

**EL DORADO COUNTY DEVELOPMENT SERVICES
STAFF REPORT**



Agenda of: February 9, 2006

Item No.: 9.a.

Staff: Mike Baron

SUBDIVISION MAP/DEVELOPMENT PLAN

FILE NUMBER: TM01-1381R/PD01-0009R – Serrano, Villages M2 and M3

APPLICANT: Serrano Associates, LLC

AGENT: Kirk Bone

REQUEST: A revised tentative subdivision map and development plan creating 103 residential lots and 5 open space lots ranging in size 0.50 acres to 29.57 acres, on a 164.88-acre site (Exhibit B), with the following requested design waivers:

- a. Reduction of road right-of-way to conform to actual street width improvements from 50 to 46 feet for Western Sierra Way and Greyson Creek Drive;
- b. Reduction of road right-of-way to conform to actual street width improvements from 50 to 36 feet for C, D, E, F, G, H, J, K, and L Courts; and
- c. A reduction in cul-de-sac turnarounds to 80 feet diameter improved surface in a right of way of 47 feet radius (94 feet right-of-way).

LOCATION: On the east side of the current terminus of Western Sierra Drive and Greyson Creek Drive, in the El Dorado Hills area (Exhibit A).

APN: 113-050-45, -46, -48, -49, -50 and 113-550-05 and -08

ACREAGE: 164.88 acres

GENERAL PLAN: Adopted Plan, El Dorado Hills Specific Plan (Exhibit C)

ZONING: One-half Acre Residential-Planned Development (R20,000-PD) and One-family Residential-Planned Development (R1-PD) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines

SUMMARY RECOMMENDATION: Conditional Approval

BACKGROUND: The El Dorado Hills Specific Plan describes Village M as follows: “Village M constitutes a variation from the mix of housing types found elsewhere in the Specific Plan. This is due to the sensitive character of the village in terms of dense tree cover, wildlife habitat, and rolling-to-steep topography. As a result, this village is reserved for the large lots within the Specific Plan area, 20,000 square foot minimum lot size. These lots also act as a buffer between the edge of the Plan Area and the large rural lots to the north and the agricultural preserve to the east. The rural character of Village M will be maintained by the use of a standard rural road system of aggregate or chip seal surface. Water and sewer lines will be located in the public right-of-way. Road connections to the north are not expected to permit incompatible traffic volumes that would impact the rural setting and natural amenities of the village. Village M, although large in acreage, is appropriate for approximately 37 dwelling units.”(El Dorado Hills Specific Plan, Page 35)

The surrounding land use and zoning designations have changed since the adoption of the Specific Plan. The parcels located to the north have been subdivided (Highland View Subdivision, Phases 1 through 7/TM88-1092 and TM 00-1365) since the adoption of the El Dorado Hills Specific Plan. The majority of the land to the north of proposed Village M is designated High Density Residential (HDR) on the General Plan Land Use Map and zoned One-half Acre Residential (R20,000). The HDR land use designation allows a maximum of two dwelling units per acre for a standard subdivision and up to a maximum of five dwelling units to the acre for a subdivision with a planned development. The average residential density in Highland View is one to two dwelling units to the acre with an average parcel size of approximately 20,000 square feet or larger.

Section 2.1.1 of the El Dorado Hills Specific Plan Development Agreement contains the following density transfer provisions as follows: “The parties and successors and assignees agree that the total number of dwelling units in any of the residential neighborhoods or any of the villages as shown on the Specific Plan may vary, provided that the densities permitted by the El Dorado Hills/Salmon Falls Area Plan (5.0 dwelling units per acre) as it exists at the time of the effective date of this Agreement, nor shall the total units or gross and net densities of the total Specific Plan exceed those set forth in the Specific Plan. The parties agree that a possibility exists that any specific village may not be developable to the maximum density provided in the Specific Plan due to the use of density transfer provided by this section.”

Tentative Map TM01-1381 was approved on January 24, 2002, for 90 residential and 7 open space lots on a 243.97 acre site. The final map was recorded for Unit 1 on August 20, 2004, in Book J of maps at Page 36 with a total of 17 residential lots and 1 open space lot. The current project is a revision to Village M, Units 2 and 3, proposing 103 residential and 5 open space lots. The approved density within Villages M2 and M3 averages approximately 2.71 dwelling units to the acre (gross

acreage). The Density Transfer Provision allowed under the development agreement will be used (Policy 2.1.1 of DA88-01) in order to ensure that the proposed densities of Village M2 and M3 are consistent with the El Dorado Hills Specific Plan.

The increase in density is consistent with the provisions in the development agreement allowing a density transfer between villages as long as the overall density does not exceed that specified in the Specific Plan. The El Dorado Hills Specific Plan established an overall dwelling unit total of 6,160 dwelling units within the Specific Plan area. At this time it is projected that approximately 4,500 dwelling units will be developed upon build.

