

Planning Commission Hearing

TM25-0003, PD25-0005

Serrano Village M5
Tentative Subdivision Map

MAY 14, 2026

PLANNING AND BUILDING DEPARTMENT - PLANNING DIVISION



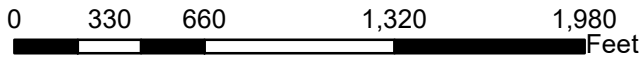
Project Description

1. **Tentative Subdivision Map** for subdivision 10 residential lots ranging in size from 20,018 square feet to 73,063 square feet and four (4) landscaping lots with multiple phases;
2. **Planned Development Permit** to ensure consistency with the existing specific plan (El Dorado Hills Specific Plan); and
3. **Design Waivers** requested for the following County Design and Improvement Standards Manual (DISM):
 - a. Modify Standard Plan 101B for roadway right-of-way and improvement widths (including sidewalks, curbs and turnarounds).
 - b. Modification of the standard road encroachment under Standard Plan 110 to allow for an entry gate and landscaping median.

TM25-0003/PD25-0005 Serrano Village M5
Exhibit B - Aerial Map



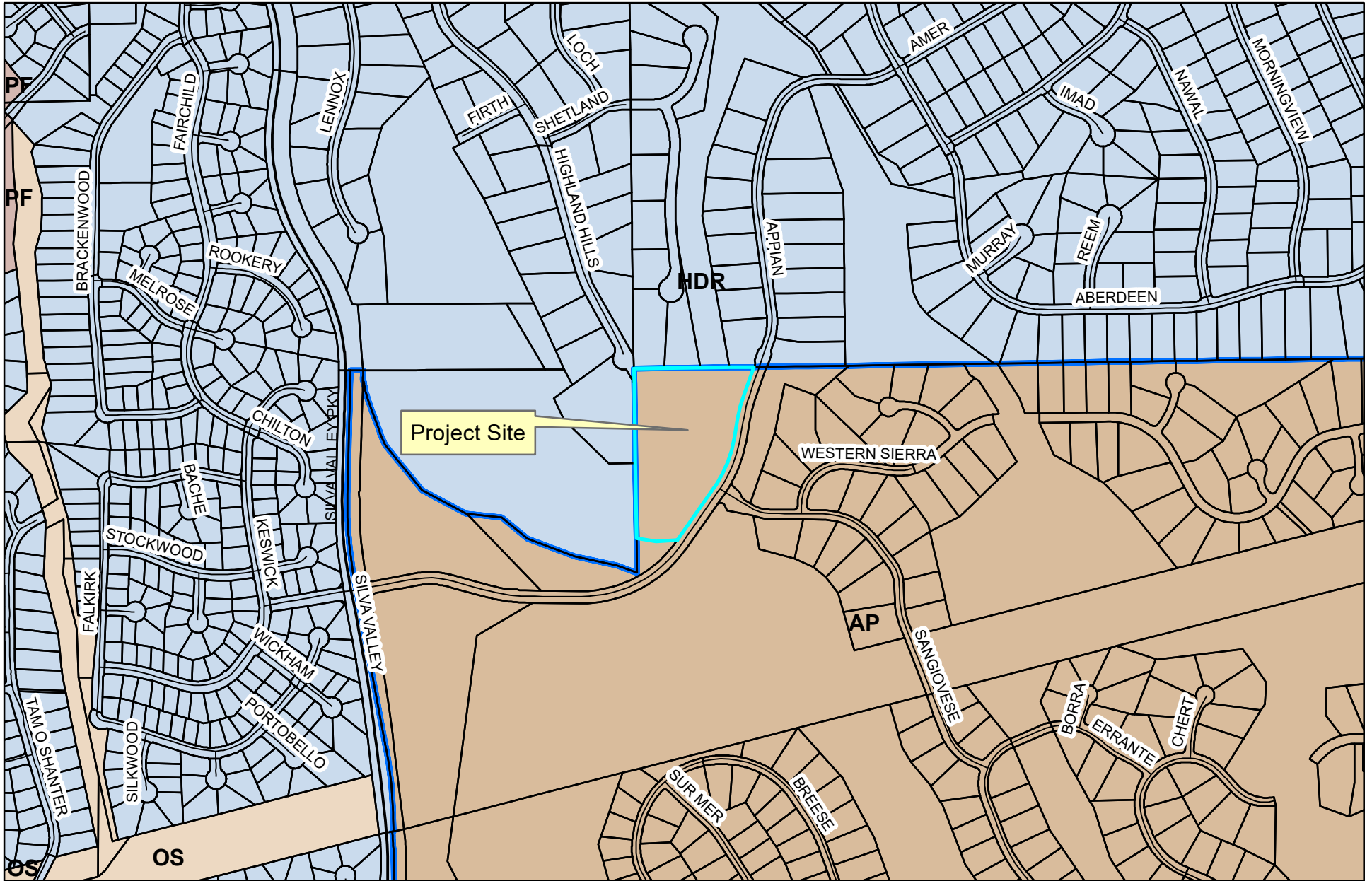
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



