



2018 DEC 20 PM 2:40  
RECEIVED  
PLANNING DEPARTMENT

September 14, 2018

Mel Pabalinas  
El Dorado County Planning Services  
2850 Fairlane Court  
Placerville, CA 95667

**RE: Serrano Village A14 Tentative Subdivision Map (51 lots)**  
**TM 08-1464 / PD 08-0004**

Dear Mel,

Please accept this letter as a request to change the tentative map layout from that submitted under the original file number referenced above. We would like to alter the land plan from 54 attached halfplex units to 51 single-family detached lots.

Please find enclosed the following tentative map submittal materials dated September 2018:

- Tentative Subdivision Map (5 copies)
- Tentative Subdivision Map with Aerial (5 copies)
- Slope Map (5 copies)
- Tentative Grading Plan (5 copies)
- Water and Sewer Plan (5 copies)
- CD of the above digital files
- Facilities Improvement Letter dated April 26, 2018
- Environmental Noise Assessment prepared by Bollard Acoustical, dated August 10, 2018

**Modified Development Standards**

Please refer to Exhibit A attached for a description of the requested amendments to the R1 development standards.

**Z 08-0002/PD 08-0004**  
**TM 08-1464**

SUITE 100

SERRANO ASSOCIATES, LLC 4525 SERRANO PARKWAY EL DORADO HILLS, CALIFORNIA 95762-7510  
916.939.4060 FAX 916.939.4116

Design Waivers

1. Modify Standard Plan 101B standards for roadway right-of-way and improvement widths (including sidewalks and curbs) as shown on the tentative subdivision map.
2. Reduction of 100-foot centerline curve radii to 41' on B Street at Lots 3 and 43.
3. Modification of the standard road encroachment under Standard Plan 110 to allow for an entry gate and landscaping median at Russi Ranch Drive and future Country Club Drive.
4. Reduction of standard lot frontage width of 60 feet to 45 feet or as otherwise dimensioned on the tentative map.

*Justification:*

There are special conditions or circumstances peculiar to the property that justifies the waivers. The project site is located within the El Dorado Hills Specific Plan that adheres to different architectural design features than the rest of the County. Construction of the proposed improvements is typical of the existing private roadway systems and lotting patterns in the Serrano development, with all roadway improvements commonly owned and maintained by the Serrano El Dorado Owners' Association. The modified improvements are necessary to maintain a common design theme throughout the Specific Plan area.

Strict application of the standard design or improvement requirements would cause additional unnecessary grading effects, impacts to resources and conflict with existing similar improvements within the Serrano villages. Standard design or improvement requirements would result in an atypical design in the Specific Plan Area and would create a hardship that disrupts the harmonious designs utilized throughout the Specific Plan area.

The design waivers would not be injurious to adjacent properties or detrimental to the health, safety, convenience or welfare of the public. The improvements are designed to sufficiently meet the vehicular and pedestrian circulation and safety needs of the future residents of this village and the public in general as reviewed by the local fire protection district and County DOT.

Granting of the waivers would not have any effect of nullifying the objectives of the Subdivision Ordinance or other applicable subdivision development standards. The modified improvements have previously been used in other Serrano villages. The roadway and lot designs sufficiently serve the subdivision and provide aesthetic amenities for the subdivision. Granting of the design waivers would not nullify the objectives of the Subdivision ordinance. Other applicable provisions of the DISM remain in effect.

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Thank you in advance for your time to review Serrano's proposal. If you have any questions or need additional information, please contact me or Kirk Bone at (916) 939-4060.

Sincerely,

SERRANO ASSOCIATES, LLC

A handwritten signature in black ink, appearing to read "Andrea Howard". The signature is fluid and cursive, with the first name "Andrea" being more prominent than the last name "Howard".

Andrea Howard  
Principal Planner