

# DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

<http://www.edcgov.us/devservices>



**PLACERVILLE OFFICE:**  
2850 FAIRLANE COURT PLACERVILLE, CA 95667  
BUILDING (530) 621-5315 / (530) 622-1708 FAX  
[bdgdept@edcgov.us](mailto:bdgdept@edcgov.us)  
PLANNING (530) 621-5355 / (530) 642-0508 FAX  
[planning@edcgov.us](mailto:planning@edcgov.us)

**LAKE TAHOE OFFICE:**  
3368 LAKE TAHOE BLVD. SUITE 302  
SOUTH LAKE TAHOE, CA 96150  
(530) 573-3330  
(530) 542-9082 FAX  
[tahoebuild@edcgov.us](mailto:tahoebuild@edcgov.us)

TO: Planning Commission Agenda of: July 28, 2011

FROM: Mel Pabalinas, Senior Planner Item No.: 8

DATE: July 14, 2011

RE: PD10-0003/TM10-1498/Serrano Village J2/J3 Lot H; El Dorado Hills  
Community Services District (EDHCSD) Comment Letter

---

At the June 9<sup>th</sup> Planning Commission hearing, the above project application was continued to the July 28<sup>th</sup> hearing date. The basis of the continuance was to allow the CSD to conduct additional review of the proposed residential development, in particular, the layout of the 12.5-acre Remainder Parcel that would be built and dedicated as an active recreational community park. Exhibit A includes the response letter provided by the EDHCSD on July 13, 2011. For reference, Exhibit B depicts the proposed residential development in Lot H which includes the "barbell-shaped" Remainder Parcel surrounding the development. Exhibit C depicts the conceptual Village J park layout approved by the CSD board in 2008, from which the applicant based the current layout of the development. Exhibit D depicts the CSD's preferred park layout with joint facility use with the adjacent elementary school in the event that Rescue Union School District acquires a portion of the Lot H property for its school facility.

**Attachments:**

- Exhibit A.....El Dorado Hills Community Services District (CSD) Response Letter, July 12, 2011
- Exhibit B .....Proposed Serrano Village J2/J3-Lot H Tentative Map
- Exhibit C .....CSD Approved 2008 Conceptual Village J Park Layout with Lot H Tentative Map
- Exhibit D.....CSD Park Layout with Adjacent Elementary School

July 12, 2011

Rommel (Mel) Pabalinas, Senior Planner  
El Dorado County Development Services Department-  
Planning Division  
2850 Fairlane Court  
Placerville, CA 95667



RE: SERRANO VILLAGE J SCHOOL/PARK SITE

Dear Mel,

Thank you and the El Dorado County Planning Commission for allowing the El Dorado Hills Community Services District (EDHCSD) additional time to comment on the Serrano Village J School and Park Sites.

At the June 30, 2011 the EDHCSD Board of Directors discussed the Serrano Village J School and Park Sites and respectfully request that the Planning Commission grant the Rescue Union School District 12 months to complete the purchase of the Village J School site.

EDHCSD understands Serrano's concerns and desire to move forward with the approval of Village J, but we also feel the park design that was conceptually approved by the district is not the best option.

Of the two Village J Park designs the EDHCSD board and staff are completely in favor of the joint use plan. The original design often referred to as "barbell" design, will be more expensive to maintain. Without a separate funding mechanism such as a Landscape and Lighting Assessment District, the maintenance of this site will be a burden on the General Fund.

In addition, the "barbell" design is not user friendly for park users. With ballfields at separate ends of the park and linear parking between the play areas, parents will likely have children playing at different ends of the park at the same time. The EDHCSD is very concerned about the safety of participants walking or riding bikes through the parking areas to get to the other end of the park.

Again, the EDHCSD wishes to thank the planning staff and Planning Commission for your patience and continuing this item until July 28, 2011.