STAFF ANALYSIS

Project Description: A request to revise the approved tentative map to re-align roads and add an additional 25 lots. The project will create 103 residential lots and 5 open space lots. Lot sizes range from 0.50 acre to 29.57 acres, on a 164.88-acre site. The original number of lots approved for Village M was 90 residential lots, 18 lots have been previously recorded. There are a total 78 remaining un-recorded lots for Village M. This proposed map revision includes increasing the number of remaining lots (78) by 25.

Development Plan: The proposed development plan consists of the proposed tentative map and the requested design waivers. The proposed lots will be subject to the One-half Acre Residential (R20,000) Zone District setbacks which are as follows:

Front Property Line Setback: -	30 feet
Side Property Line Setback: -	10 feet
Rear Property Line Setback: -	30 feet

All lots over 1 acre in size are required to have 30-foot setbacks from all property lines as required by the State SRA Firesafe Standards. The local fire protection district may approve reduced side yard setbacks, but no less than ten feet is required by the R20,000-PD Zone.

Lot C, adjacent to Green Springs Ranch, is subject to a 100-foot rear property line setback. The 100-foot setback is based on an agreement made between the Green Springs Ranch Landowners Association and Serrano Development and incorporated into the original tentative map approval.

Site Description: The 103 residential lots proposed for this map are located on slopes that range from 5 to 20 percent. There are federally designated streams that intersect throughout the development. The northern portion of the site consists of dense oak woodland.

Adjacent Land Uses: Serrano, Village K1 and K2, and open space areas border the project site on the south; to the north is the Highland View subdivision with lots that range from 20,000 square feet and up, and to the east is Green Springs Ranch with lots that range from five acres and up.

General Plan: The General Plan designates the subject site as Adopted Plan, a designation that pertains to those areas where specific plans have been adopted. These plans are accepted and

incorporated by reference, and the respective land use map associated with each such plan is hereby adopted as the General Plan map for such area.

The El Dorado Hills Specific Plan, in conjunction with a development agreement, was adopted under the El Dorado Hills/Salmon Falls Area Plan in December 1989 and vests the necessary findings for tentative map approval and consistency with the General Plan in effect at that time.

Review of the 2004 General Plan is unnecessary in that the Specific Plan need only conform to policies contained in the General Plan that were in place in 1989. However, the subdivision must conform to the policies contained in the El Dorado Hills Specific Plan and the associated development agreement and financing plan. This tentative map is consistent with the El Dorado Hills Area Plan where the land use designation is high density residential, which allows up to five dwelling units per acre. Furthermore, the tentative map is consistent with the Specific Plan, development agreement, and financing plan, using the density transfer provision (previously discussed).

Zoning: The subject site is partially zoned One-half Acre Residential-Planned Development (R20,000-PD) which permits a minimum parcel size of 20,000 square feet, and partially zoned One-family Residential (R1-PD). This revision will not result in a change of the R1-PD and R20,000-PD boundaries. The R1-PD Zone District allows parcels as small as 6,000 square feet as long as the lot is served by public water and sewer. The entire project area is also subject to the Planned Development (PD) overlay. All of the proposed parcels are greater than 20,000 square feet in size and are consistent with both zone districts.

Design Waivers: The design waivers requested are to allow a reduction in the required right-of-way to conform to the actual street width improvements from 50 to 46 feet for Western Sierra Way and Greyson Creek Drive and a reduction of road right-of-way to conform to actual street width improvements from 50 feet to 36 feet for C, D, E, F, G, H, J, K, and L Courts. A reduction in cul-de-sac turnarounds to 80 feet in diameter of improved surface in a right-of-way with a 47 foot radius (94 foot diameter ROW) is also being requested. This reduced right-of-way and improvement width is typical of the private road system within the overall Serrano development area and was approved with the original tentative map.

Other Issues:

Specific Plan Issues: The portion of the Specific Plan owned by Serrano Associates provides for a total of 6,045 dwelling units. To date, approximately 4,190 lots are recorded or have tentative map approval; and an additional 760 lots are planned, including the 25 lots proposed by the subject revision. Subsequently, it is expected that the overall Specific Plan will contain approximately 4,950 dwelling units as currently mapped, resulting in a decrease of about 1,100 dwelling units from those permitted.

The transfer of units and the addition of lots increase the area of the subdivision by 14.34 acres, resulting in an equal reduction to the number of combined public open space and golf course acres. As the community is currently mapped and accounting for the reduction in open space as a result of

the proposed revision, it is estimated that 1,220 acres of combined public open space and golf course will exist in Serrano. This amount is in excess of the 1,178 acres contemplated by the Specific Plan.

Circulation: The site is accessed from Appian Way at the western boundary, as well as an extension of Grayson Creek Drive from the south. The primary east-west connector street is designated as Western Sierra Way on the revised tentative map. Western Sierra Way extends from C Street beyond Grayson Creek Drive.

Water: The water master plan shows the Village M area as being served by 10-inch water mains looping through the project area in the roadways. The 10-inch mains loop off the 12 to 24-inch potable water mains located within Appian Way. This system has been approved and is in place.

