile backyard improvements would meet the existing traditional setback of 50-feet measured from the rear yard property line, as shown by the dark grey dashed line on the site plan.

The original project condition did not indicate where the 250-foot separation measurement should be measured from. Therefore, the measurement was taken from the center point of the Green Springs Ranch residence (Ron Peek/1720 Dormitory Road), to the eastern corner of the Nicholson’s residence on Serrano Lot 66. Building permit #314467 was issued for the primary residence by the County on May 21, 2020 and the residence is currently under construction.

The request for the reduced 250-foot separation would be restricted to the pool, spa, and landscape screen **only**. None of these improvements would be in the existing 50-foot setback that is measured from the rear yard property line. No structures would be permitted within the

existing 50-foot setback. The reduction in the 250-foot separation would apply to Lot 66 only and be limited to the proposed edge of the pool, spa, and landscape. The limitation would not apply to the other four-acre parcels in this Serrano village. The project request has been revised and COA 4 has been updated to reflect these specific restrictions to development.

Planning Services staff requests the project request be updated to read as follows:

Request: Revision to an approved Tentative Subdivision Map and Planned Development Permit for Serrano Village J3B (TM01-1376/PD01-0003) revising Condition of Approval No. 39 ~~reducing the rear yard setback from 250 feet to 50 feet to accommodate proposed backyard improvements (pool/spa) within subject property (Lot 66 of recorded subdivision).~~ to allow a reduction in the 250-foot separation between residences to allow for a pool, spa, and landscape screen within the 250-foot radius distance between residences. The existing 50-foot setback from the rear property line would still apply. No structures would be allowed in the existing 50-foot setback from the property line and no other additional structures or buildings other than the proposed pool, spa, and landscape screening would be allowed within the 250-foot separation between residences. The reduction would apply to Serrano Village J3B Lot 66 only.

Planning Services staff requests the COA 4 be updated to read as follows:

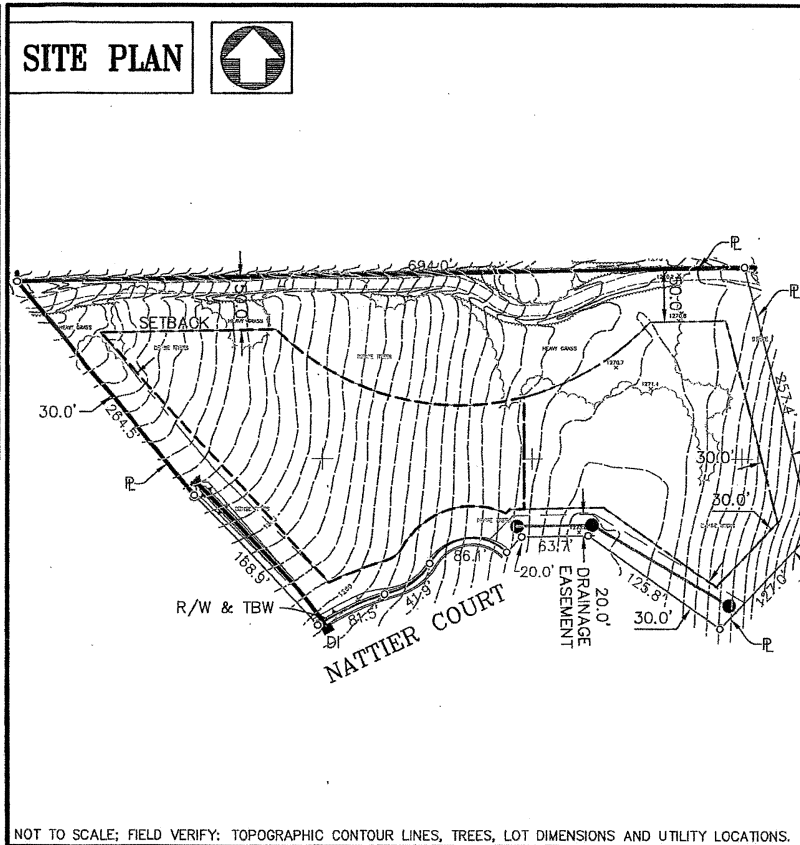
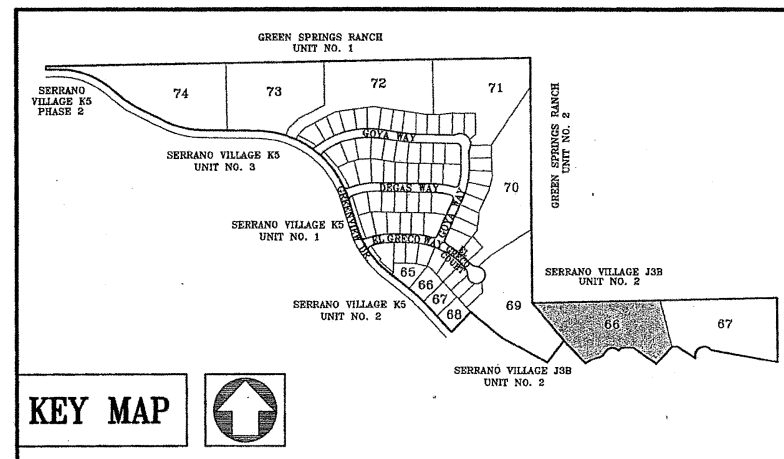
4. **COA No. 39; TM01-1376/PD01-0003:** The four (plus or minus) acre lots adjacent to Green Springs Ranch will have a limited building area for both the principal structure and all ancillary structures, such as gazebos, pools, cabanas, barns and the like. The purpose of the limited building area is to create a minimum 250-foot separation between residences with Green Springs Ranch existing as of August 2, 2001, and those buildings to be built on the four (plus or minus) acre lots. Except for the area along the west border of the Peak, Annis, and Sedlak parcels that shall have a minimum 100-foot building setback, the minimum common property line setback shall be 50 feet. At the time of recordation of a map creating the four (plus or minus) acre lots, the building setbacks illustrated on the approved map shall prevail for all structures. For Serrano Village J3B Lot 66 only, the 250-foot separation between residences would be reduced to allow for a pool, spa, and landscape screening that infringes into the 250-foot distance between residences as proposed on the project plans of September 10, 2019, and no other structures would be allowed within the 250-foot separation between residences. This reduction in the 250-foot distance between residences for Serrano Village J3B Lot 66 would not apply to any other parcel and would not affect or limit the common property line setback of 50-feet from the rear property line.

