



# PLANNING AND BUILDING DEPARTMENT PLANNING DIVISION

2850 Fairlane Court, Placerville, CA 95667

924 B Emerald Bay Road, South Lake Tahoe, CA 96150

Phone: (530) 621-5355 Email: [planning@edcgov.us](mailto:planning@edcgov.us)

<https://www.eldoradocounty.ca.gov/Land-Use/Planning-Services>

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NOV 24 2025  
EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT

Proj 25-0004  
TM25-0004

APPLICATION TYPE: Tentative Subdivision Map

FILE#

ASSESSOR'S PARCEL NO.(s) 121-040-020, 121-040-029, 121-040-031

PROJECT NAME/REQUEST: (Describe proposed use) Serrano Village D1-Lot D - 35 single-family lots

APPLICANT/AGENT Kirk Bone, Director of Government Relations

Mailing Address 4525 Serrano Parkway, Suite 100, El Dorado Hills, CA 95762

P.O. Box or Street City State & Zip  
Phone 916-939-4060 Email: [kbone@parkerdevco.com](mailto:kbone@parkerdevco.com) [ahoward@parkerdevco.com](mailto:ahoward@parkerdevco.com)

PROPERTY OWNER Serrano Associates, LLC

Mailing Address Same as Agent

P.O. Box or Street City State & Zip  
Phone Email

### LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT REY Engineers, Attn: Rich Radoycis

Mailing Address 905 Sutter Street, Suite 200, Folsom, CA 95630

P.O. Box or Street City State & Zip  
Phone 916-366-3040 Email: [rradoycis@reyengineers.com](mailto:rradoycis@reyengineers.com)

LOCATION: The property is located on the south side of Boundary Oaks Drive

300-400' feet/miles south of the intersection with Estero Way

N/E/W/S Street or Road  
in the El Dorado Hills area. Property Size: 55.7 AC +/-  
acreage/square footage

X [Signature] Date 11/24/25  
Signature of property owner or authorized agent

### FOR OFFICE USE ONLY

Date 11-24-25 Fee 8976.13 Receipt # R63952 Rec'd by SCO Census D30710, 1017  
Zoning R1/O5 GPD RP Supervisor District 1 Sec 2 Twn 09N Rng 06E

ACTION BY  
 PLANNING COMMISSION  
 ZONING ADMINISTRATOR  
 PLANNING DIRECTOR

ACTION BY BOARD OF SUPERVISORS

Hearing Date \_\_\_\_\_  
Approved \_\_\_\_\_ Denied \_\_\_\_\_  
Findings and/or conditions attached

Hearing Date \_\_\_\_\_  
Approved \_\_\_\_\_ Denied \_\_\_\_\_  
Findings and/or conditions attached

X \_\_\_\_\_  
Executive Secretary

APPEAL

Approved \_\_\_\_\_ Denied \_\_\_\_\_

TM25-0004/PD25-0006/Z25-0008

Revised 07/2024



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## PLANNING DIVISION

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### TENTATIVE SUBDIVISION MAP

The following information must be provided with all applications. If all the information is not provided, the application will be deemed incomplete and may not be accepted. For your convenience, please use the applicant column on the right to be sure you have all the required submittal information. All plans and maps must be folded to 8 ½" x 11".

**NOTE:** Submittal of the materials required in this application packet does not necessarily constitute a complete application for purposes of the California Permit Streamlining Act; the County may require further submittals or clarification of materials for staff to begin processing the project. If so, you will receive a letter within 30 days stating what additional materials must be submitted. Tentative Subdivision Map applications will need to be deemed complete for processing before the environmental review of the project can be started in accordance with the California Environmental Quality Act (CEQA). To prepare an environmental document to comply with CEQA, the County may require the applicant to submit additional information or studies after the application has been deemed complete for processing. Note that studies may be required at the applicant's expense to analyze potential impacts from off-site improvements. Studies typically required for a complete application (e.g.: traffic study) would be deferred when an EIR is to be prepared and said EIR would address the impact.

	REQUIRED SUBMITTAL INFORMATION	Applicant	County
1	Completed and signed application form.	✓	
2	Completed and signed Agreement for Payment of Processing fees.	✓	
3	Letter of authorization from all property owners authorizing agent to act as applicant when applicable.	n/a	
4	One (1) copy of a title report (no more than six months old) for the project. Proof of ownership (Grant Deed) if the property has changed title since the last tax roll.	✓	
5	Provide name, mailing address, phone number and email address of all property owners and their agents.	✓	
6	If public sewer or water service is proposed, obtain, and provide a Facilities Improvement Letter if the project is located within the EID service area, or a similar letter if located in another sewer and/or water district.	✓	
7	If on-site wastewater treatment systems are proposed to serve the project, provide a wastewater feasibility report as described in the adopted Design and Improvement Standards Manual.	n/a	
8	If off-site sewer or water facilities are proposed to serve the project, provide four copies of a map showing the location and size of the proposed facilities.	n/a	
9	If groundwater is to be used for domestic water, provide proof of a safe and reliable water source as described in the adopted Design and Improvement Standards Manual.	n/a	
10	One hard copy plus an electronic PDF copy (CD-ROM or other medium) of a preliminary grading, drainage plan and drainage reports. The plan should be of sufficient detail to identify the scope of grading, including quantities, depths of cut and fills for: roads, driveways where cuts/fills exceed six feet, retaining walls, and mass pad graded lots.	✓	