Recycled Water: Recycled water is fed through a separate system which originates at the El Dorado Hills Wastewater Treatment Plan. The recycled water is pumped to a holding tank at a higher elevation and is allowed to feed through the system to provide water for landscaping irrigation.

Wildland Fire Protection: A Wildfire Mitigation Plan was prepared by two Registered Professional Foresters and was signed off by the El Dorado Hills Fire Department and the California Department of Forestry and Fire Protection. The Wildfire Management Plan contains information on specialized mitigation measures as well as standard firesafe provisions contained in the State Firesafe Regulations.

Parks: No parks are proposed within Villages M2 and M3. However, five of the lots are designated as Open Space Lots, owned and maintained by the homeowners association, which can be utilized for passive recreation. There are plans to develop a system of hiking/jogging trails which will connect to the existing system in the overall Serrano development. Serrano Associates has provided the required parks to the El Dorado Hills Community Services District through the development agreement.

Schools: The project proponent put in place a Community Facilities District to fund school construction to house the students generated from the Specific Plan area. The District requires payment of an annual tax of approximately \$900.00 per home per year.

The tax is payable until school facilities provided in the formation documents to house students from the project have been completed. The plan area also set aside four school sites (one middle school and three elementary schools). The middle school and two elementary schools have already been built. The remaining site is in the Rescue School District.

Cultural Sites: The El Dorado Hills Specific Plan EIR identified the presence of six cultural sites located within the Village M project area. The majority of the sites are historic in that they represent remnants of stone mortared cabins used by miners; one site is both historic and prehistoric. The EDH Specific Plan EIR contains the following mitigation measures covering the sites in the Village M project area:

1. Stop work if cultural resources are discovered during excavation and construction activities; and
2. Require test excavations as a condition of approval on the tentative subdivision maps.

Mitigation Measure 1 is covered under the El Dorado County Grading Ordinance and is a standard subdivision requirement (see Attachment 3). Mitigation Measure 2 has been modified by recent amendments to the California Environmental Quality Act (CEQA). Appendix K of the CEQA Guidelines contains specific information on the treatment of cultural resources and sites. The Guidelines state that “Excavation as part of a mitigation plan shall be restricted to those parts of an important archaeological resource that would be damaged or destroyed by the project unless special circumstances require limited excavation of an immediately adjacent area in order to develop important information about the part of the resource that would be destroyed.” Additionally, the Guidelines establish that “Excavation as mitigation shall not be required for an important archaeological resource if the lead Agency determines that testing or studies already completed have adequately recovered the scientifically consequential information from and about the resource, provided that the determination is documented in the EIR.”

In this case, all of the identified sites in the Village M project area are located within the proposed open space lots. Serrano Associates intends that the sites be preserved in-situ and that none of the resources will be disturbed as part of excavation and completion of project improvements. Preservation is considered the preferred mitigation under the CEQA Guidelines.

Specific Plan Issues: The Specific Plan EIR required that lots adjoining the neighboring Green Springs Ranch subdivision be a minimum of four acres in size. The configuration of those lots is a concern of the Green Springs Ranch residents. A portion of the Green Springs Ranch neighbors have requested that the lots be deeper. Planning recommends a condition that the lots not exceed a 3:1 ratio of lot frontage to depth, as noted in the County Design and Improvement Standards manual.

Groundwater: A matter related to the use of groundwater and the drilling of wells arose during the hearings on prior tentative map approvals. The applicant agreed at that time and continues to agree that any wells previously drilled within the Serrano property will be abandoned. To date developers in Serrano have permanently abandoned over a dozen such well sites.

Asbestos: The El Dorado Hills Specific Plan EIR indicated that asbestos was among the mineral resources to be found at the site and indicated the likely area of its deposition. That mapping closely parallels the recently published State Map. The County of El Dorado has adopted an air quality/dust control ordinance requiring extraordinary dust control measures for grading projects in areas containing asbestos within serpentine rock or ultramafic geologic formations. The State of California has published a map of El Dorado County which categorizes much of the County ranging from most likely to not likely to contain asbestos. The area of this subdivision is identified on the map as an "Undesignated Map Area Not Likely to Contain Asbestos." However, the site is on the margin of the area to the east which is identified on the State Map as an "Area More Likely to Contain Asbestos."

As a precautionary measure, the applicant undertook a geologic investigation of the eastern margin of the site to determine the actual geology of the site and to determine if naturally occurring asbestos is present. The evaluation included not only random excavation of the site but also utilized the State of California Air Resources Board 435 method of determining the presence/absence of asbestos at a microscopic level. The tests were all negative (no asbestos present) for the presence of naturally occurring asbestos.

Drainage: The Environmental Impact Report included discussion and mitigation for urban runoff and established the use of recycled water for landscape purposes. At the time of preparation of the EIR the available recycled water was treated at a secondary level. Since that time Serrano has funded and the El Dorado Irrigation District has increased the level of water treatment to the tertiary level. This level of treated water is suitable for use in the residential setting and is so utilized in the Serrano project.

