

**COUNTY OF EL DORADO DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT**



Agenda of:	March 11, 2010
Item No.:	10
Staff:	Pierre Rivas

REZONE/PLANNED DEVELOPMENT/TENTATIVE MAP

FILE NUMBER: Z08-0031/PD08-0019/TM08-1479/Serrano Village J5 & J6

APPLICANT: Serrano Associates, LLC

ENGINEER: R.E.Y. Engineers

REQUEST: The project consists of the following:

1. Rezone Assessor's Parcel Number 115-400-13 (approximately 0.35 acres) from Recreational Facility (RF) to One-Family Residential-Planned Development (R1-PD). Rezone an approximate 6.99-acre portion of Assessor's Parcel Number 123-040-07 from Planned Commercial- Planned Development (CP-PD) to One-Family Residential-Planned Development (R1-PD). Rezone an approximate 20.01-acre portion of Assessor's Parcel Number 123-040-09 zoned Planned Commercial-Planned Development (CP-PD) to One-Family Residential- Planned Development (R1-PD).
2. Phased Tentative Map creating 204 clustered residential lots (Alternative I) ranging in size from 2,555 square feet to 10,667 square feet, 15 landscape lots, one park lot, and one remainder lot;
3. Development Plan for the proposed subdivision with modifications to the Development Standards of the One-Family Residential (R1) Zone District including minimum lot size, lot coverage, and setbacks; and
4. Design Waiver of the following El Dorado County Design and Improvement Standard Manual (DISM) road standards:
 - A. Modification to Standard Plan 101 B including a reduction of right-of-way width from 60 feet to 36 feet, reduction of road pavement from 28 feet to 27 feet, construction of a 4-foot wide sidewalk on one side only, and construction of modified rolled curb;
 - B. Reduction of turnaround cul-de-sac right-of-way from 60 feet to 47 feet and road width radius from 50 feet to 40 feet at the end of Streets A, B and C; and reduction of centerline curve radius length from 100 feet to 38.5 feet for an elbow on A Street; and
 - C. Modification of standard road encroachment under Standard Plan 110 to allow for an entry gate and landscaping median.

LOCATION: East of the intersection of Serrano Parkway and Bass Lake Road in the El Dorado Hills Area, Supervisorial Districts I & II (Exhibit A).

APNs: 123-040-07, 123-040-09, and 115-400-13 (Exhibit B)

ACREAGE: 50.06 acres

GENERAL PLAN: Adopted Plan (AP)-El Dorado Hills Specific Plan (Exhibit C)
Commercial (COM) (Exhibit C-2)

ZONING: Recreational Facility (RF)/ Planned Commercial- Planned Development (CP-PD) / One-Family Residential- Planned Development (R1-PD) (Exhibit D)

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

RECOMMENDATION: Planning Services recommends the Planning Commission forward the following recommendation to the Board of Supervisors:

1. Certify the project is Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines;
2. Approve Rezone application Z08-0031 based on the findings in Attachment 2;
3. Approve PD08-0019, adopting the Development Plan as the official development plan, subject to the conditions in Attachment 1, based on the findings in Attachment 2;
4. Approve Tentative Map TM08-1479 subject to the conditions in Attachment 1, based on the findings in Attachment 2; and
5. Approve the following design waiver requests as the appropriate findings have been made as listed in Attachment 2:
 - A. Modification to Standard Plan 101 B including a reduction of right-of-way width from 60 feet to 36 feet, reduction of road pavement from 28 feet to 27 feet, construction of a 4-foot wide sidewalk on one side only, and construction of modified rolled curb;
 - B. Reduction of turnaround cul-de-sac right-of-way from 60 feet to 47 feet and road width radius from 50 feet to 40 feet at the end of Streets A, B and C; and reduction of centerline curve radius from 100 feet to 38.5 feet for an elbow on A Street; and
 - C. Modification of standard road encroachment under Standard Plan 110 to allow for an entry gate and landscaping median.

STAFF ANALYSIS

Staff has reviewed the project for compliance with the County's regulations and requirements. An analysis of the proposal and issues for Planning Commission consideration are provided in the following sections.

