

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



Agenda of: August 8, 2019

Staff: Aaron Mount

PLANNED DEVELOPMENT/TENTATIVE SUBDIVISION MAP

FILE NUMBER: PD18-0005/TM18-1536/Serrano Village J7

APPLICANT: Serrano Associates, LLC

REQUEST: The project consists of the following:

1. Development Plan for the proposed subdivision with modifications to Single Unit Residential (R1) Zone District development standards including minimum lot size, lot coverage, and setbacks;
2. Tentative Subdivision Map creating 65 single family residential lots ranging in size from 3,600 to 5,813 square feet and six landscape lots; and
3. Design Waiver of the following El Dorado County Design and Improvement Standard Manual (DISM) road improvement standards:
 - A. Modification of subdivision road improvement Standard Plan 101B allowing a reduction from 31 feet (as shown on the Tentative Map) to 20 feet in width, for that portion of "A" Street, from the westerly property boundary (connection to Village J6) for approximately 65 feet to the east, with "No Parking" restrictions in this segment;
 - B. Reduction of 100-foot centerline curve radii to 61.67 feet on A Street near the Birmingham Way intersection;
 - C. Modification of the standard road encroachment to allow for an entry gate and landscaping median; and
 - D. Modification to Standard Plan 101B for the reduction of the Right-of-Way, and road improvement widths, and for the construction of reduced sidewalks (six feet to four feet in width) on one side of the street, as modified on the Tentative Map.

LOCATION: Approximately 3,000 feet east of the Serrano Parkway and Bass Lake Road intersection along Bass Lake Road, in the El Dorado Hills area, Supervisorial District 1 (Exhibit A)

APN: 123-040-011 (Exhibit B)

ACREAGE: 9.86 acres

GENERAL PLAN

LAND USE DESIGNATION: Adopted Plan (AP)-El Dorado Hills Specific Plan (EDHSP) (Exhibit C)

ZONE DISTRICT: Single Unit Residential-Planned Development (R-1-PD) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines (Projects Pursuant to a Specific Plan Environmental Impact Report SCH # 86122912 for the El Dorado Hills Specific Plan)

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

1. Find that the residential project is Statutorily Exempt pursuant to Section 15182 of the California Environmental Quality Act (CEQA) Guidelines;
2. Approve Planned Development PD18-0005 adopting the Development plan as the official Development Plan based on the Findings and subject to the Conditions of Approval as presented;
3. Approve Tentative Map TM18-1536 based on the Findings and subject to the Conditions of Approval as presented; and
4. Approve the following Design Waivers:
 - A. Modification of subdivision road improvement Standard Plan 101B allowing a reduction from 31 feet (as shown on the Tentative Map) to 20 feet in width, for that portion of "A" Street, from the westerly property boundary (connection to Village J6) for approximately 65 feet to the east, with "No Parking" restrictions in this segment;
 - B. Reduction of 100-foot centerline curve radii to 61.67 feet on A Street near the Birmingham Way intersection;
 - C. Modification of the standard road encroachment to allow for an entry gate and landscaping median; and
 - D. Modification to Standard Plan 101B for the reduction of the Right-of-Way, and road improvement widths, and for the construction of reduced sidewalks (six feet to four feet in width) on one side of the street, as modified on the Tentative Map.

EXECUTIVE SUMMARY

The project is comprised of a Tentative Map and Planned Development creating a total of 65 residential and six landscape lots. Access to the subdivision would be via private gated access off Bass Lake Road. The design of the subdivision is consistent with other high density villages within the El Dorado Hills Specific Plan (Serrano). Additionally, the design waiver requests are consistent with other approved villages in the Serrano Development. No issues of concern were encountered in processing of the application and the project has been found to be consistent with the El Dorado Hills Specific Plan and the El Dorado County Zoning Ordinance. Planning is recommending approval of the project and the design waivers.