	Show location of existing drainage, proposed modifications, and impacts to downstream facilities. See <u>Chapter 110.14</u> of the County Grading Ordinance for submittal detail of the grading plan. See Section 1.8.3 of the <u>County Drainage Manual</u> for submittal requirements of the drainage plan and report.	✓	
11	One hard copy plus an electronic PDF copy (CD-ROM or other medium) of a Preliminary Geotechnical Engineering Study as described in the adopted Design and Improvement Standards Manual.	✓	
12	An on-site biological study shall be required to determine if the site contains special status plant or animal species or natural communities and habitats, including riparian vegetation and plant habitat. The report should include proposed mitigation measures if applicable. The survey can only occur from March 15 through August 15 when plants are easily identifiable. One hard copy plus an electronic PDF copy (CD-ROM or other medium), with attachments, shall be submitted.  The biological study shall include a plant survey to determine the extent and location of rare plants on the project site if located within Rare Plant Mitigation Area 0 ("EP" overlay designation on the General Plan land use map) or Mitigation Area 1 (within the gabbro soils area as shown on maps on file at the Planning Division).	EIR EIR	
13	Name and address of Homeowner's Association, CSA 9 Zone of Benefit, or other road maintenance entity if it exists in the project area.	✓	
14	A record search for archaeological resources shall be conducted through the North Central Information Center located at CSU-Sacramento, 7667 Folsom Blvd., Folsom Hall, Suite 2042, Sacramento, CA 95826, phone number (916) 278-6217, email <a href="mailto:ncic@csus.edu">ncic@csus.edu</a> . Email is preferred. If the record search identifies a need for a field survey, a survey shall be required. Archaeological surveys shall meet the " <u>Guidelines for Cultural Resource Studies</u> " approved by the Board of Supervisors.	EIR + analysis memo from EIR	
15	A site-specific wetland investigation shall be required on projects with wetlands as determined by the biological study. One hard copy plus an electronic PDF copy (CD-ROM or other medium) shall be submitted.		
16	An acoustical analysis shall be provided to demonstrate consistency with General Plan Policies (see policies following <u>General Plan Objective 6.5.1</u> ). The analysis shall comply with standards set forth in Zoning Ordinance <u>Chapter 130.37</u> . The analysis shall include descriptions of construction noise, traffic noise generated from the project, and impacts of traffic noise to the residences within the project. One hard copy plus an electronic PDF copy (CD-ROM or other medium) shall be submitted.		
17	An air quality impact analysis shall be provided utilizing the Air Quality Management District's <i>AQMD Guide to Air Quality Assessment: Determining Significance of Air Quality Impacts under the California Environmental Quality Act</i> (February 2002) available <u>here</u> . Emissions modeling should utilize the statewide land use emissions computer model CalEEMod, available <u>here</u> , to quantify potential criteria pollutant and greenhouse gas (GHG) emissions. One hard copy plus an electronic PDF copy (CD-ROM or other medium) shall be submitted.		
18	If required by the El Dorado County Department of Transportation based on submittal of a Traffic Impact Study – Initial Determination Form, a traffic study shall be provided utilizing their Traffic Impact Study Protocol and Procedures or other latest traffic study requirements, as determined by DOT. Applications shall: a) Demonstrate consistency with 2004 General Plan Transportation and Circulation Element Policies. b) Identify access to County Road(s); describe proposed road and intersection improvements (on-site and off-site).  One hard copy plus an electronic PDF copy (CD-ROM or other medium) shall be submitted.	✓	

19	A Snow Removal and Storage Plan for subdivisions above 3,000 feet elevation (Design and Improvement Standards Manual (DISM Volume I, Section 5, A.)). One hard copy plus an electronic PDF copy (CD-ROM or other medium) shall be submitted.	n/a	
20	A discussion of passive solar opportunities for proposed lots having 20,000 square feet or less (DISM Volume I, Section 5. B.). One hard copy plus an electronic PDF copy (CD-ROM or other medium) shall be submitted.	n/a	
21	Copy of previous parcel map, subdivision map, or record of survey if one exists.	✓	
22	Application fees pursuant to the adopted fee schedule.	✓	
23	Five (5) copies plus an electronic PDF copy (CD-ROM or other medium) of the tentative map detailing what exists on the site at the time of application shall be submitted on 24" x 36" sheets, drawn to scale, and of sufficient size to clearly show all details and required data. All plans must be folded to 8½" x 11", plus one 8½" x 11" reduction that includes a graphic scale. No rolled drawings will be accepted.	✓	
24	Five (5) copies plus an electronic PDF copy (CD-ROM or other medium) of a Phasing Plan, if proposed; and one 8 ½" x 11" reduction that includes a graphic scale.	n/a	
25	One full-sized copy plus an electronic PDF copy (CD-ROM or other medium) of a slope map noting the following slope range categories: 10 to 15 percent; greater than 15 to 20 percent; greater than 20 to 25 percent; greater than 25 to less than 30 percent; and 30 percent or greater; and one 8 ½" x 11" reduced copy.	✓	
26	One full-sized copy plus an electronic PDF copy (CD-ROM or other medium) of an aerial photograph with the tentative map overlaid. Scale should be 1"=100' or the same scale as the tentative map.	✓	
27	A Fire Safe Plan approved by the applicable fire district and Cal Fire shall be submitted if the project is in a high or very high wildland fire hazard area; or in an area identified as "urban wildland interface communities within the vicinity of Federal lands that are a high risk for wildfire," as listed in the most current Federal Register. One hard copy plus an electronic PDF copy (CD-ROM or other medium) shall be submitted.	✓	
28	A description of all proposed deviations or waivers to County design standards. The four findings required for approval of the deviation(s) or waiver(s) listed in County Code Section 120.40.010.A.2.a through d must be addressed by the applicant to justify granting the request(s). One hard copy plus an electronic PDF copy (CD-ROM or other medium) shall be submitted.	✓	

**OAK TREE/OAK WOODLAND REMOVAL**

The following supplemental information shall be required if any Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Section 130.39.030 (Definitions) will be impacted by the project (i.e. cut down) consistent with Section 130.39.070 (Oak Tree and Oak Woodland Removal Permits – Discretionary Development Projects).