Background: The El Dorado Hills Specific Plan (EDHSP), Development Agreement (DA) and Environmental Impact Report (EIR) were adopted by the El Dorado County Board of Supervisors on July 18, 1988. The EDHSP was designed to be consistent with the El Dorado Hills/Salmon Falls Area Plan. The anticipated land uses included residential, commercial, open space, and golf courses. The Plan officially authorized the creation of 6,160 dwelling units. It is projected that approximately 4,950 dwelling units would be developed at build out.

The initial project application included two project alternatives- Alternative I would create 204 residential lots, and Alternative II would create 98 units and a 15 acre remainder parcel which would be a future school site for the Rescue Union School District as an alternative to the currently reserved site in Village J2/J3. On July 24, 2008 the Planning Commission approved a Finding of Consistency for the site which determined that the proposed school site location would be consistent with the General Plan and the EDHSP. In October of 2008, the applicant submitted a letter requesting to withdraw Alternative II and leave the school site in J2/J3 as currently provided. The project request is to approve Alternative I only.

As shown on the Village J Projects Map (Exhibit F), the project parcels include three of the four proposed projects within the Village J area south of Bass Lake Road. The western portions of APN 123-040-07 include the two commercial projects Village J Phase I (PD07-0008-R) and Phase II (PD08-0020). Both commercial projects are excluded from the proposed map and would be unaffected by the proposed lotting configuration. The proposed project and the two commercial projects would utilize the future extension of Sienna Ridge Road and include common road improvement requirements as conditions of approval.

Project Description: The project is comprised of a Rezone, Planned Development, and Tentative Subdivision Map creating a total of 204 residential and 15 landscape lots. One 2.28 acre park site would be located within the project area. The residential development would be subject to current Serrano Association (HOA) private maintenance provisions in accordance to its master Covenants, Conditions, and Restrictions (CC&R's).

Rezone: The project would rezone the project parcels as follows:

APN 123-040-07: Approximately 6.99 acres of the 24.9 acre parcel would be rezoned from Planned Commercial-Planned Development (CP-PD) to One Family Residential-Planned Development (R1-PD). The remaining 17.11 acres would remain CP-PD and would contain the two proposed commercial centers within Village J.

APN 123-040-09: An approximate 20.1-acre portion of the 24.09 acre parcel would be rezoned from Commercial-Planned Development (CP-PD) to One Family Residential- Planned Development (R1-PD). The remainder being zoned R1-PD.

APNs 115-400-13: This parcel consists of a small portion of land, 0.35 acres, previously owned by the El Dorado Irrigation District (EID). The parcel was once part of EID's Bass Lake facility ultimately being severed by the re-alignment of Bass Lake Road which creating an unused portion lying on the south side of the road. EID no longer has interest in the parcel and conveyed the property to Serrano Associates. The parcel is zoned Recreational Facilities (RF) consistent with the

zoning of Bass Lake. In order to be consistent with the proposed residential project, the parcel would be rezoned from RF to One-Family Residential- Planned Development (R1-PD).

Development Plan/ Tentative Subdivision Map: The project would develop 32.15 acres of the site to allow for 204 residential lots (Exhibit E). The proposed lots would utilize a halfplex design which would include a 'four pack' design and a common wall between two homes. The halfplex design would include a common driveway for the two rear units in the four packs. Exhibit G depicts the common layout of the proposed four pack design.

The following sections outline design features of the proposed project.

Design Waivers

Three Design Waivers have been requested to deviate from specific DISM standards. Section 16.08.020 of the El Dorado County Zoning Ordinance provides that the County may grant a Design Waiver subject to four findings to be made prior to approval of the Design Waivers. The County DOT and the El Dorado Hills Fire Department have reviewed the proposed Design Waivers and have recommended approval of the modified designs.

- A. Modification of subdivision improvements under Standard Plan 101 B including a reduction of right-of-way width from 60 feet to 36 feet, reduction of road payment from 28 feet to 27 feet, construction of a 4-foot wide sidewalk on one side only, and construction of modified rolled curb.**

The proposed internal roadways would provide a 36-foot wide right-of way would include a 27-foot wide paved road, a 4-foot sidewalk on one side (as opposed to a 6-foot sidewalk), and a rolled curb. The proposed reduction in road requirements would be consistent with the roadway designed commonly found throughout the El Dorado Hills Specific Plan area. The roadway width would meet the Fire Safe Regulations for minimum roadway width and would allow for 'day' parking on one side of the street. Day parking would allow for on-street parking, but would prohibit overnight parking on the roadways excluding driveways and designated parking stalls. The parking requirements would be enforced by the HOA. The proposed Design Waiver for roadway design would not impair vehicular circulation or impede emergency access throughout the project. Findings for approval have been included in Attachment 2 of the Staff Report.

