



COMMUNITY DEVELOPMENT AGENCY

DEVELOPMENT 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 **April 13, 2017**, at **8:30 a.m.**, to consider **Specific Plan Amendment SP13-0002/Rezone Z13-0002/Planned Development PD13-0001/Tentative Subdivision Map TM13-1511/Serrano Village J5/J6** submitted by SERRANO ASSOCIATES, LLC to request the following: 1) Specific Plan Amendment (SP13-0002) changing the El Dorado Hills Specific Plan Land Use Map and Zone Map reducing the commercial acreage required in the Village J area from 15.95 acres to approximately 11.68 acres; 2) Rezone (Z13-0002) of approximately 4.27-acre portion of Assessor's Parcel Number 123-570-03 from Community Commercial-Planned Development (CC-PD) to Single-Unit Residential-Planned Development (R1-PD); 3) A phased Tentative Subdivision Map (TM13-1511) of 36-acre property creating a total of 148 residential lots, revising the approved Serrano Village J6 Tentative Subdivision Map/Planned Development (TM08-1479/PD08-0019) and Serrano Village J5, Phase 2 Commercial Planned Development/Tentative Parcel Map (PD08-0020/P08-0029). The map includes the following Design Waivers modifying the El Dorado County Design and Improvement Standard Manual (DISM) road and improvement standards for the subdivision: A) 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 width to four feet in width) on one side of the street: (1) Right-of-Way width from 50-feet to 36-feet: A Street- station 1+49 to 3+42; C Street- station 9+37.84 to station 15+33.79, A Court, C Court, D Court, E Court, and F Court; and (2) Right-of-Way width from 50-feet to 42 feet: A Street- station 3+70 to station 12+50, B Street, C Street- station 3+38.44 to station 9+37.84, D Street, and G Street. B) Construction of cul-de-sac within reduced right-of-way radius from 60-ft to 45.5-ft and a road width (edge of pavement) radius from 50-ft to 40-ft; C) Construction of modified Type 1 and 2 curb gutter as shown on the Tentative Map. The gutter pan will be reduced to 12 inches from face of curb to edge of pavement; D) Construction of road encroachment under Standard Plan 110 with modification to allow for an entry gate and landscape median as shown on the Tentative Map; E) Construction of A Street (at Lots 13 and 14), C Street (at Lot 96), and D Street (at Lot 116) with reduced 100-foot centerline curve radii to 41-ft as shown on the Tentative Map; F) Exceed 3:1 lot length-to-width ratio for Lots 13, 14, 110, and 114; and G) Exceed standard street gradient of 12 percent for C and E Courts with maximum grade of up to 15 percent grade; and 4) Planned Development (PD13-0001) establishing an official Development Plan for Serrano Village J5/J6 Tentative Subdivision Map with modification to Single-Unit Residential (R1) minimum development standards including lot area, lot width, and yard setbacks. The property, identified by Assessor's Parcel Numbers 123-570-03 and 123-570-04, consisting of 36.03 acres, is located on the east side of Bass Lake Road, immediately east of the intersection with Sienna Ridge Drive, 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 Community Development Agency, Development Services Division-Planning Services, 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 17, 2017