One of the project EIR mitigation measures included the requirement for recycled water use. The neighboring properties have expressed concern that runoff, both as to volume and quality, will result in adverse effects to them. The project EIR required preparation of a master drainage plan for the Specific Plan area. The master drainage plan requires substantial detention of storm water to avoid downstream runoff to mirror or better the "natural/without development" condition. This project will be required to conform to the master drainage plan. In addition the applicant has indicated the willingness to install small basins in various locations, not required by the plan, at outfall points flowing north to reduce the downstream impact of runoff. These basins will also significantly reduce non-storm water urban run off by ponding and evaporating the water.

ENVIRONMENTAL REVIEW

The project is a residential project and a part of an adopted Specific Plan. As such, this project is statutorily exempt from the requirements of CEQA pursuant to Section 15182 stating that a residential project is exempt where a public agency has prepared an Environmental Impact Report on a specific plan after January 1, 1980. No impacts have been identified which were not discussed and mitigated in the EIR. No further environmental analysis is necessary.

Pursuant to Resolution No. 240-93, a \$35.⁰⁰ processing fee is required by the County Recorder to file the Notice of Exemption.

RECOMMENDATION

1. Certify that the project is Statutorily Exempt from CEQA pursuant to Section 15812 of the CEQA Guidelines.
2. Approve TM01-1381R and PD01-0009R as the required findings can be made as noted in Attachment 2, based on the analysis in the staff report and the modification of the project to include the conditions itemized in Attachment 1.
3. Approve the following design waivers since appropriate findings have been made as noted in Attachment 2:
 - a. Reduction of road right-of-way to conform to actual street width improvements from 50 to 46 feet for Western Sierra Way and Greyson Creek Drive;
 - b. Reduction of road right-of-way to conform to actual street width improvements from 50 to 36 feet for C, D, E, F, G, H, J, K, and L Courts; and
 - c. A reduction in cul-de-sac turnarounds to 80 feet diameter improved surface in a right-of-way of 47 feet radius (94 foot diameter right-of-way).

SUPPORT INFORMATION

Attachments to Staff Report:

- Attachment 1 ----- Conditions of Approval
- Attachment 2 ----- Findings
- Attachment 3 ----- Other Standard Subdivision Requirements of Law
- Exhibit A ----- Vicinity Map
- Exhibit B ----- Tentative Subdivision Map
- Exhibit C ----- General Plan Land Use Map
- Exhibit D ----- Zoning Map

ATTACHMENT 1

CONDITIONS OF APPROVAL

FILE NUMBER TM01-1381R/PD01-0009R

CONDITIONS OF APPROVAL

Department of Transportation:

- All roads shall be constructed in conformance with the Design and Improvement Standards Manual with the following specifications:

<i>Road</i>	<i>Standard Plan</i>	<i>Road Width</i>	<i>Right-of-Way Width</i>	<i>Exceptions/Special Notes</i>
<u>A and C Streets</u> <u>Western Sierra</u> <u>Way and</u> <u>Greyson Creek</u> <u>Drive</u>	Std Plan 101B	36 ft.	46 feet plus utility / slope easements	Type 1 rolled curb & gutter* No sidewalks
<u>A, B, C, and E C.</u> <u>D, E, F, G, H, J.</u> <u>K, and L Courts</u>	Std Plan 101B & 114	28 ft.	36 feet plus utility / slope easements	Cul-de-sac to be installed. No sidewalks. Type 1 rolled curb

*Type 2 vertical curb & gutter adjacent to park site and open space

All road widths in the above table are measured from curb face to curb face

~~Where constrained by topography, sidewalks may be located outside of the right of way and meander as a means to provide interest and variety in alignment. The alignment and design of the sidewalks shall be reviewed and approved by the Department of Transportation prior to the filing of the final map. Sidewalks shall be connected to any walk/trail systems in the project open space areas. Pedestrian easements shall be provided where necessary.~~

- An irrevocable offer of dedication, in fee, for the required rights-of-way (R/W) as indicated above, shall be made for the proposed roads, with slope easements where necessary. Said offer shall be rejected at the time of the Final Map. The offer shall be subject to that agreement between Serrano and the County, recorded as document 98-0015833-00 on March 26, 1998. Subject to the above agreement, all roads are offered in fee to the Master Owner's Association simultaneously with the filing of the Final Subdivision Map.
- An irrevocable offer of dedication, in fee, for the required rights-of-way (R/W) of 47 feet in radius, shall be made for the proposed cul-de-sac bulbs, with slope easements where necessary. Said offer shall be rejected at the time of the Final Map.

The offer shall be subject to that agreement between Serrano and the County, recorded as document 98-0015833-00 on March 26, 1998. Subject to the above agreement, all roads are offered in fee to the Master Owners' Association simultaneously with the filing of the Final Subdivision Map.

