



Legislation Details

File #: 15-1251 **Version:** 2

Type: Agenda Item **Status:** Approved

File created: 10/15/2015 **In control:** Board of Supervisors

On agenda: 12/15/2015 **Final action:** 12/15/2015

Title: HEARING - Consider the recommendation of the Planning Commission on the Serrano Village C-2 project [Rezone Z08-0003/Planned Development PD08-0005/Tentative Subdivision Map TM08-1465] for rezone requests, Tentative Subdivision Map creating 50 residential lots and four Open Space lots in two phases, a Development Plan, and Design Waivers of the El Dorado County Design and Improvement Standard Manual (DISM) standards on property identified by Assessor's Parcel Numbers 122-030-05, 122-130-14, 122-140-03, 122-580-27 and a portion of 122-590-01, consisting of 121.8 acres, located in the El Dorado Hills area, submitted by Serrano Associates, LLC; and to take the following actions:

- 1) Certify the residential project to be Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines;
- 2) Approve Z08-0003 rezoning the following Assessor's Parcel Numbers based on Findings (Attachment 2B) presented:
 - (a) Assessor's Parcel Number 122-590-01: Approximate 8.4-acre portion from One-Family Residential-Planned Development (R1-PD) to One-Half Acre Residential-Planned Development (R-20,000-PD) and an approximate 12.3-acre portion from One-Family Residential-Planned Development (R1-PD) to Open Space-Planned Development (OS-PD);
 - (b) Assessor's Parcel Number 122-580-27: Approximate 1.4-acre portion from One-Family Residential-Planned Development (R1-PD) to One-Half Acre Residential-Planned Development (R-20,000-PD) and an approximate 4.5-acre portion from One-Family Residential-Planned Development (R1-PD) to Open Space-Planned Development (OS-PD);
 - (c) Assessor's Parcel Number 122-130-14: Approximate 16.3-acre portion from Open Space-Planned Development (OS-PD) to One-Half Acre Residential-Planned Development (R-20,000-PD);
 - (d) Assessor's Parcel Number 122-140-03: Approximate 0.1-acre portion from Open Space-Planned Development (OS-PD) to One-Half Acre Residential-Planned Development (R-20,000-PD); and
 - (e) Assessor's Parcel Number 122-030-05: Approximate 1-acre portion from One-Half Acre Residential (R-20,000) to Open Space-Planned Development (OS-PD);
- 3) Approve Planned Development PD08-0005, as the official Development Plan, based on the Findings (Attachment 2B) and subject to the Conditions of Approval (Attachment 2C) presented;
- 4) Approve Tentative Map TM08-1465 based on the Findings (Attachment 2B) and subject to the Conditions of Approval (Attachment 2B) presented;
- 5) Approve the following Design Waivers as Findings (Attachment 2B) could be made:
 - A) Modification of the following standard road improvements under DISM Standard Plan 101 B:
 - (1) Reduction of right-of-way width from 50 feet to 46 feet for A and B Streets, and from 50 feet to 36 feet for C Court;
 - (2) Reduction of road width from 36 feet to 28 feet for C Court; and
 - B) Reduction of cul-de-sac radius at the end of C Court and A Street from 50 feet to 47 feet and improved surface radius from 50 feet to 40 feet; and
- 6) Adopt Ordinance 5032 for said rezone. (Est. Time: 15 Min.) (Supervisory District 1)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2A - Planning Commission Minutes 11-12-15 BOS 12-15-15, 2. 2B - Findings BOS 12-15-15, 3. 2C - Conditions of Approval BOS 12-15-15, 4. 2D - Board Hearing Letter BOS 12-15-15, 5. 2E -Proof of Publication BOS 12-15-15.pdf, 6. Executed Ordinance 5032 (12-15-15), 7. Ordinance 5032-Proof of Publication.pdf, 8. FINAL Findings.pdf, 9. FINAL Conditions of Approval.pdf, 10. APPROVED

STAMPED Exhibits.pdf, 11. APPROVED STAMPED Map.pdf, 12. RECEIPT - Notice of Exemption.pdf, 13. A - Staff Report PC 11-12-15, 14. B - Findings PC 11-12-15, 15. C - Conditions of Approval PC 11-12-15, 16. D - Staff Report Exhibits A-Q PC 11-12-15, 17. E - Proof of Publication PC 11-12-15, 18. Public Comment Rcvd 11-09-15 PC 11-12-15, 19. Public Comment Rcvd 11-06-15 PC 11-12-15

Date	Ver.	Action By	Action	Result
12/15/2015	2	Board of Supervisors	Approved	Pass
12/15/2015	2	Board of Supervisors	Approved	Pass
11/12/2015	1	Planning Commission	Approved	Pass
11/12/2015	1	Planning Commission	Approved	Pass
11/12/2015	1	Planning Commission	Approved	Fail
11/12/2015	1	Planning Commission	Approved	Fail