	<b>REQUIRED SUBMITTAL INFORMATION</b>	<b>Applicant</b>	<b>County</b>
1	Completed and signed Oak Resources Code Compliance Certificate.	EIR	
2	Oak Resources Technical Report prepared by a Qualified Professional consistent with Section 2.5 (Oak Resources Technical Reports) of the Oak Resources Management Plan.		
3	Completed Oak Resources Technical Report Checklist, including the supplemental data for impacted Individual Native Oak Trees within Oak Woodlands, as applicable.		
4	Security deposit for on-site oak tree/oak woodland retention and/or replacement planting (if proposed as part of project mitigation) consistent with <u>Section 130.39.070.F (Security Deposit for On-Site Oak Tree/Oak Woodland Retention)</u> and <u>Section 130.39.070.G (Security Deposit for On-Site Oak Tree/Oak Woodland Replacement Planting)</u> .		
5	Reason and objective for impact to oak trees and/or oak woodlands.		

	<b>REQUIRED INFORMATION ON TENTATIVE MAP</b>	<b>Applicant</b>	<b>County</b>
1	Proposed subdivision name.	✓	
2	Date, north arrow and scale.	✓	
3	Project boundaries with dimensions.	✓	
4	The approximate dimensions and area of all lots (gross and net). Net area of lots excludes non-buildable areas such as road rights-of-way, bodies of water, and areas of 30 percent or greater slope. Parcel sizes must be consistent with General Plan and Zoning standards unless the application is accompanied by a General Plan Amendment, Zone Change, and/or Planned Development application.	✓	
5	Adjacent ownership with book and page number of recorded deeds or Parcel Map references.	✓	
6	Location and names of rights-of-way, width of adjacent streets, highways, and alleys.	✓	
7	Access easements to a connection with a public road, together with deed or map reference that documents the access.	n/a	
8	Existing encroachments to the public road on adjacent parcels. If a new access is proposed through adjacent parcels, provide a letter of authorization, if available, and a description of the access easement.	n/a	

9	Purpose, width, and approximate location of all existing and proposed easements, other than roads, together with the deed or map reference that documents the easement.	✓	
10	Approximate radii of centerline on all street curves.	✓	
11	Names of adjacent subdivisions with the recording reference.	✓	
12	Grades and widths of existing and proposed roads or road easements, showing typical improvement cross-section for all existing and proposed roads, including cul-de-sac roads and turnarounds.	✓	
13	All existing structures, buildings, utility transmission lines and dirt roads, and distances to existing and proposed property lines. Show structures within 50 feet of the property.	✓	
14	Show location of all structures for which permits have either been applied for or granted, but not yet constructed.	n/a	
15	Existing and proposed fire hydrant locations.	✓	
16	Existing water and sewer line locations.	✓	
17	Contour lines shown at 5-foot intervals if any slopes on the property exceed 10 percent (contours not required if all slopes are 10 percent or less). Contours may be shown at 10-foot or 20-foot intervals on parcels of 10 acres or larger (using U.S.G.S. interpolation or field survey), if said contours reasonably identify significant site features (e.g., benches or abrupt topographical changes, etc.).	✓	
18	Areas of 30 percent or greater slope shall be identified.	✓	
19	The location, if present, of rock outcroppings, lava caps, drainage courses, ponds, lakes, canals, reservoirs, rivers, perennial streams, creeks, spring areas subject to inundation and wetlands. Show respective 50-foot and 100-foot septic system setbacks when a septic system is proposed. Setbacks from riparian and wetland areas consistent with <u>Section 130.30.050.G</u> of the Zoning Ordinance shall be shown on the tentative map.	✓	
20	Identify areas subject to a 100-year flood; and show high water level (100-year) on map. Where this data is not readily available, January 1997 flood level can be shown if known.	n/a	
21	Show any other subdivision-related improvements such as: street lighting, subdivision signage, landscaping, parking, storm drains, catch basins, storm water quality treatment areas, parks, and utility facilities (e.g., electric, gas, phone, cable TV). The depiction of these improvements may be submitted on a separate exhibit map if appropriate.	✓	
22	The following information is to be listed on the tentative map in the order listed below:		
	a. Owner of record (name and address).	✓	
	b. Name of applicant (name and address).	✓	
	c. Map prepared by (name and address).	✓	
	d. Scale.	✓	

e. Contour interval if applicable.	✓	
f. Source of topography.	✓	
g. Section, Township and Range.	✓	
h. Assessor's Parcel Number(s).	✓	
i. Present and proposed General Plan land use designation(s).	✓	
j. Present and proposed Zoning designation(s).	✓	
k. Total area.	✓	
l. Total number of lots.	✓	
m. Total number of lettered lots.	✓	
n. Minimum parcel area.	✓	
o. Water supply.	✓	
p. Sewage disposal.	✓	
q. Proposed fire district or agency.	✓	
r. Date of preparation.	✓	
s. In the lower right-hand corner of each map, a signature block should be shown, giving space for: Planning Commission: _____ Approval/Denial Date: _____ Board of Supervisors: _____ Approval/Denial Date: _____	✓	

The Planning Division reserves the right to require additional project information as provided by Section 15060 of the California Environmental Quality Act, or as required by the General Plan development policies, or when such is necessary to complete the environmental assessment.



