



# County of El Dorado

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## Legislation Details (With Text)

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**Type:** Agenda Item **Status:** Approved

**File created:** 7/24/2019 **In control:** Planning Commission

**On agenda:** 10/24/2019 **Final action:** 10/24/2019

**Title:** Hearing to consider the Serrano Village J7 project (Planned Development PD18-0005/Tentative Subdivision Map TM18-1536)\*\* to allow a Development Plan with modifications to Single Unit Residential Zone District development standards, a 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 Design Waivers of the El Dorado County Design and Improvement Standard Manual on property identified by Assessor's Parcel Number 123-040-011, consisting of 9.86 acres, in the El Dorado Hills area, submitted by Serrano Associates, LLC; and staff recommending the Planning Commission take the following actions:

- 1) Find that the project is Statutorily Exempt pursuant to Section 15182 of the California Environmental Quality Act Guidelines;
- 2) Approve Planned Development PD18-0005 adopting the Development Plan as the official Development Plan based on the Finding and subject to the Conditions of Approval as presented;
- 3) Approve Tentative Subdivision Map TM18-1536 based on the Finding and subject to the Conditions of Approval as presented; and
- 4) Approve the following Design Waivers of the El Dorado County Design and Improvement Standard Manual road improvement standards based on the Findings presented:
  - (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.

(Supervisory District 1) (cont. 8/22/19, Item #3)

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. 3A - Staff Memo 10-23-19 (Traffic Analysis Response, Revised\_New Conditions), 2. Public Comment Rcvd 10-22-19 PC 10-24-19, 3. Public Comment Rcvd 10-21-19 PC 10-24-19, 4. Public Comment Rcvd 08-26-19 PC 10-24-19, 5. 2A - Staff Memo 08-19-19 (DA Review and Condition 13 Revision), 6. Public Comment Rcvd 08-22-19 PC 08-22-19, 7. Public Comment Rcvd 08-21-19 PC 08-22-19, 8. Public Comment Rcvd 08-20-19 PC 08-22-19, 9. Public Comment Rcvd 08-19-19 PC 08-22-19, 10. Public Comment Rcvd 08-15-19 PC 08-22-19, 11. A - Staff Report, 12. B - Findings, 13. C - Conditions of Approval, 14. D - Staff Report Exhibits A-K, 15. E - Notification Map, 16. F - Proof of Publication-Mountain Democrat, 17. G - Applicant's Handout, 18. Public Comment Rcvd 08-05-19, 19. FILED Notice of Exemption

Date	Ver.	Action By	Action	Result
10/24/2019	3	Planning Commission	Approved	Pass
8/22/2019	2	Planning Commission	Continued	Pass

8/8/2019

1

Planning Commission

Continued

Pass

Hearing to consider the Serrano Village J7 project (Planned Development PD18-0005/Tentative Subdivision Map TM18-1536)\*\* to allow a Development Plan with modifications to Single Unit Residential Zone District development standards, a 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 Design Waivers of the El Dorado County Design and Improvement Standard Manual on property identified by Assessor's Parcel Number 123-040-011, consisting of 9.86 acres, in the El Dorado Hills area, submitted by Serrano Associates, LLC; and staff recommending the Planning Commission take the following actions:

- 1) Find that the project is Statutorily Exempt pursuant to Section 15182 of the California Environmental Quality Act Guidelines;
  - 2) Approve Planned Development PD18-0005 adopting the Development Plan as the official Development Plan based on the Finding and subject to the Conditions of Approval as presented;
  - 3) Approve Tentative Subdivision Map TM18-1536 based on the Finding and subject to the Conditions of Approval as presented; and
  - 4) Approve the following Design Waivers of the El Dorado County Design and Improvement Standard Manual road improvement standards based on the Findings presented:
    - (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.
- (Supervisory District 1) (cont. 8/22/19, Item #3)

#### **DISCUSSION / BACKGROUND**

Request to consider Planned Development PD18-0005/Tentative Subdivision Map TM18-1536/Serrano Village J7 submitted by Serrano Associates, LLC for the following: (1) Development Plan for the proposed subdivision with modifications to Single Unit Residential 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 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. The property, identified by Assessor's Parcel Number 123-040-011, consisting of 9.86 acres, is located approximately 3,000 feet east of the Serrano Parkway and Bass Lake Road intersection, along Bass Lake Road, in the El Dorado Hills area, Supervisory District 1. (County Planner: Aaron Mount) (Statutory Exemption

pursuant to Section 15182 of the California Environmental Quality Act Guidelines)\*\*

This item was considered by the Planning Commission on August 22, 2019 and continued to the October 24, 2019, meeting to allow the applicant and staff, including the Transportation Department, time to evaluate the new traffic data from Bass Lake Road as it relates to the project.

**CONTACT**

Aaron Mount

Planning and Building Department

Planning Services Division