Sincerely,

Sandi Kukkola  
Interim General Manager



# SERRANO VILLAGE J, LOT H

TENTATIVE SUBDIVISION MAP  
EL DORADO COUNTY CALIFORNIA

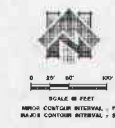
JULY 25, 2008  
REVISED JULY 14, 2010



VICINITY MAP



R.E.Y. ENGINEERS, INC.  
Civil Engineers and Surveyors



**OWNER/APPLICANT**  
SERRANO ASSOCIATES, LLC  
4525 SERRANO PARKWAY  
EL DORADO HILLS, CA 95762

**ENGINEER**  
R.E.Y. ENGINEERS, INC.  
905 SUTTER STREET, SUITE 200  
FOLSOM, CA 95630

**MAP SCALE**  
1"=50'

**CONTOUR INTERVAL**  
CONTOUR INTERVAL = AS SHOWN

**SOURCE OF TOPOGRAPHY**  
AERIAL PHOTOGRAPHY

**SECTION TOWNSHIP & RANGE**  
SECTION 31, T. 10 N., R. 9E, M.D.M.

**ASSESSOR'S PARCEL NUMBER**  
123-370-01, 123-370-03 & 123-280-10

**EXISTING/PROPOSED ZONING**  
ONE-FAMILY RESIDENTIAL (R1-PO)

**TOTAL AREA**

RESIDENTIAL LOTS	8.06 Acres
RESIDENTIAL STREETS	1.88 Acres
OPEN SPACE	0.27 Acres
LANDSCAPE (PRIVATE)	1.13 Acres
LANDSCAPE (PUBLIC)	1.41 Acres
REMAINDER	12.53 Acres
<b>TOTAL</b>	<b>25.28 Acres</b>

**PROPOSED USE**

- 83 - SINGLE FAMILY RESIDENTIAL
- 1 - OPEN SPACE (LOT C)
- 4 - PUBLIC LANDSCAPE (LOTS A,B,E & F)
- 5 - PRIVATE LANDSCAPE (LOTS D,G,H,I & J)
- 1 - REMAINDER

**LOT SIZES**

- MINIMUM LOT SIZE - 3,113 SF (LOT 58)
- AVERAGE LOT SIZE - 4,218 SF
- MAXIMUM LOT SIZE - 7,802 SF (LOT 1)

**WATER, RECYCLED WATER SUPPLY & SEWAGE DISPOSAL**  
EL DORADO IRRIGATION DISTRICT

**FIRE PROTECTION**  
EL DORADO CO. FIRE DEPARTMENT

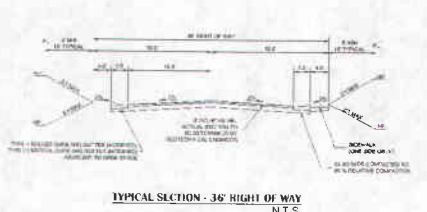
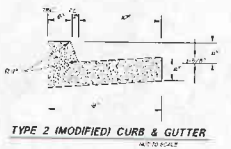
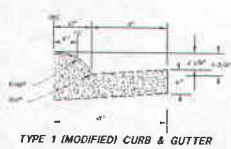
**DATE OF PREPARATION**  
JULY 25, 2008 / REVISED JULY 14, 2010

**PARK AND RECREATION**  
EL DORADO HILLS COMMUNITY SERVICES DISTRICT

**SCHOOL DISTRICT**  
RESCUE UNION SCHOOL DISTRICT

**PHASING PLAN NOTICE**  
THE PLAN OF PHASING PLAN SHALL BE COMPLETED FOR THE PROJECT. THE PHASING PLAN SHALL BE COMPLETED AND SUBMITTED TO THE COUNTY OF EL DORADO FOR REVIEW AND APPROVAL. THE PHASING PLAN SHALL BE COMPLETED AND SUBMITTED TO THE COUNTY OF EL DORADO FOR REVIEW AND APPROVAL. THE PHASING PLAN SHALL BE COMPLETED AND SUBMITTED TO THE COUNTY OF EL DORADO FOR REVIEW AND APPROVAL.

DATE	DESCRIPTION
12/18/08	PRELIMINARY PLAN
07/25/08	FINAL PLAN



**NOTES**

- SEE LOT AREA/COVERAGE EXHIBIT 6-PACK CLUSTER PLAN FOR TYPICAL CLUSTER DETAILS
- SHADED AREA DENOTES PROPOSED SIDEWALKS AND WALKWAYS

**ENGINEERS CERTIFICATE**  
I, THE ENGINEER, HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS PLAN WAS OBTAINED FROM A REASONABLE INVESTIGATION AND THAT THE SAME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA. MY LICENSE NUMBER IS 44323. I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF CALIFORNIA. MY LICENSE NUMBER IS 10000. I AM A LICENSED PROFESSIONAL CIVIL ENGINEER IN THE STATE OF CALIFORNIA. MY LICENSE NUMBER IS 10000. I AM A LICENSED PROFESSIONAL CIVIL ENGINEER IN THE STATE OF CALIFORNIA. MY LICENSE NUMBER IS 10000.