BACKGROUND / HISTORY

The project site was previously approved for 71 clustered lots residential development that included an optional third story element and attached residences with zero lot lines. The tentative subdivision map (TM07-1457) and Planned Development (PD07-0029) were approved by the Planning Commission on March 11, 2010.. A time extension of the tentative map was approved in 2017 resulting in its current expiration date of March 11, 2023. Serrano has decided to pursue traditional single family detached residences with submittal of this application which will give them the option to decide which of the two different housing types to develop at the site.

The El Dorado Hills Specific Plan (EDHSP), Development Agreement (DA) and Environmental Impact Report (EIR) were adopted by the El Dorado County Board of Supervisors on July 18, 1988 (Exhibit E). The EDHSP was designed to be consistent with and a refinement of the El Dorado Hills Salmon Falls Area Plan and provides comprehensive policies for the development of a Master Planned Community encompassing within approximately 4,000 acres of the property.

EXISTING CONDITIONS

The vacant property has an irregular rectangular shape and configuration conforming to the curvature of Bass Lake Road along the northern property line and Bass Lake overflow along the western perimeter. The site is relatively flat with a slight gradient to the northeast (Exhibit I). Predominant vegetation consists of natural grass mixed with a few stands of Pine trees along the eastern side of the property. A partially graveled and paved private road access borders along the western perimeter of the site. This road connects to an access gate and provides the residents of the Bridlewood Canyon Subdivision emergency access to Bass Lake Road. The property is identified within Flood Zone X, which is characterized as area of minimal flood hazard, outside the 500-year flood and protected by levee from 100-year flood.

As shown in the table below, the project site is within the EDHSP, which is bordered by a residential subdivision (Bridlewood Canyon Subdivision) to the east and south. El Dorado Irrigation District's (EID) Bass Lake overflow borders the project site to the west.

Surrounding Properties Land Use Information

| | Zoning | General Plan | Land Use/Improvements |
|---------------------|---|---|--|
| Project Site | Single Unit Residential/Planned Development (R1/PD) | Adopted Plan (AP) EDHSP-Residential | Vacant |
| North | Estate Residential 5-acre (RE-5) minimum | Low Density Residential (LDR) | Vacant |
| South | Single Unit Residential | High Density Residential (HDR) | Single Family Residences |
| East | Single Unit Residential/Planned Development (R1/PD) | High Density Residential (HDR) | Single Family Residences |
| West | Recreational Facility (RF) | Adopted Plan (AP) (EDHSP-Recreational) | EI Dorado Irrigation District (EID) Bass Lake overflow |

PROJECT DESCRIPTION

Overview

The project is comprised of a Tentative Map and Planned Development creating a total of 65 residential and six landscape lots. Access to the subdivision would be via private gated access off Bass Lake Road. The 65 single family residential lots would receive public water, sewer and recycled water services via connection to existing El Dorado Irrigation District (EID) facilities. The residential development would be subject to current Serrano El Dorado Owners’ Association (HOA) private maintenance provisions in accordance to its master Covenants, Conditions, and Restrictions (CC&R’s).

1. Tentative Subdivision Map

Serrano Village J7 tentative map consists of a subdivision of a 10-acre (gross) lot into 65 single-family residential lots vary in size ranging from 3,600 square feet to 5,813 square feet, subject to standard modifications discussed below (Exhibit F). The subdivision also includes six landscape lots as a natural amenity to the residential development located along the private internal roads. The subdivision density is 6.5 dwelling unit/acre which is consistent with the density provisions of the specific plan.

2. Planned Development

The high density single-family residential development would be configured in a standard residential subdivision layout (Exhibit F). The development standards being requested in Table 3 are consistent with the existing residential development in Serrano.

The following topics detail specific components of the proposed development.

Circulation: The subdivision would be directly accessed via a gated entrance off Bass Lake Road (Exhibit F). Private Street A, which includes a 31-foot wide paved road, a 4-foot wide sidewalk on one side of the street, and modified curb and gutter within a 42-foot wide Right-of-Way, provides primary connection to secondary residential streets (Streets B through E). As shown in Table 2 and Exhibit H, the secondary internal streets would consist of a 27-foot wide paved road, 4-foot sidewalk on one side of the street, and curb and gutter within a 36-foot right-of-way, subject to Design Waiver modifications further discussed below.

