



COMMUNITY DEVELOPMENT SERVICES

PLANNING AND BUILDING DEPARTMENT

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NOTICE OF PUBLIC HEARING

The **County of El Dorado Planning Commission** will hold a public hearing in the Building C Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on **April 12, 2018**, at **8:30 a.m.**, to consider **Tentative Subdivision Map TM14-1524/Planned Development PD14-0008/Serrano Village J Lot H** submitted by SERRANO ASSOCIATES, LLC to request the following: 1) Serrano Village J-Lot H Tentative Subdivision Map consisting of 41 single-family detached residential lots ranging from 7,200 to 17,077 square feet in size, two landscape lots, one open space lot, and a 12.53 acre-lot for a future recreational park. This map replaces the approved 83-unit tentative map approved under TM10-1498; 2) Development Plan for the Serrano Village J-Lot H Tentative Subdivision Map with modifications to applicable residential development standards in the Zoning Ordinance. This Development Plan replaces the previously approved Development Plan under PD10-0003; and 3) Design Waiver of El Dorado County Design and Improvement Standard Manual (DISM) standards: Modification of subdivision road improvement Standard Plan 101 B: A) Reduction of right-of-way width from 50 feet to 38 feet, reduction; B) Construction of 4-foot wide sidewalk along one side of the residential road instead of 6 foot sidewalks on both sides; and C) Construction of modified rolled curb and gutter instead of vertical curb. The property, identified by Assessor's Parcel Numbers 123-370-01, 123-370-03, and 123-280-10, consisting of 25.27 acres, is located approximately 1½ miles north of Highway 50 along Bass Lake Road, at the intersection with Serrano Parkway, in the El Dorado Hills area, Supervisorial District 1. (County Planner: Mel Pabalinas) (Statutory Exemption pursuant to Section 15182 of the CEQA Guidelines)**

Staff Reports are available two weeks prior at <https://eldorado.legistar.com/Calendar.aspx>

All persons interested are invited to attend and be heard or to write their comments to the Planning Commission. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing. Any written correspondence should be directed to the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: planning@edcgov.us.

**This project is exempt from the California Environmental Quality Act (CEQA) pursuant to the above-referenced section, and it is not subject to any further environmental review.

To ensure delivery to the Commission prior to the hearing, written information from the public is encouraged to be submitted by Thursday the week prior to the meeting. Planning Services cannot guarantee that any FAX or mail received the day of the Commission meeting will be delivered to the Commission prior to any action.

COUNTY OF EL DORADO PLANNING COMMISSION

ROGER TROUT, Executive Secretary

March 9, 2018