



County of El Dorado

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Legislation Details

File #: 21-1529 **Version:** 1

Type: Agenda Item **Status:** Approved

File created: 9/16/2021 **In control:** Board of Supervisors

On agenda: 9/28/2021 **Final action:** 9/28/2021

Title: HEARING - To consider a request by Save Our County and Ruth Michelson appealing the Planning Commission's August 26, 2021 approval of Planned Development PD08-0004 and Tentative Subdivision Map TM08-1464 (Serrano Village A14) authorizing: A) Development Plan for the Serrano Village A-14 residential subdivision including modifications to the development standards for the Single-unit Residential (R1) zone district including minimum lot size, minimum lot dimensions and building setbacks; B) A Phased Tentative Subdivision Map of a 35.78-acre parcel creating 51 single-unit residential lots ranging from 3,760 to 10,362 square feet in size, five landscape lots, one open space lot, three remainder lots and one 20.25-acre lot (for the approved Serrano Village C Phase 2 Tentative Map); and C) Design Waiver of the following El Dorado County Design and Improvement Standards Manual (DISM) road improvement standards: 1) Modification of Standard Plan 101B standards for roadway rights-of-way and improvement widths (including sidewalks and curbs) as shown on the Tentative Subdivision Map; 2) Reduction of a 100-foot centerline curve radii on B Street at Lots 3 and 43; 3) Modification of the standard road encroachment under Standard Plan 110 to allow for an entry gate and landscaping median at Russi Ranch Drive and future Country Club Drive; and 4) Reduction of standard lot frontage width of 60 feet to 47 feet or as otherwise dimensioned on the tentative map; on property identified by Assessor's Parcel Number 122-590-003, consisting of 35.78 acres, in the El Dorado Hills area, submitted by Serrano Associates LLC. Staff recommends the Board take the following actions:

- 1) Find the project to be Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines;
- 2) Deny Appeal TM-A21-0001 of the Planning Commission's approval of Serrano Village A-14 Planned Development PD08-0004 and Tentative Subdivision Map TM08-1464 (Serrano Village A14); and
- 3) Uphold the Planning Commission's approval of Planned Development PD08-0004 and Tentative Subdivision Map TM08-1464 (Serrano Village A14), subject to the Findings, Conditions of Approval, modified Design Waivers and modifications to the Single-unit Residential (R1) zone district development standards as approved by the Planning Commission on August 26, 2021. (Supervisory District 1)

FUNDING: Appellant application processing fees received under appeal application TM-A21-0001.

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Staff Memo 09-20-21, 2. B - TM-A21-0001 Appeal Form, 3. C - Findings, 4. D - Conditions of Approval, 5. E - Planning Commission Minute Orders, 6. F - Notification Map (1000 feet), 7. G - Proof of Publication-Mt. Democrat, 8. Public Comment BOS Rcvd. 9-28-2021, 9. Public Comment BOS Rcvd. 9-27-2021, 10. Appellant Response BOS RCVD 9-29-2021, 11. RECEIPT Notice of Exemption, 12. Supervisor Turnboo's Questions posed to staff, 13. History of Approved Design Waivers Handout BOS Rcvd 9-28-2021, 14. FILED Notice of Exemption, 15. FINAL Conditions of Approval, 16. FINAL Findings, 17. APPROVED STAMPED Exhibits G, O, P, Q, 18. APPROVED STAMPED Maps

Date	Ver.	Action By	Action	Result
9/28/2021	1	Board of Supervisors	Failed	Fail
9/28/2021	1	Board of Supervisors	Approved	Pass