

# DEVELOPMENT SERVICES DEPARTMENT

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EL DORADO

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## MEMORANDUM

**TO:** Planning Commission Agenda of: July 12, 2007

**FROM:** Jonathan Fong, Planning Services Item #: 10.a.  
Planning Services

**RE:** Conceptual Review  
Serrano Commercial Village J5 (P07-0013/ PD07-0008)  
El Dorado Hills area, Supervisorial District I

### 1.0 REQUEST

Planning Commission conceptual review is sought for the Serrano Commercial Village J5 project (P07-0013/ PD07-0008). During the scheduled Technical Advisory Committee (TAC) Meeting held on May 21, 2007, Planning Services staff recommended the application be scheduled for conceptual review due to the unique submittal information for the project. The application involves the parcel identified by Assessor's Parcel Number 123-040-07 located on the southeast side of the intersection of Bass Lake Road with Serrano Parkway in the El Dorado Hills Area, Supervisorial District I (Attachment A). Applicant: Serrano Associates, LLC.

### 2.0 PROJECT DESCRIPTION

The project site is located within the El Dorado Hills Specific Plan and is designated as Commercial Village J5. The project would affect an 11.7-acre portion of the site located on the west side of the parcel along Bass Lake Road. A parcel map and planned development have been proposed to create nine commercial parcels to allow for approximately 120,000 square feet of commercial uses.

**Parcel Map:** The parcel map would create nine lots and one remainder parcel. The lots would range from 0.37-acre to 5.7-acres. The remainder parcel would be 11.7 acres. A 1.4-acre parcel has been set aside for the future realignment of Sienna Ridge Road.

**Planned Development:** The planned development application would allow the flexibility in the timing of the improvements and modifications to the Planned Commercial (CP) Zone requirements.

**Rezone:** A rezone request would be required to add the Planned Development (PD) overlay to the base zoning.

### **3.0 ISSUE SUMMARY**

As stated in the submitted letter and attachment from Serrano Associates (Exhibits F and G), the applicant has submitted a modified planned development Application. In the submitted information, the applicant has indicated that no tenants have been identified for the project. Subsequently, the applicant feels that until a tenant can be secured, the architectural elements of planned development cannot be determined.

The planned development has been submitted without a number of the plans required by the Planned Development Application Submittal Checklist and the Zoning Ordinance. The omitted plans include:

- Building Elevations
- Intended Uses
- Signage
- Lighting Plan
- Phasing Plan

The applicant has been informed and has agreed that approval of the planned development without a complete architectural submittal would require additional review and approval by the Planning Commission prior to issuance of any building permits.

Planning Services staff is seeking guidance from the Planning Commission to determine if the planned development as submitted would provide sufficient information for approval. This conceptual review may also provide alternative processing methods for review of the parcel map and planned development.

### **4.0 EL DORADO HILLS SPECIFIC PLAN CONSISTENCY**

Section 1.4.3.2 of the El Dorado Specific Plan requires the Planning Director review and approve a conceptual site plan for Village J. The conceptual site plan is required to include the following features:

- Overall project design showing building location and size, intended use, and architectural themes.
- Fully integrated internal circulation, parking, and road encroachments.
- Buffering of adjacent single family residential land uses and adjacent roads.

The Planning Director has reviewed and approved the project as being consistent with the objectives of this policy. As stated in the supplemental attachment, the applicant has acknowledged that the intended use and architectural themes would be submitted at such time that tenants have been obtained for the development.

As shown on the tentative parcel map, encroachments onto the existing portion of Bass Lake Road has been provided as well as an additional encroachment onto the future portions of Sienna Ridge Road. The conceptual site plan has also provided parking consistent with the anticipated uses.

A traffic study has been submitted to the Department of Transportation which provides an analysis and mitigation measures for the proposed commercial development and future residential development within other portions of Village J.

Landscaping has been proposed to buffer the commercial village from adjacent existing and potential residences. As required by the submitted acoustical study, a sound wall would be constructed along the southern portion of the site to reduce potential noise impacts to the adjacent residences.

## **5.0 ZONING ORDINANCE CONSISTENCY**

Chapter 17.04 of the Zoning Ordinance establishes the review and approval procedures for planned development applications. Section 17.04.010 of the Ordinance requires specific submittal elements for a planned development. As identified in Section 3.0 of this memo above, the project has been submitted without these required items.

The project site is designated Planned Commercial (CP) which permits a range of commercial uses including but not limited to office, bank, eating and drinking, and retail. Multifamily residential is allowed in the CP Zone District through a special use permit; however, the El Dorado Hills Specific Plan prohibits multifamily development within Village J5.

Future signage would be required to comply with the Development Standards of the CP Zone District. The project would be allowed one sign not to exceed 80 square feet or two signs not to exceed 50 square feet. As mentioned in Section 3.0 above, no signage has been proposed with the project. The applicant would be required to return to the Planning Commission for review and approval of a signage program for the project site.

## **5.0 PROCESSING:**

If the Planning Commission approves the planned development as submitted, the project would require a recommendation of approval to the Board of Supervisors to approve the parcel map and the planned development rezone. Additional Planning Commission approvals would be required for each of the buildings on the individual parcels.

Prior to approval of the design of each building, the applicant would be required to provide the required supporting documentation not submitted with the current submittal.

## **6.0 CEQA REVIEW:**

The environmental impacts associated with the project would be evaluated with in conjunction with the previously approved Environmental Impact Report prepared for the El Dorado Hills Specific Plan Area. Staff would determine if the project specific impacts have been addressed in the mitigation measures included in the EIR.

If the project impacts are found to be within the thresholds addressed by the EIR, no additional environmental determination would be necessary.

**ATTACHMENTS:**

- A. Vicinity Map
- B. General Plan Map
- C. Zoning Map
- D. Assessor's Parcel Map
- E. Site Plan
- F. March 28, 2007 Letter from Serrano Associates
- G. February 1, 2007 Attachment 1 from Serrano Associates
- H. Rescue Union School District