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Proj 25-0010

APPLICATION TYPE: Planned Development

FILE# PD 25-0006

ASSESSOR'S PARCEL NO.(s) 121-040-020, 121-040-029, 121-040-031

PROJECT NAME/REQUEST: (Describe proposed use) Serrano Village D1-Lot D - 35 single-family lots

APPLICANT/AGENT Kirk Bone, Director of Government Relations

Mailing Address 4525 Serrano Parkway, Suite 100, El Dorado Hills, CA 95762

P.O. Box or Street \_\_\_\_\_ City \_\_\_\_\_ State & Zip \_\_\_\_\_  
Phone 916-939-4060 Email: kbone@parkerdevco.com ahoward@parkerdevco.com

PROPERTY OWNER Serrano Associates, LLC

Mailing Address Same as Agent

P.O. Box or Street \_\_\_\_\_ City \_\_\_\_\_ State & Zip \_\_\_\_\_  
Phone \_\_\_\_\_ Email \_\_\_\_\_

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT REY Engineers, Attn: Rich Radoycis

Mailing Address 905 Sutter Street, Suite 200, Folsom, CA 95630

P.O. Box or Street \_\_\_\_\_ City \_\_\_\_\_ State & Zip \_\_\_\_\_  
Phone 916-366-3040 Email rradoycis@reyengineers.com

LOCATION: The property is located on the south side of Boundary Oaks Drive

300-400' feet/miles south of the intersection with Estero Way

in the El Dorado Hills area. Property Size: 55.3 ac +/-

X [Signature] Date 11/24/25 acreage/square footage

Signature of property owner or authorized agent

### FOR OFFICE USE ONLY

Date 11-24-25 Fee 5,443.10 Receipt # R63953 Rec'd by SCO Census 030710, 1017  
Zoning R1/05 GPD AP Supervisor District 1 Sec 2 Twn 09N Rng 06E

ACTION BY \_\_\_\_\_ PLANNING COMMISSION  
\_\_\_\_\_ ZONING ADMINISTRATOR  
\_\_\_\_\_ PLANNING DIRECTOR

ACTION BY BOARD OF SUPERVISORS

Hearing Date \_\_\_\_\_

Hearing Date \_\_\_\_\_

Approved \_\_\_\_\_ Denied \_\_\_\_\_

Approved \_\_\_\_\_ Denied \_\_\_\_\_

Findings and/or conditions attached

Findings and/or conditions attached

APPEAL

X \_\_\_\_\_

Approved \_\_\_\_\_ Denied \_\_\_\_\_

Executive Secretary

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# PLANNING AND BUILDING DEPARTMENT

## PLANNING DIVISION

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EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT

### PLANNED DEVELOPMENT

The following items 1 through 9 must be provided with all applications. The remaining items shall be required where applicable. If all the required and applicable information is not provided, the application will be deemed incomplete and will not be accepted. For your convenience, please use the check the applicant column on the right to be sure you have all the required and applicable information. All plans and maps MUST be folded to 8½" x 11".

	REQUIRED SUBMITTAL INFORMATION	Applicant	County
1	Completed and signed application form and Agreement for Payment of Processing Fees form.	✓	
2	Letter of authorization from all property owners authorizing agent to act as applicant, when applicable.	n/a	
3	Proof of ownership (Grant Deed) if property has changed title since the last tax roll.	n/a	
4	A copy of the official Assessor's map, showing the property outlined in red.	✓	
5	An 8 ½" x 11" vicinity map showing the location of the project in relation to major roads, intersections, and town sites.	✓	
6	Completed and signed Environmental Questionnaire form.	✓	
7	Provide the name, mailing address, phone number, and email address of all property owners and their agents.	✓	
8	A record search for archaeological resources shall be conducted through the North Central Information Center (NCIC) located at California State University Sacramento, 7667 Folsom Boulevard., Folsom Hall, Suite 2042, Sacramento, CA 95826, phone number (916) 278-6217, email <a href="mailto:ncic@csus.edu">ncic@csus.edu</a> . Email is preferred. If the record search identifies a need for a field survey, a survey shall be required. Archaeological surveys shall meet the "Guidelines for Cultural Resource Studies" approved by the Board of Supervisors.	EIR + 9/18/25 memo from ECON.	
9	A traffic impact determination shall be provided utilizing El Dorado County's "Transportation Impact Study (TIS) – Initial Determination Form", located on the Planning Division website under "Applications".	✓	
10	If public sewer or water service is proposed, obtain, and provide a Facilities Improvement Letter if the project is located within the EID service area, or a similar letter if located in another sewer/water district.	✓	
11	If off-site sewer or water facilities are proposed to serve the project, provide four (4) copies of a map showing the location and size of any proposed facilities. If ground water is to be used for domestic water, submit a report noting well production data for adjacent parcels, or submit a hydrological report prepared by a geologist noting the potential for water, based on the nature of project site geology.	n/a	
12	In an accompanying report, provide the following data for the area on each proposed parcel which is to be used for sewage disposal:	n/a	
	a) The percolation rate and location of test on 4.5 acres or smaller.	n/a	