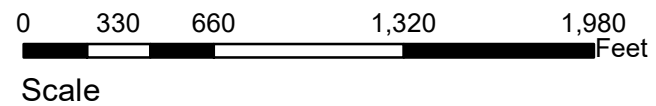
Scale



**TM25-0003/PD25-0005 Serrano Village M5
Exhibit D - Specific Plan/General Plan Map**

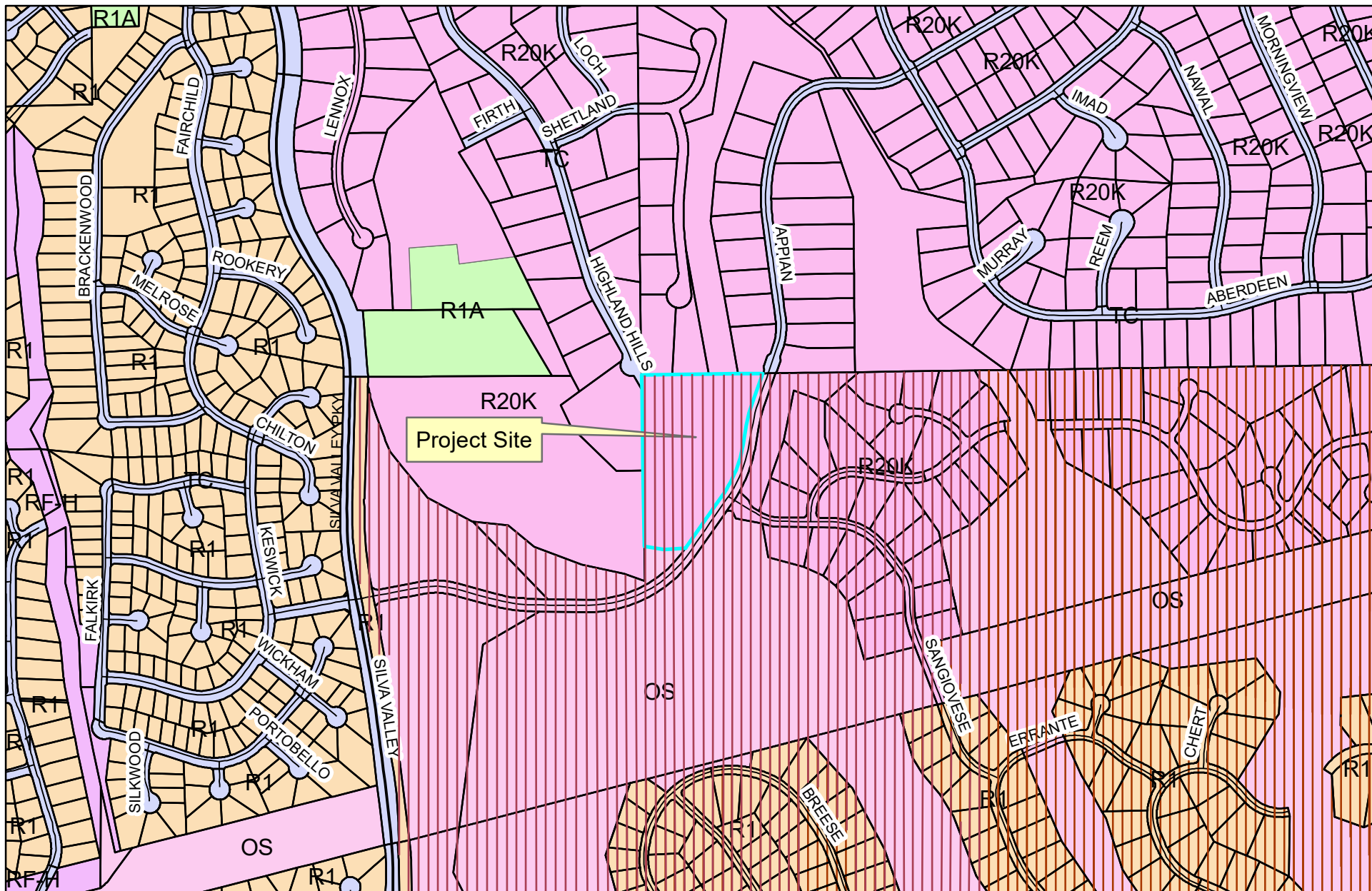


- Legend**
- Specific Plans
 - AP
 - HDR
 - OS
 - PF



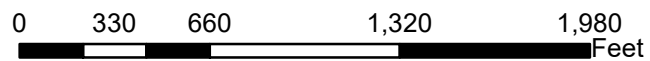
TM25-0003/PD25-0005 Serrano Village M5

Exhibit E - Zoning Map

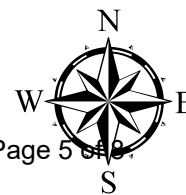


Legend

- PD
- OS
- R1
- R1A
- R20K
- RF-H
- TC



Scale



Environmental Review

Statutorily Exempt pursuant to Section 15182, Projects Pursuant to a Specific Plan, of the California Environmental Quality Act (CEQA) Guidelines

Staff Recommendation

1. Find that the project is Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines; and
2. Approve Tentative Subdivision Map TM25-0003, Planned Development Permit PD25-0005, and the requested Design Waivers based on the Findings and subject to the Conditions of Approval as presented herein (Exhibits F and G).