

## FROM THE PLANNING COMMISSION MINUTES OF JUNE 9, 2011

### 9. PLANNED DEVELOPMENT/TENTATIVE MAP

**PD10-0003/TM10-1498/Serrano Village J2/J3 Lot H** submitted by SERRANO ASSOCIATES, LLC for the following: 1. Development Plan for the proposed residential subdivision with modifications to One-Family Residential (R1) Zone District and miscellaneous development standards including minimum lot size, lot coverage, and setbacks; 2. Tentative Subdivision Map of a 25-acre project site creating 83 attached clustered residential lots ranging from 3,113 to 7,602 square feet in size, 9 landscape lots, 1 open space lot, and 1 remainder lot; and 3. Design Waivers of the following El Dorado County Design and Improvement Standard Manual (DISM) road standards: (A) Modification of subdivision road improvements under Standard Plan 101B including: (1) Reduction of right-of-way width from 50 feet to 36 feet; (2) Reduction of road pavement width from 28 feet to 27 feet; (3) Construction of 4-foot wide sidewalks along one side of A Street and B Circle and 6-foot sidewalk on one side of C Street; and (4) Construction of modified rolled curb and gutter; (B) Reduction of minimum 100-foot centerline curve radius length to reduced lengths identified on the map; (C) Modification of standard road encroachment under Standard Plan 110 with custom design encroachment off Serrano Parkway; and (D) Exceed the 3 to 1 width-to-length lot ratio standard for Lot 35. The property, identified by Assessor's Parcel Numbers 123-370-01, 123-370-03, and 123-280-10, consisting of 25 acres, is located approximately one and one-half mile north of Highway 50 along Bass Lake Road at the intersection with Serrano Parkway, in the El Dorado Hills area, Supervisorial District 2. [*Project Planner: Mel Pabalinas*] (Statutory Exemption pursuant to Section 15182 of the CEQA Guidelines)\*\*

Mel Pabalinas presented the item to the Commission with a recommendation of approval. He referenced the Staff Memo dated 6/7/11 recommending the addition of two new conditions. Mr. Pabalinas informed the Commission that staff had received two requests for continuance from the El Dorado Hills Community Services District (CSD); one was a letter dated 6/7/11 from Kent Oakley, Special Projects Manager, and the other was an email dated 6/8/11 from Guy Gertsch, President, who identified concerns regarding the Staff Report exhibits.

Kirk Bone/applicant's agent expressed agreement with the Staff Report with the exception of Condition #8, which he requested the timeline be changed to six months due to the length of time already spent in negotiations with the Rescue Union School District (USD). He provided historical background on the project, which included the various discussions regarding the reserved school site and the joint use between El Dorado Hills CSD and Rescue USD. Mr. Bone stated that over the years the reserved site location has moved several times and since there appears to be no forward progress in the acquisition of the school site, today's project before the Commission does not include the joint use, which is between Rescue USD and El Dorado Hills CSD. He was requesting that the Commission take action on the item today and to not grant the continuance request by the CSD as the next meeting would not be until July 14<sup>th</sup> and his team is unavailable that day. A continuance would delay the project from being completed in 2013 and move it out to 2014.

John Skeel, General Manager of the El Dorado Hills CSD, requested a continuance to provide new Board members an opportunity to review this plan as the conceptual plan approved in 2008 by them was different from what is before the Commission today. He explained that in 2009 there had been a plan designed, which is their preferred plan, and it was their understanding that it was that design which was going forward to the Commission. The continuance would provide time to call a CSD Board meeting to review the current plan and to also allow time to meet with Serrano in an attempt to get concurrence on the 2009 design as he feels that the current design would not meet CSD's nor the residents' needs. Mr. Bone clarified that the 2008 plan was approved by the CSD and the design in 2009 was a joint use plan that had the park and school together. Mr. Pabalinas identified the Staff Report exhibits that showed the different designs.

Bill Wright, representative for the Rescue USD, made the following comments:

- Supported CSD's request for continuance to determine if this was the appropriate configuration for CSD (i.e., splitting the park);
- Specific Plan states that the School District is to buy sites and build schools to accommodate residential units, but since construction had been slow it was not prudent for them to rush on buying the site;
- Interested in site and acknowledged that there had been some disagreements in the past during negotiations;
- They are at the mercy of other State agencies as they are required to follow various steps in order to obtain final site approval and that takes time;
- Willing to purchase site in advance of making the application for construction, although they would be taking a risk of losing the State paying 50% of site acquisition costs as the money may not be there when they start construction;
- School District should not be penalized due to the lengthy process they are required to follow;
- Primary issue for them is for Condition #8 to be amended to reflect 18 months for the timeline;
- This is the last area of Serrano to be developed; and
- Acknowledged that Mr. Bone's earlier suggestion of a friendly condemnation may be a better route to follow.

Mike Cook/applicant's agent felt that a continuance would not be very effective as the current plan was designed in consultation with the CSD. Condition #8 would be the fastest path to a joint use site as it puts a time limit on the School District, which is the whole trigger as to whether this is a joint use site or not.

County Counsel Paula Frantz made the following remarks:

- Specific Plan Development Agreement required Serrano to reserve a school site, which has moved several times;
- Current design has Condition #8 reserving the school site for one year and the map will show if Rescue USD didn't exercise their option to buy;
- There are two separate issues before the Commission today; CSD preferring a joint use site and requesting Serrano to change the current design; and Serrano having the right to proceed with the current design;

- 20 year Development Agreement expired in 2009 and an extension was granted since this map was submitted prior to the expiration date;
- If the Development Agreement expires, Serrano's contractual requirement for a school and park may be different from the current requirements; and
- Serrano has no obligation to dedicate a school site; they are just required to reserve it for purchase.

Commissioner Pratt expressed concern if anything would get accomplished if the item was continued.

Commissioner Rain was in favor of allowing a continuance to provide additional time for the CSD to review.

Commissioner Tolhurst stated that he would agree to this continuance request but would not support another one.

Commissioner Mathews understood the frustration in extending the time out and, therefore, preferred to oppose the continuance but would agree to a continuance this time.

Chair Heflin opposed the continuance request as he felt it would be a waste of time and in the interest of economic development and fairness, would like to hear the item today.

No further discussion was presented.

**Motion: Commissioner Rain moved, seconded by Commissioner Mathews, and carried (4-1), to continue Planned Development PD10-0003/Tentative Map TM10-1498 to the July 28, 2011, meeting.**

**AYES: Pratt, Tolhurst, Mathews, Rain**  
**NOES: Heflin**