	b) The depth of soil and location of test.	n/a	
	c) The depth of groundwater and location of test.		
	d) The direction and percent of slope of the ground.		
	e) The location, if present, of rivers, streams, springs, areas subject to inundation, rock outcroppings, lava caps, cuts, fills, and easements.		
	f) Identify the area to be used for sewage disposal.		
	g) Such additional data and information as may be required by the Director of Environmental Management to assess the sources of potable water, the disposal of sewage and other liquid wastes, the disposal of solid wastes, drainage, and erosion control.		
13	Preceding parcel map, final map, or record of survey if any exists.	✓	
14	Preliminary grading, drainage plan, and report. The plan should be of sufficient detail to identify the scope of grading, including quantities, depths of cuts and fills (for roads and driveways where cuts/fills exceed 6 feet, and mass pad graded lots), location of existing drainage, proposed modifications, and impacts to downstream facilities. See Chapter 110.14 of the County Grading Ordinance for submittal detail of the grading plan. See Section 1.8.3 of the <u>County Drainage Manual</u> for submittal requirements of the drainage plan and report.	✓	
15	If located within one of the five Ecological Preserve – EP overlay zones (Mitigation Area 0), rare plants may exist on-site. The State Department of Fish & Wildlife will require an on-site biological plant survey to determine the extent and location of rare plants on the project site. Such a survey can only occur from March 15 through August 15 when plants are readily visible. Therefore, if the State Department of Fish & Wildlife requires the plant survey, a substantial delay in the processing of your application could result. To avoid potential delays, you may choose to provide this survey with application submittal.	EMSP EIR	
16	Name and address of Homeowners' Association, CSA 9 Zone of Benefit, or other road maintenance entity if it exists in the project area.	✓	
17	A site-specific wetland investigation shall be required on projects with identified wetlands as delineated on the applicable U.S.G.S. Quadrangle and/or by site visit, when proposed improvements will directly impact the wetland (reduce the size of the wetland area) or lie near the wetlands. Available from the Planning Division are the U.S. Army Corps of Engineers requirements for a wetlands delineation study.	EIR	
18	An acoustical analysis shall be provided whenever a noise-sensitive land use (residences, hospitals, churches, libraries, etc.) are proposed adjacent to a major transportation source, or adjacent or near existing stationary noise sources. Such study shall define the existing and project noise levels and define how the project will comply with standards set forth in the General Plan.		
19	Where potential for special status plant and/or animal habitats are identified on the parcel(s), an on-site biological study shall be required to determine if the site contains special status plant or animal species or natural communities and habitats.		
20	An air quality impact analysis shall be provided utilizing the El Dorado County Air Quality Management District's "Guide to Air Quality Assessment".		

**OAK TREE/OAK WOODLAND REMOVAL**

The following supplemental information shall be required if any Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Section 130.39.030 (Definitions) will be impacted by the project (i.e., cut down) consistent with Section 130.39.070 (Oak Tree and Oak Woodland Removal Permits – Discretionary Development Projects).

	<b>FORMS AND MAPS REQUIRED</b>	Applicant	County
1	Completed and signed Oak Resources Code Compliance Certificate.	EIR	
2	Oak Resources Technical Report prepared by a qualified professional consistent with Section 2.5 (Oak Resources Technical Reports) of the Oak Resources Management Plan.		
3	Completed Oak Resources Technical Report Checklist, including supplemental data for impacted Individual Native Oak Trees within Oak Woodlands, as applicable.		
4	Security deposit for on-site oak tree/oak woodland retention and/or replacement planting (if proposed as part of project mitigation) consistent with <u>Section 130.39.070.F (Security Deposit for On-Site Oak Tree/Oak Woodland Retention)</u> and <u>Section 130.39.070.G (Security Deposit for On-Site Oak Tree/Oak Woodland Replacement Planting)</u> .		
5	Reason and objective for impact to oak trees and/or oak woodlands.		

**SITE PLAN REQUIREMENTS**

Five (5) copies plus an electronic copy (CD-ROM or other medium) of the site plan detailing what exists on the site at the time of application shall be submitted on 24" x 36" sheets or smaller, drawn to scale, and of sufficient size to clearly show all details and required data. All plans must be folded to 8 1/2" x 11", plus one 8 1/2" x 11" reduction. No rolled drawings will be accepted. For your convenience, please check the Applicant column on the right to ensure you have all the required submittal information.

	<b>FORMS AND MAPS REQUIRED</b>	Applicant	County
1	Project name, if applicable.	✓	
2	Name and address of applicant and designer, if applicable.	✓	
3	Date, north arrow, and scale.	✓	
4	Entire parcel(s) of land showing perimeter with dimensions.	✓	
5	All roads, alleys, streets, and their names.	✓	
6	Location of easements, their purpose and width.	✓	
7	All existing and proposed uses (i.e., buildings, driveways, dwellings, utility transmission lines, etc.).	n/a	
8	Driveways, parking and loading stalls with dimensions (refer to Zoning Ordinance Chapter 130.35 and the Community Design Standards – <u>Parking and Loading Standards</u> ).	n/a	
9	Trash and litter storage or collection areas, and propane tank location(s).	see cover letter	