4. The Master Covenants, Conditions and Restrictions (CC&Rs) shall provide that no parking shall be permitted within cul-de-sac bulbs which have a radius to curb-face which is less than County standards and shall provide for enforcement of such provisions. Additionally, the CC&Rs shall include a provision for off-street parking to compensate for lack of parking normally provided within the cul-de-sac. The CC&Rs shall contain a provision that lots fronting on a cul-de-sac bulb shall either provide a three-car driveway or provide sufficient depth of driveway (18 feet per parking stall) to accommodate longitudinal and/or lateral parking for three spaces.
5. Pursuant to Resolution No. 331-2000, 292-2005 this project is subject to the ~~*El Dorado Hills/Salmon Falls Area Road Impact Fee*~~. *Interim 2004 General Plan Traffic Impact Mitigation Fee Program* Said fee shall be due upon the issuance of a building permit. If prior to the application of a building permit for said project a revised fee is established, such revised amount shall be paid.
6. Pursuant to Resolution No. 31-98, this project is subject to the ~~*Transportation Impact Fee for State System's Capacity and Interchanges – El Dorado Hills/Salmon Falls Area*~~. Said fee shall be due upon the issuance of a building permit. If prior to the application of a building permit for said project a revised fee is established, such revised amount shall be paid.
76. Turnouts shall be constructed at the entry gates of this subdivision and are subject to review and approval by the Department of Transportation at the improvement plan stage.
87. A secondary access road, providing permanent or temporary looped circulation for each phase of development, shall be constructed prior to the first building permit being issued for any residential structure except where the issuance of building permits is for model homes, which shall be unoccupied. Such looped circulation shall be subject to the approval of, or may be modified by, the El Dorado Hills Fire District.
98. Bus turnouts and shelters shall be constructed at locations required by El Dorado Transit and the appropriate school district.
10. ~~Off-site road improvements shall be completed in compliance with the requirements set forth within the El Dorado Hills Specific Plan, Appendix F, and the El Dorado Hills Specific Plan Public Improvements Financing Plan, more specifically:~~

~~Prior to the issuance of the 1,500 building permits for dwelling units within the combined projects of Village C, Village E, Village F, Village G, Village H, Village I, Village J and Village K, the applicant shall construct Serrano Parkway as a two-lane divided road between its current terminus and Bass Lake Road. The connection to Bass Lake Road shall be configured as shown on the Exhibit entitled "Exhibit A – Connection of Serrano parkway and Bass Lake Road" and dated May 2001. The Bass Lake Road construction shall provide for a~~

~~two lane paved roadway per County Standards together with roadway grading for the ultimate four lane roadway.~~

- ~~149.~~ A final drainage plan shall be prepared in accordance with the County of El Dorado Drainage Manual, subject to review and approval by the Department of Transportation. Drainage facilities shall be designed and shown on the project improvement plans consistent with the final drainage plan and the El Dorado Hills Specific Plan Master Drainage Study. The developer shall install said drainage facilities with the respective phase of construction, or as specified in the final drainage plan.
- ~~1210.~~ Cross lot drainage shall be avoided wherever possible. The CC&Rs for Village ~~M1 and M2~~ and M3 shall include a requirement for a grading and drainage plan to be submitted for review and approval of the Architectural Control Committee of the Master or Village Homeowners' association at the time of building permit application. The CC&Rs shall require that all "downhill" lots must be designed to accept any drainage from uphill lots and the Master or Village Homeowners' Association shall enforce this condition.
- ~~1311.~~ Drainage Maintenance shall be the responsibility of the Master Owners' Association. Therefore, all easements for drainage facilities shall first be offered to the County of El Dorado with rejection: the offer shall be subject to that agreement between Serrano and the County recorded as document 98-0015834-00 on March 26, 1998. Pursuant to the terms of said Agreement, upon rejection by the County, all drainage easements will be subsequently offered to the Master Owners' Association simultaneously with the filing of the Final Subdivision Map.
- ~~1412.~~ Prior to the recordation of a Final Map in Village ~~M1 and M2~~ and M3, the CC&Rs shall be submitted to the Planning Director to ensure that: the responsibilities for drainage maintenance are specified; that procedures and responsibilities for site plan and architectural review in compliance with the requirements of the Design Guidelines, Appendix B of the Specific Plan are provided; and that the CC&Rs contain other provisions as specified by conditions of this map.
- ~~1513.~~ The Final Grading Plan shall comply with the provisions of the Grading Ordinance pertaining to terracing on slopes exceeding 25 feet in height, including accessibility, intervals, and cross section geometry.
- ~~1614.~~ Erosion control and drainage design from residential areas into the open space areas and shall employ natural appearing methods. The use of native plant materials is required where re-vegetation is proposed.
- ~~1715.~~ Should asbestos-containing rock be exposed during grading, construction of roads, excavation for underground facilities, building foundations or any construction related activity, County Ordinance No. 4548 shall apply.