Street A continues southwesterly connecting to a secondary road that loops through Serrano Village J6 subdivision, which is currently under construction, ending at Bass Lake Road.

Street A would also facilitate as a means for an emergency access road for the adjacent 289-lot subdivision to the south, Bridlewood Canyon Subdivision. As approved and currently exists, Bridlewood Canyon Subdivision's gated emergency access is located along its northerly property line shared with the project site. This access is connected via an existing graveled road that runs northerly through the project site, parallel along the western project boundary adjacent to overflow terminating into Bass Lake Road (Exhibit F) and is subject to the terms of a Reciprocal Road Easement Agreement between El Dorado Hills Development Company and El Dorado Hills Associates, Ltd.

The project would be also be required to improve a portion of its frontage along Bass Lake Road, which is further discussed under *Site Improvements* below.

Modification to R1 Zone District Development Standards: In accordance with the El Dorado Hills Specific Plan and Planned Development provisions, the project includes a request for modifications to the Single Unit Residential Zone District (R1) and other miscellaneous development standards in order to facilitate the development of high density housing. The modified standards would regulate common primary and ancillary uses including reduced yard setbacks, lot sizes, building coverage, and lot widths. Condition of Approval Number 10 summarizes the specific R1 district development standards and proposed modifications on behalf for Village J7. Similar development standard modifications were previously approved and are currently implemented in other Serrano residential villages including Village D1 Lot A under application PD 96-01R, Village D2 under application PD 97-10 and Village I, Lots D & E under PD 95-11R. Conformance with these standards would be primarily enforced by the Serrano El Dorado Owners' Association and, as applicable, by the County. Exhibit H and I identify some of these affected standards.

On-Site Parking: Table 130.35.030 of the Zoning Ordinance requires two parking spaces per single dwelling unit. All of the lots would have a standard size 2-car garage and have an additional two stalls in the driveway. Additional parking would be provided along the streets serving other guests and patrons of the residents. Parking along the internal street would be limited on one side of the street subject to the El Dorado Hills Fire Department conditions and provisions of the CC&R's privately enforced by the Serrano El Dorado Owners' Association.

Amenities: As required by the EDHSP, a portion of the Plan Area must be preserved as Open Space. Village J7 is part of the EDHSP which was approved to set aside a combined of 1,178 acres of open space consisting of 808 acres of natural open space and 370 acres of Golf Course. To date, the total open space that would be provided is 1,211 acres which consists of 907 acres of public and 114 acres private lands composing the natural passive open space, and 189 acres of active open space with the remainder Golf Course land.

Village J7 would have residential open space within individual landscaped lots. Landscape Plans would be reviewed as part of the subdivision improvement plans.

As proposed, a 4-foot wide sidewalk along one side of the private streets would provide internal pedestrian circulation within the project site and connectivity to adjacent Village J5/J6 as well connection to future sidewalk improvements along Bass Lake Road.

Utilities: In order to receive adequate water, sanitary sewer and recycled water service, the subdivision would be required to connect to existing El Dorado Irrigation (EID) facilities. The project would connect to existing 18-inch water line located along the easterly perimeter of the Bass Lake overflow and a 6-inch recycled water and 6-inch sewer lines along the southern property line (Exhibit J). Connections to these lines would be confined within easements, primarily collected along Street A, and would be constructed in accordance with Facility Plan Report (FPR), in coordination with EID. A Condition of Approval would be incorporated requiring proof on acquisition of these services (meter award letter) prior to filing of the final map.

As shown in Exhibit H, on-site drainage would be managed via a network of underground drainage pipe lines of various sizes. In coordination with EID, the development would be designed such that storm drain would be diverted away from the Bass Lake overflow. This drainage system would be confined in easements and privately maintained by the HOA.