10	Total gross square footage of proposed buildings.	n/a	
11	Existing or proposed fences or walls.	see cover letter	
12	Sign location and sizes if proposed. (Refer to Zoning Ordinance Chapter 130.36).	n/a	
13	Pedestrian walkways, courtyards, etc., if proposed.	n/a	
14	Exterior lighting plan, if proposed, along with a Photometric Study and fixture specifications (refer to Zoning Ordinance Chapter 130.34 and the Community Design Standards – Outdoor Lighting Standards).	n/a	
15	Existing or proposed water, sewer, septic systems, and wells, if applicable.	n/a n/a	✓
16	Existing or proposed fire hydrants.		✓
17	Tentative subdivision or parcel map, if applicable.		✓
18	Adjacent parcel owner(s) Assessor's Parcel Number, unless this is included on the tentative map.		✓
19	Public uses (schools, parks, etc.).	n/a	
20	The location, if present, of rock outcroppings, lava caps, drainage courses, lakes, canals, reservoirs, rivers, streams, spring areas subject to inundation and wetlands. Show respective 100-foot and 50-foot septic system setbacks when a septic system is proposed.		✓
21	Identify areas subject to a 100-year flood on perennial streams or creeks and show high water level (100-year) on map. Where this data is not readily available, January 1997 flood level can be shown if known. Refer to the Federal Emergency Management Agency (FEMA) website.	n/a	
22	Note any proposed trails within the project; and where applicable, connection to existing or proposed trail systems.	n/a	

**PRELIMINARY LANDSCAPE PLAN REQUIREMENTS** — n/a; single-family detached

Required when parking facilities are proposed or otherwise at Planner's discretion. (Refer to Zoning Ordinance Chapter 130.33). Five (5) copies plus an electronic copy (CD-ROM or other medium), folded to 8 ½" x 11", plus one 11" x 17" reduction.

	FORMS AND MAPS REQUIRED	Applicant	County
1	Location, quantity, and a gallon size of proposed plant material, see Zoning Ordinance Section 130.18.090.	n/a	
2	Note quantity and type of trees to be removed.		
3	Location, general type (pine, oak, etc.) and size of all existing trees, in those areas that are subject to grading or otherwise may be removed or affected by the proposed improvements. Note quantity of trees to be removed.		
4	List of both common and botanical names of plant material, use of drought tolerant species is highly recommended. A list of recommended drought tolerant species is available from the Planning Division.		

5	Location of irrigation proposed. The final Landscape Plan will be required to meet the County's Water Conserving Landscape Standards. Copies are available from the Planning Division.	n/a	
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**PRELIMINARY GRADING AND DRAINAGE PLAN**

Required whenever any grading is proposed. Five (5) copies plus an electronic copy (CD-ROM or other medium), folded to 8 1/2" x 11", plus one 11" x 17" reduction.

	FORMS AND MAPS REQUIRED	Applicant	County
1	Contours or slope data, pursuant to Chapter 110.14 of the County Code, Grading, Erosion, and Sediment Control Ordinance.	✓	
2	Drainage improvements, culverts, drains, etc.	✓	
3	Limits of cut and fill.	✓	

**PLAN OF BUILDING ELEVATIONS** *n/a; single-family detached*

Required whenever a new structure or addition is proposed. Five (5) copies plus an electronic copy (CD-ROM or other medium), folded to 8 1/2" x 11", plus one 11" x 17" reduction.

	FORMS AND MAPS REQUIRED	Applicant	County
1	Building design, elevations of all sides.	n/a	
2	Exterior materials, finishes, and colors.		
3	Existing and proposed signs showing location, height, and dimensions. Include a sign plan for a project with multiple businesses.		

The Planning Division reserves the right to require additional project information as provided by Section 15060 of the California Environmental Quality Act, or as required by the General Plan development policies, when such is necessary to complete the environmental assessment.



# PLANNING AND BUILDING DEPARTMENT PLANNING DIVISION

2850 Fairlane Court, Placerville, CA 95667  
924 B Emerald Bay Road, South Lake Tahoe, CA 96150  
Phone: (530) 621-5355 Email: [planning@edcgov.us](mailto:planning@edcgov.us)  
<https://www.eldoradocounty.ca.gov/Land-Use/Planning-Services>

Proj 25-0010

APPLICATION TYPE: Zone Change/~~General Plan Amendment~~

FILE# Z-25-0008

ASSESSOR'S PARCEL NO.(s) 121-040-020, 121-040-029, 121-040-031

PROJECT NAME/REQUEST: (Describe proposed use) Serrano Village D1-Lot D - 35 single-family lots

APPLICANT/AGENT Kirk Bone, Director of Government Relations

Mailing Address 4525 Serrano Parkway, Suite 100, El Dorado Hills, CA 95762

P.O. Box or Street \_\_\_\_\_ City \_\_\_\_\_ State & Zip \_\_\_\_\_  
Phone 916-939-4060 Email: kbone@parkerdevco.com ahoward@parkerdevco.com

PROPERTY OWNER Serrano Associates, LLC

Mailing Address Same as Agent

P.O. Box or Street \_\_\_\_\_ City \_\_\_\_\_ State & Zip \_\_\_\_\_  
Phone \_\_\_\_\_ Email \_\_\_\_\_

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT REY Engineers, Attn: Rich Radoycis

Mailing Address 905 Sutter Street, Suite 200, Folsom, CA 95630

P.O. Box or Street \_\_\_\_\_ City \_\_\_\_\_ State & Zip \_\_\_\_\_  
Phone 916-366-3040 Email rradoycis@reyengineers.com