Fire Department

- ~~18~~16. The potable water system for the purpose of fire protection for this residential development shall provide a minimum fire flow of ~~1,000~~ 1,500 gpm with a minimum residual pressure of 20 psi for a two-hour duration. This fire flow rate shall be in excess of the maximum daily consumption rate for this development. A set of engineering calculations reflecting the fire flow capabilities of the system shall be supplied to the Fire Department for review and approval.
- ~~19~~17. This development shall install Mueller Dry Barrel fire hydrants conforming to El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The spacing between hydrants in this development shall not exceed 500 feet on center.
- ~~20~~18. To enhance the night-time visibility, each hydrant shall be painted with safety white enamel and marked in the roadway with a blue reflective marker as specified by the Fire Department and Fire Safe Regulations.
- ~~21~~19. In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to framing of any combustible members as specified by El Dorado Hills Fire Department Standard 103.
- ~~22~~20. The lots that are one acre and greater shall meet the minimum setback requirement of 30 feet, as required by the Fire Safe Regulations.
- ~~23~~21. All homes adjacent to the open space area will have stucco siding construction with metal fences. Should any lot be afforded the opportunity to cantilever a deck, the deck shall be enclosed with fire resistant material.
- ~~24~~22. This village shall comply with all requirements as set forth in the Serrano Wildfire Management Plan.
23. Open Space Lots V, W, and Y shall be required to provide all-weather access roadways into these areas in accordance with fire department requirements.
24. The driveways serving this project shall be designed to a maximum of 20 percent grade as required by the Uniform Fire Code.

Planning Department Services:

25. A Final Subdivision Map shall not be recorded until an EID Water Meter Award Letter or similar document has been issued for all of the lots included in the Final map, and a copy filed with ~~the~~ Planning Department Services.

26. Residential lots located on the border of the Green Springs Ranch shall not exceed a 3:1 ratio of lot frontage to lot depth, as noted in the County Design and Improvement Standards manual.
27. Where the subdivider is required to make improvements on land which neither the subdivider nor the County has sufficient title or interest to make such improvements, prior to filing of any final map or parcel map, the subdivider shall submit to the Planning Director for approval:
 - a. A legal description prepared by a civil engineer or land surveyor of the land necessary to be acquired to complete the off-site improvements.
 - b. Improvement plans prepared by a civil engineer of the required off-site improvements.
 - c. An appraisal prepared by a professional appraiser of the cost of land necessary to complete the off-site improvements.

Prior to the filing of the final map, the subdivider shall enter into an agreement pursuant to Government Code Section 66462.5 to complete the required off-site improvements including the full costs of acquiring any real property interests necessary to complete the required improvements.

In addition to the agreement, the subdivider shall provide a cash deposit, letter of credit, or other acceptable surety in an amount sufficient to pay such costs including legal costs subject to the approval of County Counsel.

28. The minimum setback along the common boundary between Village M and the Green Springs Ranch shall be 100 feet.
- ~~29. Lot C of the tentative map shall be required to have a maximum building height of 1,170 feet above sea level. The height limitation shall be recorded with the final map and shall be predominantly indicated on the lot.~~
- ~~30.~~29. Fencing of the common border between lots in Green Springs Ranch occupied as of September 30, 2001, and Lots 57, 56, 55, 54, 53, 52, 51, 50, 49, and Lot C A through G of this tentative map shall be fenced with the Serrano standard wrought iron fence at the time of construction of a home on the Serrano lot. For lots not occupied as of September 30, 2001, the common border fence may be either wrought iron or a wire fence of design approved by the Serrano Association Architectural Review Committee.

~~31.30.~~ A potable water line shall be extended easterly of Western Sierra Way Court A to the common boundary with Green Springs Ranch. The terminus of the line shall be a fire department approved hydrant. The hydrant location shall be accessible from either side of the Green Springs Ranch/Serrano boundary.

~~32.31.~~ The applicant shall install and emergency access gate providing a connection between the Village M map and Green Springs Ranch at the mid-point (approximately) of the 100 foot PG&E? easement & 200 foot SMUD power line easement. The gate shall be designed to the requirements of the El Dorado Hills Fire Department and shall include a “Knox Lock” or similar locking mechanism acceptable to the District.

Conditions - Development Plan

1. The Development Plan for Villages M2 and M3, not including M1 Phase 1 (J-36), permits the following:

A tentative subdivision map and development plan creating ~~90~~ 103 residential lots and ~~7~~ 5 open space lots ranging in size from ~~23,532~~ 20,000 square feet to ~~518,000~~ 1,288,069 square feet, on a ~~243.97~~ 164.88 acre site (Exhibit B), with the following requested design waivers:

- a. Reduction of road right-of-way to conform to actual street width improvements from 50 to 46 feet for ~~A~~ Western Sierra Way, C Streets, and Greyson Creek Drive.
- b. Reduction of road right-of-way to conform to actual street width improvements from 50 to 36 feet for ~~A, B, C, D, and E, F, G, H, J, K, and L~~ Courts.
- c. A reduction in cul-de-sac turnarounds to 80 feet diameter improved surface in a right-of-way of 47 feet radius.