Site Improvements: On-site improvements would primarily involve the construction of finished developable pads on elevations ranging from 1,240.5 feet at the northeast corner to 1,259 feet at the southeast corner (Exhibit H). Retaining walls of various heights and locations would be used to establish the necessary residential pads, on-site drainage flows, internal roads and driveways, and trenches for the utilities. Approximately 21,850 cubic yards of cut and 21,850 cubic yards of fill are anticipated to take place. The improvement would result in the disturbance of existing grass vegetation and removal of stands of pine trees along the eastern side of the site.

A 6-foot tall masonry sound wall abutting the rear of the residential lots would be placed consistent with the submitted acoustical study. The existing perimeter fencing along the eastern and southern perimeter of the project site would be retained.

There are no required off-site improvements for this project. The project has been designed consistent with the ultimate 4-Lane alignment of Bass Lake Road. However, the Department of Transportation does not see the need for these roadway improvements within the life of the current General Plan. Therefore, construction of ultimate Bass Lake Road improvements is not required of Village J7. A condition of approval has been added to require the project to enter into a Frontage Improvement Agreement with the County, whereby the project's fair share cost of the frontage improvements along Bass Lake Road would be paid to the County prior to recordation of the first small lot final map

within the village. The County would designate this funding for the future construction of the frontage improvements.

3. Design Waivers

In accordance with the El Dorado County Subdivision Ordinance, the project includes a request for a Design Waiver of the following El Dorado County Design and Improvement Standard Manual (DISM) standards:

- Modification of subdivision road improvement Standard Plan 101B allowing a reduction from 31 feet (as shown on the Tentative Map) to 20 feet in width, for that portion of "A" Street, from the westerly property boundary (connection to Village J6) for approximately 65 feet to the east, with "No Parking" restrictions in this segment;
- Reduction of 100-foot centerline curve radii to 61.67 feet on A Street near the Birmingham Way intersection; and
- Modification of the standard road encroachment to allow for an entry gate and landscaping median.
- Modification to Standard Plan 101B for the reduction of the Right-of-Way, and road improvement widths, and for the construction of reduced sidewalks (six feet to four feet in width) on one side of the street, as modified on the Tentative Map.

Consideration of the above requests would support in facilitating the design and construction of the private streets that would serve residential development that is constrained by its location. The proposed modified private street would be used exclusively by the residents of the gated subdivision. Given that these facilities would not be publicly dedicated, ownership and maintenance responsibilities would be borne by the HOA. Similar deviations have been approved and implemented in existing villages within Serrano development. Additional detailed discussion is provided below.

STAFF ANALYSIS

General Plan

General Plan Policy (Land Use Element) 2.2.5.2 requires all discretionary projects to be reviewed for consistency with applicable General Plan Policies. The El Dorado County General Plan designates the subject site as Adopted Plan (AP), a description in reference to areas where Specific Plans have been designated and adopted within the County. In particular, this AP designation is in reference to the El Dorado Hills Specific Plan (EDHSP). The project site has a residential land use designation which primarily allows for residential and ancillary uses. Since the El Dorado Hills Specific Plan has been incorporated by reference under General Plan Land Use Element Policy 2.2.1.2 (General Plan Land Use Designation), the proposed tentative subdivision map and planned development are considered consistent with the General Plan.

Specific Plan (El Dorado Hills Specific Plan)

The project has been found to be consistent with the El Dorado Hills Specific Plan in that the subdivision design is complimentary to the community and meets or subject to all applicable standards and requirement of the Specific Plan. Further details can be found in the Findings.

Zoning

As contemplated in EDHSP, the project site is zoned Single Unit Residential-Planned Development District (R1-PD). The proposed single family residential development is a use consistent with the district subject to the proposed modifications of specific development standards (see Table 3 above) as allowed through the Planned Development provisions pursuant to Chapter 130.28 of the El Dorado County Zoning Ordinance. Development within the Village J7 would be subject to these modified standards to be verified during review of building permits.