Attachment A - Subdivision Notes for Serrano Village J3B Lot 66 (2 pages)

TM-R20-0001/PD-R20-0008 SERRANO VILLAGE J3B MINOR REVISION LOT 66
 ATTACHMENT A - SUBDIVISION NOTES FOR SERRANO VILLAGE J3B LOT 66

VILLAGE J3B - UNIT 2 - LOT 66

2020 SEP -3 PM 12:53
 RECEIVED
 PLANNING DEPARTMENT



NOTES FOR LOT 66 - VILLAGE J3B

- PRIMARY BUILDING PAD - 39,127 SQ. FT.
- SECONDARY BUILDING PAD - 49,011 SQ. FT.
- MINIMUM HOUSE SIZE - 2,500 SQ. FT.
- LOT SQUARE FOOTAGE 174,437 SQ. FT.
- REFER TO MASTER FENCE PLAN FOR MANDATORY AND OPTIONAL FENCING REQUIREMENTS.
- FRONT AND REAR YARD LANDSCAPING MUST TRANSITION TO LANDSCAPING AT ADJACENT LOT INCLUDING BOTH SIDES OF THE DRIVEWAY.
- REFER TO CUSTOM DESIGN GUIDELINES FOR SPECIFIC INFORMATION REGARDING SITE PLANNING, GRADING, DRAINAGE, ARCHITECTURAL DESIGN, FENCING AND LANDSCAPING REQUIREMENTS.
- THIS LOT WILL BE REQUIRED TO USE RECYCLED WATER FOR ALL EXTERIOR LANDSCAPE PURPOSES.
- DO NOT TRENCH THROUGH THE DRIP LINES OF TREES FOR UTILITY SERVICES, OR IRRIGATION LINES.
- TREE REMOVAL OR GRADING AROUND OAKS TO BE MINIMIZED.
- ALL TREES TO BE RETAINED MUST BE PROTECTED BY ACC APPROVED METHODS PRIOR TO AND DURING CONSTRUCTION.
- ENCROACHMENT INTO DRIP LINES OF OAKS IS PERMITTED SUBJECT TO ADVICE FROM A CERTIFIED ARBORIST AND ACC APPROVAL.
- FOR PROPOSED IMPROVEMENTS WITHIN THE PRIMARY OR SECONDARY BUILDING ENVELOPES, HOMEOWNER MUST SUBMIT A TREE SURVEY OF THE ENTIRE ENVELOPE IDENTIFYING OAK TREES 12" OR GREATER IN DIAMETER.
- THIS LOT MAY REQUIRE AN INDIVIDUAL SEWER PUMP.
- EXISTING WROUGHT IRON FENCE TO BE MAINTAINED BY HOMEOWNER.
- NO DEVELOPMENT/IMPROVEMENTS BEYOND THE PRIMARY AND SECONDARY BUILDING ENVELOPES.
- DRAINAGE CHANNEL MUST BE MAINTAINED BY HOMEOWNER AND CANNOT BE MODIFIED WITHOUT PRIOR ACC APPROVAL.

LEGEND

- PRIMARY BUILDING ENVELOPE LIMITS (FOR THE PRIMARY RESIDENCE AND ALL ANCILLARY USES)
- - - SECONDARY BUILDING ENVELOPE LIMITS (FOR ANCILLARY USES AND NON-HABITABLE STRUCTURES, SUBJECT TO SPECIAL DESIGN CONSIDERATIONS THAT MINIMIZE OAK TREE IMPACTS)

- PSS- PUMP SEWER SERVICE
- ARV- AIR RELEASE VALVE
- RWS- RECYCLED WATER SERVICE
- WS- WATER SERVICE
- SS- SEWER SERVICE



PD-R20-0008/TM-R20-0001

TM-R20-0001/PD-R20-0008 SERRANO VILLAGE J3B MINOR REVISION LOT 66
ATTACHMENT A - SUBDIVISION NOTES FOR SERRANO VILLAGE J3B LOT 66

