

**COUNTY OF EL DORADO  
PLANNING AND BUILDING DEPARTMENT  
PLANNING COMMISSION  
STAFF REPORT**



**Agenda of:** February 25, 2021

**Staff:** Bianca Dinkler

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

**FILE NUMBER:** TM-R20-0001/PD-R20-0008/Serrano Village J3B Minor Revision (Lot 66)

**OWNER/  
APPLICANTS:** Chris and Cindy Nicholson

**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).

**LOCATION:** North side of Nattier Court, approximately 264 feet east of the intersection with Greenview Drive, in the El Dorado Hills area, Supervisorial District 1. (Exhibits A, B, C)

**APN:** 123-410-024 (Exhibit D)

**ACREAGE:** 4.0 Acres

**GENERAL PLAN:** Adopted Plan (AP), El Dorado Hills Specific Plan (Exhibit E)

**ZONING:** Residential, Single-Unit, Planned Development (R1-PD) (Exhibit F)

**ENVIRONMENTAL DOCUMENT:** Statutorily Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15182 of the CEQA Guidelines (Residential Projects with an Environmental Impact Report (EIR) Pursuant to a Specific Plan); El Dorado Hills Specific Plan (EDHSP).

**RECOMMENDATION:** Staff recommending the Planning Commission take the following actions:

1. Find the project Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines (Residential Projects with an EIR Pursuant to a Specific Plan); and,
2. Approve TM-R20-0001 and PD-R20-0008, revising Condition of Approval No. 39 of the approved Tentative Subdivision Map TM01-1376 (Serrano Village J3B), based on the Findings and subject to the Conditions of Approval as presented.

## **EXECUTIVE SUMMARY**

Approval of the proposed revisions, TM-R20-0001/PD-R20-0008, to Condition of Approval (COA) No. 39 would result in a reduced setback from 250 feet to 50 feet on Lot 66 in Serrano Village J3B to accommodate backyard improvements for a pool/spa and plant/landscape screening. With the proposed amendments, the map maintains consistency with the General Plan, the EDHSP, the Subdivision Ordinance and Zoning Ordinance. Staff recommends approval of the project subject to the Findings and Conditions of Approval as presented.

## **BACKGROUND**

The original tentative map and planned development permit for the Serrano subdivision, TM92-1257, was approved on August 29, 1995. A subsequent revision, TM01-1376/PD01-03, for Serrano Village J2 and J3, was approved by the Planning Commission on July 26, 2001 for a tentative subdivision map phasing plan and development plan creating 148 residential lots, a school site, and a park site. It also approved a reduction of road right-of-way to conform to actual street width improvements, a reduction in cul-de-sac turn-arounds, and reduction in sidewalk widths (Exhibits M, N, O). With the approval in 2001, the 250 foot setback was applied to specific residential lots in Village J3B (Lot 66, 67, and 72) that are adjacent to the neighboring subdivision, Green Springs Ranch. The request to reduce the setback from 250 feet to 50 feet would apply to Lot 66 only. The other Serrano lots would continue to maintain their current setbacks.

## **ANALYSIS**

**Project Description:** The applicants are requesting the tentative subdivision map amendment and development plan revision, TM-R20-0001/PD-R20-0008, to revise COA No. 39 to allow a reduced setback from 250 feet to 50 feet on Lot 66 in Serrano Village J3B to allow development of backyard improvements for a pool/spa and a plant/landscape screening (Exhibit G). The proposed revision to COA No. 39 does not affect the residential subdivision design, improvements, lot quantity or other improvements required as part of the Serrano subdivision in association with development under the EDHSP. A letter from the property owners is included expressing why they would like the pool/spa to be installed in its proposed location (Exhibit H). In addition, the property owners reached out to the adjacent-neighboring property owners in Green Springs Ranch. The neighbors are supportive of the reduced setback and have submitted letters of support (Exhibit I). Further, the Green Springs Ranch Association reviewed the project and recommends approval (Exhibit J); the Serrano

Architectural Committee reviewed the project and recommends approval (Exhibit K); and El Dorado Hills Fire Department reviewed the project and recommends approval (Exhibit L).

**Setting and Adjacent Uses:** The subject parcel is currently undeveloped. A building permit was issued in 2019 and construction of the single-family residence with accessory structures is currently under construction as of December 2020. The adjacent development to the north and east is a rural large-lot subdivision, Green Springs Ranch, which borders Serrano Village J3B. The four acre parcel sizes for the Serrano lots adjacent to Green Springs Ranch were created to provide a buffer between high-density residential development in Serrano, from the larger rural lots in Green Springs Ranch. The 250 foot setback was imposed on Lot 66 (and other similar lots) to further ensure a buffer from future development. However, the current property owners (may not be the same property owners at the time of the original tentative map approval) of the adjacent-neighboring properties in Green Springs Ranch support the applicants request to reduce the setback from 250 feet to 50 feet so that the property owners of Serrano Lot 66 can install backyard improvements, which are common ancillary residential uses enjoyed by other properties in the community.