In accordance with Section 130.52.040 of the County Code, a Development Plan cannot be approved unless the Planning Commission can make six specific findings. As further discussed in Attachment 2, staff concludes that the required findings can be made to support the proposed Development Plan.

Subdivision Ordinance

The proposed clustered development is a Class I residential subdivision anticipating the creation of 65 residential and six landscape lots. The subdivision is within the El Dorado Hills Specific Plan, a master planned community in El Dorado Hills. The proposed development would conform to specific policies of the plan and the standards of the underlying Single Unit Residential Zone District, subject to modifications under the Planned Development. Project development would be conducted in accordance with the applicable standards and policies of the El Dorado Hills Specific Plan, Grading Ordinance, and DISM, in adherence to subsequent construction permits and entitlements. Village J7 would be found consistent with Section 120.24.075 of the El Dorado County Subdivision Ordinance.

Design Waivers

Design Waivers have been requested as means to deviate from specific DISM standards. Section 120.08.020 of the El Dorado County Subdivision Ordinance provides that the County may grant a Design Waiver upon a finding that each of the following factors exist:

- A. *There are special conditions or circumstances peculiar to the property proposed to be subdivided which would justify the waiver.*
- B. *Strict application of the design or improvement requirements of this chapter would cause extraordinary and unnecessary hardship in developing the property.*
- C. *The waiver would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public.*
- D. *The waiver would not have the effect of nullifying the objectives of this Article or any other law or ordinance applicable to the subdivision.*

The following summarizes the modified standards subject to the Design Waivers

Design Waiver 1: Modification of subdivision road improvement Standard Plan 101 B allowing a reduction from 31 feet (as shown on the Tentative Map) to 20 feet in width, for that portion of "A" Street, from the westerly property boundary (connection to Village J6) for approximately 65 feet to the east, with "No Parking" restrictions in this segment.

Design Waiver 2: Reduction of 100-foot centerline curve radii to 61.67 feet on A Street near the Birmingham Way intersection.

Design Waiver 3: Modification of the standard road encroachment to allow for an entry gate and landscaping median.

Design Waiver 4: Modification to Standard Plan 101B for the reduction of the Right-of-Way, and road improvement widths, and for the construction of reduced sidewalks (six feet to four feet in width) on one side of the street.

As further discussed in the Findings, staff concludes that the required findings under Chapter 120.08.020 of the El Dorado County Subdivision Ordinance can be made to support the Design Waivers. The requested design waivers are consistent with other approvals within the Serrano development.

Conditions of Approval

Agency comments submitted by various responding agencies including Resource Conservation District (RCD), Department of Transportation (DOT), Air Quality Management District (AQMD), El Dorado Hills Fire Department (EDHFP), Area Planning Advisory Committee (APAC), and County of Surveyor Office are incorporated as project conditions of approval. No significant comments were received other than requests for standard conditions of approval.

ENVIRONMENTAL REVIEW

The project is a residential project and a part of an adopted El Dorado Hills Specific Plan Environmental Impact Report (EIR) (SCH #86122912), this project is statutorily exempt from the requirements of CEQA pursuant to Section 15182 stating that a residential project is exempt where a public agency has prepared an EIR on a specific plan after January 1, 1980. No impacts have been identified which were not discussed and mitigated in the EIR. Implementation of the project is subject to conformance with applicable mitigation measures detailed in the Mitigation Monitoring Reporting Plan (MMRP) in the EIR. No further environmental analysis would be necessary

A \$50.⁰⁰ processing fee is required by 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.....Zone District Map
- Exhibit E.....El Dorado Hills Specific Pan Original Land Use and
Zoning Map
- Exhibit F.....Tentative Subdivision Map
- Exhibit G.....Tentative Subdivision Map with aerial photo
- Exhibit H.....Tentative Grading and Drainage Plan
- Exhibit I.....Tentative Subdivision Map with slopes
- Exhibit J.....Tentative Water and Sewer Plan
- Exhibit K.....Approved Land Uses and Lot Layout Adjacent to J7