



PLANNING AND BUILDING DEPARTMENT

PLANNING SERVICES DIVISION

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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 **August 8, 2019, at 8:30 a.m.**, 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, Supervisorial District 1. (County Planner: Aaron Mount, 530-621-5345) (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

TIFFANY SCHMID, Executive Secretary

July 12, 2019