



Legislation Text

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

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)

Background

Request to consider Rezone Z08-0003/Planned Development PD08-0005/Tentative Subdivision Map TM08-1465/Serrano Village C-2 submitted by SERRANO ASSOCIATES, LLC for the following

requests: 1) Rezone of the subject properties as follows: (A) Approximately 8.4-acre portion of APN 122-590-01 and 1.4-Acre portion of 122-580-27 from One-Family Residential-Planned Development (R1-PD) District to One-Half Acre Residential-Planned Development (R-20,000-PD) District; (B) Approximately 12.3-acre portion of APN 122-590-01 and 4.5-acre portion of 122-580-27 from One-Family Residential-Planned Development (R1-PD) District to Open Space-Planned Development (OS-PD); (C) Approximately 16.3-acre portion of APN 122-130-14 and 0.1-acre portion of 122-140-03 from Open Space-Planned Development (OS-PD) District to One-Half Acre Residential-Planned Development (R-20,000-PD) District; and (D) Approximately 1-acre portion of APN 122-030-05 from One-Half Acre Residential (R-20,000) District to Open Space-Planned Development (OS-PD) District; 2) Tentative Subdivision Map of 121.8 acres creating 50 residential lots ranging from .45 acre to 0.9 acre in size and four Open Space lots ranging from 0.6 acre to 34.7 acres in two phases; 3) Development Plan for the proposed residential subdivision with modifications to the One-Half Acre Residential (R-20,000) District development standards including rear and side yard setbacks; 4) Design Waiver of the following El Dorado County Design and Improvement Standard Manual (DISM) standards: (A) Modification of the following road improvements under 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; (3) Construction of sidewalk reduced from 6-foot wide to 4-foot wide on one side of A and B Streets; (4) Elimination of sidewalks on C Court; (B) Exceed standard street gradient of 12% for C Court and portions of A Street measuring up to 15 % grade; and (C) 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. The 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, is located approximately 1,200 feet east of the Silva Valley Parkway at the southeastern area of the intersection of Village Green Drive and Russi Ranch Drive, in the Serrano Master Planned Development, in the El Dorado Hills area, Supervisorial District 1. [County Planner: Mel Pabalinas] (Statutory Exemption pursuant to Section 15182 of the CEQA Guidelines)

Serrano Village C2 is a proposed residential subdivision located within Serrano Master Planned Development in El Dorado Hills. The proposal would subdivide the 122-acre property resulting in the creation of a total of 50 custom graded residential lots, ranging 0.45 acre to 0.9 acre in size and four open space lots ranging from 0.6 acre to 34.7 acre in size. The development is anticipated to occur in two phases. Access to the site would be via Russi Ranch Road which would be a part of the privately maintained and owned road network within Serrano. Public water and sewer service would be provided by EID.

These applications were considered by the Planning Commission on November 12, 2015 and were recommended for approval (4-0), including a new Condition of Approval for the installation of a stop sign on Russi Ranch Drive. In response to the Commission voicing concern on the two design waiver requests regarding sidewalks, Roger Trout, Development Services Division Director, explained that the Design Manual did not require sidewalks for this Village, therefore, the two requests were a moot point. The Commission had a split vote on the Design Waiver request to exceed the standard street gradient (2-2). The minutes from the meeting are attached.

Further staff research on the validity of the Design Waiver request for exceeding the road gradient for C Court and portions of A Street was conducted. As verified, the proposed road 15% gradients for these roads meet the DISM standards and have been approved by the County Engineer. Therefore, a waiver of this standard is not necessary for the project.

Clerk of the Board Follow-up Actions

Clerk to send copies of Minute Order, Ordinance and correspondence to Development Services Division.

Contact

Roger Trout
Development Services Division Director
Community Development Agency