# SERRANO LOT H

LOTING EXHIBIT  
EL DORADO COUNTY CALIFORNIA  
APRIL, 2008

## 2008 Conceptual Village J Park

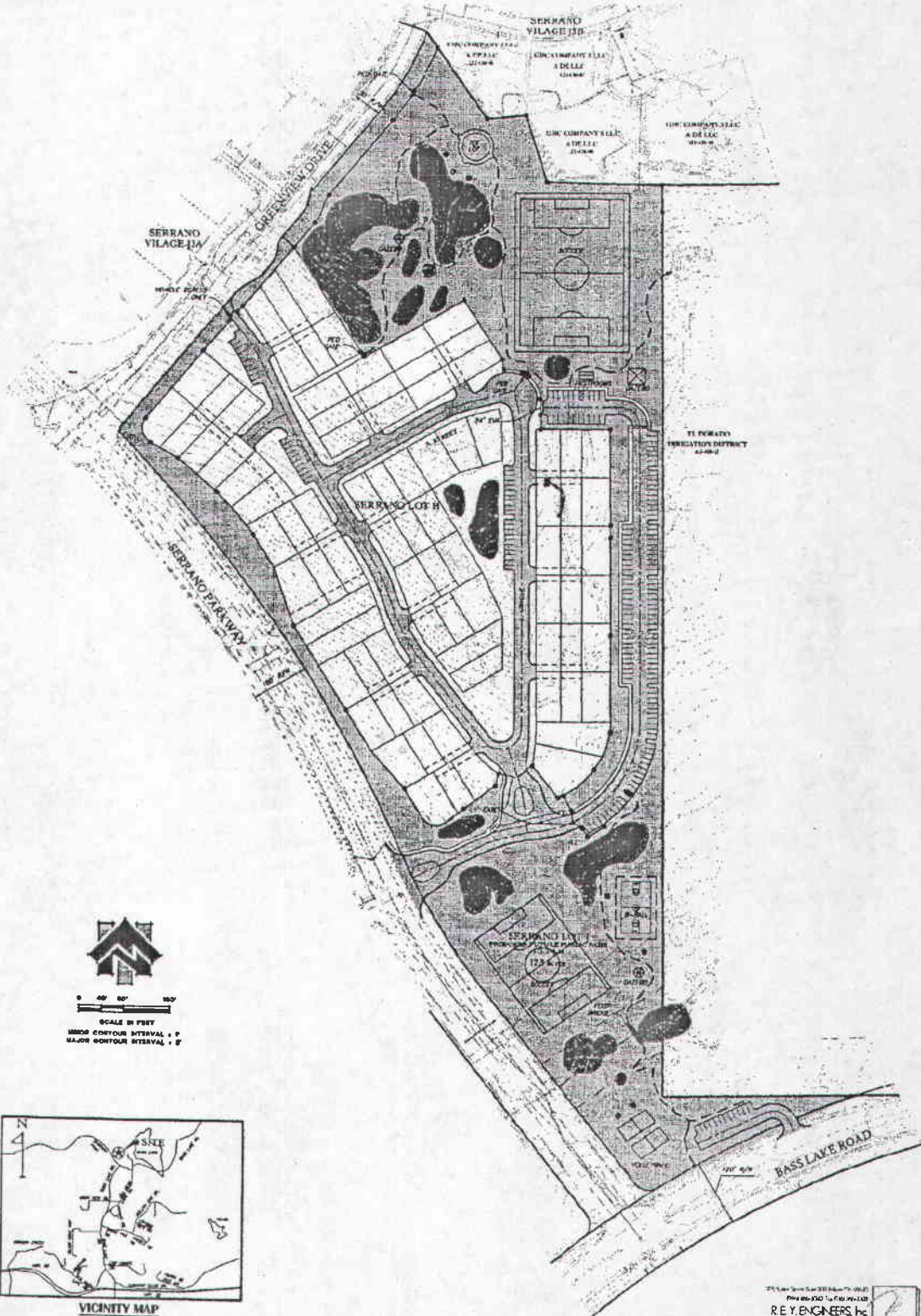


EXHIBIT C



**NEW K-8 SCHOOL  
SERRANO VILLAGE LOT H  
RESCUE UNION SCHOOL DISTRICT**



ANOVVA

EXHIBIT D