The following setbacks shall apply to all lots within Village ~~M1 and~~ M2 and M3:

Front Property Line Setback: 30 feet
Side Property Line Setback: 10 feet
Rear Property Line Setback: 30 feet

~~The 7 large acreage lots (Lots A, B, C, D, E, F, & G)~~ Lot C, adjacent to Green Springs Ranch, ~~are~~ is subject to a 100-foot rear property line setback.

ATTACHMENT 2 FINDINGS

FILE NUMBER TM01-1381R/PD01-0009R

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made:

FINDINGS FOR APPROVAL

Tentative Map

1. The proposed tentative map, including design and improvements, is consistent with the El Dorado Hills Specific Plan policies and the applicable portion of the County General Plan as defined in the Development Agreement.
2. The proposed tentative map conforms with the applicable standards and requirements of the County's zoning regulations and the Major Land Division Ordinance.
3. The site is physically suitable for the proposed type and density of development because the tentative map as conditioned is consistent with the Zoning Ordinance, El Dorado Hills Specific Plan and all mitigation measures of the certified El Dorado Hills Specific Plan EIR.
4. The design and improvements of the subdivision will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
5. The project has been found to be Statutorily Exempt from CEQA pursuant to Section 15182 of the CEQA Guidelines and further, the project is not subject to the State Department of Fish and Game fees.
6. The proposed tentative map conforms with the applicable standards and requirements of the County's zoning regulations, Major Land Division Ordinance and the El Dorado Hills Specific Plan.
7. ~~This project may be approved subject to paragraph 5, Sub-paragraph 1 which states the county may issue permits pursuant to a development agreement approved prior to February 5, 1999; and subject to the following findings established in Paragraph 5, Sub-paragraph 8 in the Final Writ issued by the Court on July 19, 1999, as follows:~~
 - a. ~~—The approval or project will not significantly impair the County's ability to adopt and implement a new General Plan after complying with CEQA.~~
 - b. ~~—The approval or project complies with all other requirements of law.~~

- e. ~~The project is consistent with the land use designation of both the Public Review Draft and adopted General Plan and there is no evidence that the development of the site would affect issues identified in the General Plan lawsuit that could impact the County's ability to adopt a new General Plan.~~

Planned Development

1. The Development Plan is consistent with the Specific Plan and zoning for the applicable site.
2. The proposed development is so designed to provide a desirable environment within its own boundaries.
3. The site is physically suited for the proposed use.
4. Adequate services are available, or will be made available concurrently with development for the proposed uses including, but not limited to, water supply, sewage disposal, roads and utilities.
5. The proposed uses do not significantly detract from the natural land and scenic values of the site.

Design Waivers

1. Reduction of road right-of-way to conform to actual street width improvements from 50 to 46 feet for Western Sierra Way, A and C Streets, and Greyson Creek Drive, and reduction of road right-of-way to conform to actual street width improvements from 50 to 36 feet for A, B, C, D, and E, F, G, H, J, K, and L Courts.
 - a. There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustments or waiver. The adjusted right-of-way will better conform to the surrounding landforms, resulting in reduced grading an impact on the natural resources. The land area thus made available results in an increase in the actual acreage of open space provided in the Specific Plan.
 - b. Strict application of County design and improvement requirements would cause extraordinary and unnecessary hardship in developing the property. The increased right-of-way will require more extensive grading and drainage work with increased impacts to an area that is sensitive to soil disturbance. The larger cut and fill slopes, due to the increased right-of-way, may result in additional erosion and sediment discharge from the site.
 - c. The adjustment or waiver would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public. The El Dorado Fire Protection District has indicated in previous approvals that the requested

right-of-way reduction will not be detrimental to health, safety, and welfare of the public.

- d. The waiver would not have the effect of nullifying the objectives of this article or any other law or other ordinance applicable to the subdivision.
2. A reduction in cul-de-sac turnarounds to 80 feet diameter improved surface in a right-of-way of 47 feet radius (94 foot diameter ROW).
- a. There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustments or waiver. This waiver was approved by the Board of Supervisors and applied project-wide on August 30, 1995. As an element of the grant of waiver at that time, the County required the developer to include in the project Codes, Covenants and Restrictions (CC&Rs) specific language which requires the following: a) a prohibition against parking of vehicles within the cul-de-sacs, and b) a permanent method of funding for enforcement of the parking prohibition.
 - b. Strict application of County design and improvement requirements would cause extraordinary and unnecessary hardship in developing the property. The increased right-of-way and improvements will require more extensive grading and drainage work with increased impacts to an area that is sensitive to soil disturbance. The larger cut and fill slopes, due to the increased right of way, may result in additional erosion and sediment discharge from the site.
 - c. The adjustment or waiver would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public. The El Dorado County Department of Transportation has indicated in previous approvals that the requested right-of-way reduction will not be detrimental to health, safety and welfare of the public.
 - d. The waiver would not have the effect of nullifying the objectives of this article or any other law or ordinance applicable to the subdivision.