LOCATION: The property is located on the south side of Boundary Oaks Drive

300-400' feet/miles south of the intersection with Estero Way

in the El Dorado Hills area. Property Size: 55.3 ac +/-

X [Signature] Date 11/24/25 acreage/square footage

Signature of property owner or authorized agent

### FOR OFFICE USE ONLY

Date 11-24-25 Fee 2,354.77 Receipt # BB 3958 Rec'd by SLC Census 0307101017  
Zoning R1/OS GPD AP Supervisor District 1 Sec 2 Twn 09N Rng 06E1

ACTION BY \_\_\_\_\_ PLANNING COMMISSION  
\_\_\_\_\_ ZONING ADMINISTRATOR  
\_\_\_\_\_ PLANNING DIRECTOR

ACTION BY BOARD OF SUPERVISORS

Hearing Date \_\_\_\_\_

Hearing Date \_\_\_\_\_

Approved \_\_\_\_\_ Denied \_\_\_\_\_

Approved \_\_\_\_\_ Denied \_\_\_\_\_

Findings and/or conditions attached

Findings and/or conditions attached

APPEAL

X \_\_\_\_\_

Approved \_\_\_\_\_ Denied \_\_\_\_\_

Executive Secretary

## RECEIVED

NOV 24 2025 TM25-0004/PD25-0006/Z25-0008

Revised 07/2024



# PLANNING AND BUILDING DEPARTMENT

## PLANNING DIVISION

2850 Fairlane Court, Placerville, CA 95667

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NOV 24 2025

EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT

### Zone Change & General Plan Amendment

	REQUIRED FORMS, MAPS AND STUDIES	Applicant	County
1	Completed and signed Application form and Agreement for Payment of Processing Fees.	✓	
2	Letter of authorization from all property owners authorizing agent to act as applicant, when applicable.	n/a	
3	Proof of ownership (Grant Deed) if the property has changed title since the last tax roll.	n/a	
4	A copy of official Assessor's map, showing the property outlined in red.	✓	
5	An 8 1/2" x 11" vicinity map showing the location of the project in relation to major roads, intersections, and town sites.	✓	
6	Completed and signed Environmental Questionnaire form.	✓	
7	Provide the name, mailing address, phone number and email address of all property owners and their agents.	✓	
8	If public sewer or water service is proposed, obtain, and provide a Facilities Improvement Letter if the project is located within the EID service area, or a similar letter if located in another sewer/water district.	✓	
9	If off-site sewer or water facilities are proposed to serve the project, provide four (4) copies of a map showing location and size of proposed facilities. If groundwater is to be used for domestic water, submit a report noting well production data for adjacent parcels, or submit a hydrological report prepared by a geologist noting the potential for water based on the nature of project site geology.	n/a	
10	If a septic system is proposed, provide a preliminary soils analysis with sufficient data to determine if the site can support the proposed density or intensity of use.	n/a	
11	If located within one of the five Ecological Preserve – EP overlay zones (Mitigation Area 0), rare plants may exist on-site. The State Department of Fish and Wildlife will require an on-site biological plant survey to determine the extent and location of rare plants on the project site. Such a survey can only occur from March 15 through August 15 when plants are readily visible. Therefore, if the State Department of Fish and Wildlife requires the plant survey, a substantial delay in the processing of your application could result. To avoid potential delays, you may choose to provide this survey with application submittal.	EIR; EPH specific plan.	
12	A record search for archaeological resources shall be conducted through the North Central Information Center (NCIC) located at California State University Sacramento, 7667 Folsom Boulevard., Folsom Hall, Suite 2042, Sacramento, CA 95826, phone number (916) 278-6217, email <a href="mailto:ncic@csus.edu">ncic@csus.edu</a> . Email is preferred. If the record search identifies a need for a field survey, a survey shall be required. Archaeological surveys shall meet the "Guidelines for Cultural Resource Studies" approved by the Board of Supervisors.	EIR + 9/18/25 memo from EIRP.	

13	A site-specific wetland investigation shall be required on projects with identified wetlands, when proposed improvements will directly impact the wetland by reducing the size of the wetland area or lie near the wetlands.	OK	
14	An acoustical analysis shall be provided whenever a noise-sensitive land use (residences, hospitals, churches, libraries, etc.) are proposed adjacent to a major transportation source, or adjacent or near existing stationary noise sources. The study shall define the existing and projected (2025) noise levels and define how the project will comply with standards set forth in the General Plan.		
15	Where special status plants and animals are identified on the Important Biological Resources Map, an on-site biological study shall be required to determine if the site contains special status plant or animal species or natural communities and habitats.		
16	An air quality impact analysis shall be provided utilizing the El Dorado County Air Quality Management District's "Guide to Air Quality Assessment".		
17	A traffic study shall be provided utilizing the El Dorado County Department of Transportation's "Generic Traffic Study Scope of Work".		

✓ TIS determination

**SITE PLAN REQUIREMENTS** - see tentative subdivision map

Twenty-five (25) copies of the site plan detailing what exists on the site at time of application shall be submitted on 24" x 36" sheets or smaller, drawn to scale, and of sufficient size to clearly show all details and required data. All plans must be folded to 8½" x 11", plus one 8½" x 11" reduction. No rolled drawings will be accepted. For your convenience, please check the Applicant column on the right to be sure you have all the required submittal information.

	SITE PLAN REQUIREMENTS	Applicant	County
1	Project name, if applicable.	✓	
2	Name and address of applicant and designer, if applicable.	✓	
3	Date, north arrow, and scale.	✓	
4	Entire parcel of land showing perimeter with dimensions.	✓	
5	All roads, alleys, streets, and their names.	✓	
6	Location of easements, their purpose and width.	✓	
7	All existing and proposed uses (i.e., buildings, mobile homes, dwellings, utility transmission lines, etc.).	n/a	

The following is optional and only necessary when it may help support a proposed Zone Change.