## CONSISTENCY ANALYSIS

Staff has reviewed the proposed amendment for consistency with applicable County regulatory requirements and has determined that the project would remain consistent with applicable General Plan policies as well as applicable provisions of the EDHSP, Zoning Ordinance, and Subdivision Ordinance. An analysis of the proposal and issues for Planning Commission consideration are provided in the following sections.

The applicant's request to amend COA No. 39 does not significantly affect the approved Tentative Subdivision Map or the environmental review associated with the previously approved map. The following is a summary discussion of consistency, which is further discussed in the Findings section.

**General Plan:** The General Plan designates the Project area as Adopted Plan, a designation that pertains to those areas where specific plans have been adopted; in this case, the EDHSP. These plans are accepted and incorporated by reference, and the respective land use map associated with each such plan is adopted as the General Plan map for the area. The proposed tentative map revision maintains consistency with the General Plan as presented in the Findings section.

**Specific Plan:** The EDHSP was adopted under the El Dorado Hills/Salmon Falls Area Plan in December of 1989. All subsequent development within the plan area must conform to the policies contained therein. The proposed tentative map amendment and development plan revision maintains consistency with the EDHSP as presented in the Findings section.

**Zoning Ordinance:** The Single-Unit Residential (R1) Zone District permits minimum parcel sizes of 6,000 square feet when the lot is served with public water and sewer. It is a requirement of the EDHSP that all lots are served by public water and sewer. The subject parcel (Lot 66) exceeds the minimum requirement for the R1 Zone District as well as the provisions outlined within the EDHSP. The proposed amendment would not affect the project's compliance with applicable development standards and regulations as described in the Zoning Ordinance. The project maintains consistency with the Zoning Ordinance as presented in the Findings.

**Planned Development (-PD Combining Zone):** A development plan (-PD Combining Zone) exists on the project parcel and the request to build a pool/spa is a use consistent with the EDHSP. The project maintains consistency with the -PD Combining Zone as further presented in the Findings.

**Subdivision Ordinance:** The proposed tentative map amendment maintains consistency with Section 120.44 of the El Dorado County Subdivision Ordinance as presented in the Findings. Since the original map shows the 250 foot setback as a recorded setback, a Condition of Approval has been added to require the applicants to coordinate and secure a Certificate of Correction with the County Surveyor to reflect the revised setback to 50 feet, prior to issuance of the building permit for the pool/spa.

**Conditions of Approval:** With the exception of the proposed amendment to COA No. 39, and the new Condition of Approval requiring a Certificate of Correction with the County Surveyor, the original conditions of approval are still applicable to the property with no other proposed changes. For reference, the original Findings and Conditions of Approval (TM01-1376/PD01-03) are included with this staff report (Exhibits M, N).

## **ENVIRONMENTAL REVIEW**

The proposed revision involves an ancillary use to a residential project and makes no significant changes to the original tentative map approval, does not involve new significant environmental effects, and does not increase the severity of previously identified significant effects. No new information that was not known and could not have been known at the time the EIR was certified has since become available. Therefore, this tentative map revision application is consistent with and is hereby exempt in accordance with Section 15182 of the CEQA Guidelines (Residential Projects Pursuant to a Specific Plan). No further environmental analysis is needed, as no changes have occurred in accordance with Sections 15162 and 15164 that would require any supplemental or subsequent environmental documentation.

A \$50.00 processing fee is required by the County Recorder to file the Notice of Exemption (NOE) for the exemption determination made for this project by the County. This filing establishes the 35-day statute of limitation during which the County's determination can be challenged.

## SUPPORT INFORMATION

Findings

Conditions of Approval

|                 |  |
|-----------------|--|
| Exhibit A ..... | Vicinity Map   |
| Exhibit B ..... | Location Map   |
| Exhibit C ..... | Site Aerial Map                                      |
| Exhibit D ..... | Assessor's Parcel Map                                |
| Exhibit E.....  | General Plan Land Use Map                            |
| Exhibit F.....  | Zoning Map   |
| Exhibit G ..... | Site Plans   |
| Exhibit H ..... | Letter from Property Owners                          |
| Exhibit I.....  | Letters of Support from Neighbors                    |
| Exhibit J.....  | Green Springs Ranch Approval                         |
| Exhibit K ..... | Serrano Architectural Committee Approval             |
| Exhibit L.....  | El Dorado Hills Fire Department Letter               |
| Exhibit M.....  | Original Findings, TM01-1376/PD01-0003               |
| Exhibit N ..... | Original Conditions of Approval, TM01-1376/PD01-0003 |
| Exhibit O ..... | Minutes from the Planning Commission July 26, 2001   |