ATTACHMENT 3
OTHER STANDARD SUBDIVISION REQUIREMENTS OF LAW

FILE NUMBER TM01-1381R/PD01-0009R

NOTE: The subdivision requirements as noted herein are provisions of County law either by Ordinance or Resolution and typically apply to all subdivisions. They do not represent all laws which may be applicable to the subdivision, but do reflect obligations for which the subdivider should be aware of as the project proceeds toward final map submittal.

1. Improvement plans for on-site and off-site road improvements shall be prepared by a registered civil engineer and shall be subject to County Department of Transportation approval.
2. The final map shall show all utility, road and drainage easements per the recommendation of the utility purveyors and the County Engineer. Final determination of the location of said easements shall be made by the County Engineer. Said easements shall be irrevocably offered to the County.
3. The developer shall obtain approval of construction drawings and project improvement plans consistent with the Subdivision Design and Improvement Standards Manual and cost estimates from the County Department of Transportation and pay all applicable fees prior to commencement of any improvements on the public streets and service facilities. All improvements shall be consistent with the approved tentative map.
4. The construction of all required improvements shall be completed with the presentation of the final map to the Planning Director before presentation of the final map to the Board of Supervisors for its approval. For improvements not completed, the subdivider shall provide a 100 percent performance surety and a 50 percent labor and materialmen surety by separate bond, cash deposit, assignment, or letter of credit from a financial institution. For improvements which have been completed, the subdivider shall provide a ten percent maintenance surety in any of the above-mentioned forms. Verification of construction, or partial construction, and cost of completion shall be determined by the County Department of Transportation.
5. Subdivision improvements shall include driveways for all lots with street cuts or fills along the frontage of six feet or more difference in elevation, or as found necessary for reasonable access by the County Transportation Director. Driveways shall be installed in a manner and location acceptable to the County Department of Transportation and shall meet standard County driveway requirements.
6. All grading plans shall be prepared and submitted to the EL Dorado County Resource Conservation District (RCD) and the Department of Transportation. The RCD shall review and make appropriate recommendations to the County.

Upon receipt of the review report by the RCD, the Department of Transportation shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. No building permit shall be issued by the County until final grading plans and erosion control plans are approved by the Department of Transportation and the grading is completed.

7. The timing of construction and method of revegetation shall be coordinated by the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to the Department of Transportation. The Department of Transportation shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.
8. Improvement plans shall incorporate protective measures toward existing oak trees per Volume IV, Design and Improvement Standards Manual, Oak Tree and Wetlands Preservation Requirements and Specifications (County Resolution No. 199-91).
9. All survey monuments shall be set prior to the presentation of the Final Map to the Board of Supervisors for approval; or the developer shall have a surety of work to be done by bond or cash deposit and shall provide 50 percent labor and materials bond. Verification of set monuments, work completed, or work to be completed, and cost of completion is to be determined by the County Surveyor.
10. All roads shall be named by filing a completed road naming petition for each proposed road with the county Surveyor's office prior to filing the Final Map.
11. The location of fire hydrants and systems for fire flows are to meet the requirements of the responsible fire Protection district. The location of hydrants shall be shown on the improvement plans which shall be subject to the approval of the fire protection district.
12. If blasting activities are to occur in conjunction with subdivision improvements, the subdivider shall ensure that such blasting activities are conducted in compliance with state and local regulations.
13. If burning activities are to occur during the construction of the subdivision improvements, the subdivider shall obtain the necessary burning permits from the California Department of Forestry and air pollution permits from the County prior to said burning activities.
14. Prior to filing a Final Map, if the subject property is subject to liens for assessment or bonds, pursuant to the provisions of Government Code Section 66493, the owner or subdivider shall either: (a) Pay the assessment or bond in full, or (b) File security with the Clerk of the Board of Supervisors, or (c) File with the Clerk of the Board of Supervisors the necessary certificate indicating provisions have been made for segregation of bond assessment responsibility pursuant to Government Code Section 66493 (d).

15. If human remains are discovered at any time during the subdivision improvement phase, the County Coroner and Native American Heritage Commission shall be contacted per Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. The procedures set forth in Supplementary Document J, Section VIII, of the California Environmental Quality Act (CEQA) Guidelines concerning treatment of the remains shall be followed. If archaeological sites or artifacts are discovered, the subdivider shall retain an archaeologist to evaluate the resource. If the resource is determined to be important, as defined in Appendix K of the CEQA Guidelines, mitigation measures, as agreed to by the subdivider, archaeologist, and Planning Department shall be implemented. Treatment of Native American remains and/or archaeological artifacts shall be the responsibility of the subdivider and shall be subject to review and approval by the County Planning Director.