8	Driveways, parking and loading stalls with dimensions (refer to Zoning Ordinance Chapter 130.35 and the Community Design Standards – Parking and Loading Standards).	n/a	
9	Existing/proposed fences or walls.	see cover letter	
10	Existing/proposed fire hydrants.	✓	

The Planning Division reserves the right to require additional project information as provided by Section 15060 of the California Environment Quality Act, or as required by the General Plan development policies, when such is necessary to complete the environmental assessment.

RECEIVED  
NOV 24 2025  
EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT

COUNTY OF EL DORADO  
CAMPAIGN CONTRIBUTION DISCLOSURE FORM

Proj 25-0010

Application or Solicitation Number: \_\_\_\_\_  
Application or Solicitation Title: Serrano Village D1-Lot D

Was a campaign contribution, regardless of the dollar amount, made to any member of the El Dorado County Board of Supervisors or to any County Agency Officer on or after January 1, 2023, by the applicant, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes \_\_\_\_\_ No X

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: \_\_\_\_\_

Contributor or Contributor Firm's Name: \_\_\_\_\_

Contributor or Contributor Firm's Address: \_\_\_\_\_

Is the Contributor:

- The Applicant Yes \_\_\_\_\_ No \_\_\_\_\_
- Subcontractor Yes \_\_\_\_\_ No \_\_\_\_\_
- The Applicant's agent/ or lobbyist Yes \_\_\_\_\_ No \_\_\_\_\_

Note: Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent/lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

Identify the Board of Supervisors Member(s) and County Agency Officer(s) to whom you, your subcontractors, and/or agent/lobbyist made campaign contributions on or after January 1, 2023, the name of the contributor, the dates of contribution(s) and dollar amount of the contribution. Each date must include the exact month, day, and year of the contribution.

Name of Board of Supervisors Member or County Agency Officer: \_\_\_\_\_

Name of Contributor: \_\_\_\_\_

Date(s) of Contribution(s): \_\_\_\_\_

Amount(s): \_\_\_\_\_

(Please add an additional sheet(s) to identify additional Board Members or County Agency Officer to whom you, your subconsultants, and/or agent/lobbyist made campaign contributions)

By signing below, I certify that the statements made herein are true and correct. I also agree to disclose to the County any future contributions made to Board Members or County Agency Officers by the applicant, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist after the date of signing this disclosure form, and within 12 months following the approval, renewal, or extension of the requested license, permit, or entitlement to use.

11/24/25  
Date

[Signature]  
Signature of Applicant

Parker Development Company and Affiliated Entities

Kirk Bone, Dir. of Government Relations

Print Firm Name if applicable

Print Name of Applicant

Tribal Consultation Process and Timeline

<b>AB 52 Consultation Process</b>		<b>Complete</b>
1.	Lead agency determines that a private project application is complete.	
2.	Lead agency then has 14 days to provide written notice to tribal contact on their list. (PRC, § 21080.3.1(d))	
3.	14-day notification must include project description, project location, and must state that the tribe has 30 days to request consultation.	
4.	If the tribe does wish to engage in consultation, the tribe must respond to 14-day notice within 30 days of receipt, otherwise consultation requirement ends here. (PRC, § 21080.3.1(b)(1))	
5.	Lead agency must begin consultation process within 30 days of consultation request. (PRC, § 21080.3.1(b))	
6.	Consultation concludes when either: 1) the parties agree to mitigation measures or to avoid significant effects on the tribal cultural resources (PRC, § 21082.3(a)); or 2) a party, acting in good faith and after reasonable effort, concludes that a mutual agreement cannot be reached. (PRC, § 21080.3.2(b)(1)-(2); PRC, § 21080.3.1(b)(1))	
7.	Release of environmental document with tribal information kept confidential.	

<b>SB 18 Consultation Process</b>		<b>Complete</b>
1.	Proposed adoption or amendment of any General Plan (GP) or Specific Plan (SP), or designation of open space. (GC, § 65352.3(a)(1))	
2.	Local government sends proposal information to Native American Heritage Commission (NAHC) and requests contact information for tribes with traditional lands or places located within the geographical areas affected by the proposed changes. (GC, § 65352.3(a)(2))	
3.	NAHC provides tribal contact information to local government within 30 days of receiving request. (GDL* Section IV)	
4.	Local government contacts tribe(s) and notifies them of the opportunity to consult. (GDL Section IV)	
5.	Tribes have 90 days to request consultation. (GC, § 65352.3(a)(2))	
6.	Consultation is an ongoing process without a defined end point.	
7.	Local government continues normal processing of GP/SP adoption or amendment.	
8.	Prior to adoption or substantial amendment of a GP or SP, local government must refer proposed action to appropriate tribes. (GC, § 65352(a)(8))	
9.	Local government must allow a 45-day comment period and notice must be sent regardless of whether prior consultation took place. (GC, § 65352(a)(8))	
10.	Local governments must send notice of a public hearing, at least 10 days prior to the hearing, to tribes who have filed a written request for such notice. (GC, § 65092)	
11.	Public hearing of board of supervisors/city council to take final action on the GP/SP.	

\*OPR Tribal Consultation Guidelines: Supplement to General Plan Guidelines (November 14, 2005)