



# County of El Dorado

Planning and Building  
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## Minute Order Planning Commission

*Gary Miller, Chair, District 2*  
*James Williams, First Vice-Chair, District 4*  
*Jon Vegna, Second Vice-Chair, District 1*  
*Jeff Hansen, District 3*  
*Brian Shinault, District 5*

*Char Tim, Clerk of the Planning Commission*

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Thursday, April 26, 2018

8:30 AM

Building C Hearing Room

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5. [18-0480](#)

Hearing to consider the Serrano Village J, Lot H project (Planned Development PD14-0008/Tentative Subdivision Map TM14-1524)\*\* for the following requests: (1) Tentative Subdivision Map consisting of 41 single-family detached residential lots ranging in size from 7,200 to 17,077 square feet, two landscape lots, one open space lot, and a 12.53 acre-lot for a future recreational park; (2) Development Plan for the Serrano Village J, Lot H Tentative Subdivision Map; and (3) Design Waivers of the following El Dorado County Design and Improvement Standard Manual standards: (a) Reduction of right-of-way width from 50 feet to 38 feet; (b) Construction of 4-foot wide sidewalk along one side of the residential road instead of 6 foot sidewalks on both sides; and (c) Construction of modified rolled curb and gutter instead of vertical curb on property identified by Assessor's Parcel Numbers 123-370-01, 123-370-03, and 123-280-10, consisting of 25.27 acres, in the El Dorado Hills area, submitted by Serrano Associates, LLC; and staff recommending the Planning Commission take the following actions:

- 1) Find the project Statutorily Exempt under California Environmental Quality Act Guidelines Section 15182;
- 2) Approve Tentative Subdivision Map TM14-1524 based on the Findings and subject to the Conditions of Approval;
- 3) Approve Planned Development PD14-0008 as the official Development Plan based on the Findings and subject to the Conditions of Approval as presented; and
- 4) Approve the following Design Waivers for the modification of subdivision road improvement Standard Plan 101B:
  - (a) Reduction of right-of-way width from 50 feet to 38 feet;
  - (b) Construction of 4-foot wide sidewalk along one side of the residential road instead of 6 foot sidewalks on both sides; and
  - (c) Construction of modified rolled curb and gutter instead of vertical curb.(Supervisory District 1) (cont. 4/12/18, Item #4)

*Public Comment: D. Getz*

**A motion was made by Commissioner Vegna, seconded by Commissioner**

**Williams, to Approve staff's recommended actions including the new Condition of Approval identified in the Staff Memo dated April 25, 2018.**

**Yes:** 5 - Commissioner Shinault, Commissioner Miller, Commissioner Hansen, Commissioner Williams and Commissioner Vegna