- B. Reduction of turnaround cul-de-sac right-of-way from 60 feet to 47 feet and road width radius from 50 feet to 40 feet at end of Streets A, B and C; and reduction of centerline curve radius from 100 feet to 38.5 feet for an elbow on Street A.**

The proposed reduction of the cul-de-sac right-of-way and road width is consistent with the typical cul-de-sac design criteria found in existing residential subdivisions within the El Dorado Hills Specific Plan. Review of the modified standard by the County DOT and the El Dorado Hills Fire Department determined that adequate vehicular circulation and emergency vehicle access could be maintained with the modified cul-de-sac standard. As shown on the Tentative Map, the project design limits the number of proposed lots that would be directly accessed within the cul-de-sac bulbs which would reduce the need for larger cul-de-sac road

widths or right-of-way. The use of a ‘knuckle’ or elbow curve alignment is a commonly used alternative on residential streets as an acceptable design for a roadway curve on internal local streets as shown for Street A. Findings for Approval have been included in Attachment 2 of the Staff Report.

C. Modification of standard road encroachment under Standard Plan 110.

Standard Plan 110 is the typical encroachment for residential projects within Community Regions. However, residential projects within the El Dorado Hills Specific Plan include a gated design with landscape medians which deviate from the Standard Plan 110 Design. The proposed encroachment would provide adequate roadway travel lane widths which would be consistent with the Fire Safe Regulations and the Design Manual. Findings for approval have been included in Attachment 2 of the Staff Report.

Circulation: The project site would be accessed via Bass Lake Road and a future extension of Sienna Ridge Road. A portion of existing Sienna Ridge Road (formerly Old Bass Lake Road) would be abandoned upon completion of the new road segment. Internal circulation would be provided by a 27-foot wide paved road and a four foot wide sidewalk on one side of the street. Proposed “E Street” would provide an alternate secondary access through the proposed Village J7 subdivision to the east of the site which also connects to the Bridlewood Subdivision south of Village J7.

Modification to R1 Zone District Development Standards: As part of the requested Planned Development (PD), modifications to the Development Standards of the R1 Zone District have been requested to facilitate the proposed halfplex design concept. The modified standards would allow reduced yard setbacks, lot sizes, building coverage, and lot widths. A table has been included in Attachment 1 of the Staff Report which enumerates the proposed modifications to the R1 Development Standards.

On-Site Parking: The County Code requires two parking spaces, not in tandem, for residential projects. This requirement would be verified during the building permitting process. In addition to the required off-street parking, the proposed roadways would allow for parking on one side of the road. The CC&R’s would permit day parking only and would be enforced by the HOA. As shown on the Tentative Map, approximately 70 off-street parking spaces would be provided in parking stalls located throughout the project area. 408 spaces are required; 486 are being provided, equating to a ratio of 2.4:1.

Utilities: The project site would be served by El Dorado Irrigation (EID) water, recycled water, wastewater, and storm drain systems. The project would utilize existing infrastructure improvement within Bass Lake Road and future extensions of infrastructure which would be located within the future extension of Sienna Ridge Road.

Site Description: The undeveloped site is located within the Village J area which is the easternmost portion of the El Dorado Hills Specific Plan Area. Topography is comprised of mild rolling hills with over 90 percent of the on-site slopes falling within the 0-20 percent range. Vegetation on-site is varied with native grasslands, the predominant feature of the site. A dense grouping of oak trees is located centrally to the site and is mostly located with the proposed 2.28 acre park site.

Surrounding Properties Land Use Information

	Zoning	General Plan	Land Use/Improvements
Project Site	Planned Commercial/ Recreational Facilities- Planned Development (CP/RF-PD)	El Dorado Hills Specific Plan (AP) Commercial (COM)	Vacant
North	Recreational Facilities (RF)	El Dorado Hills Specific Plan (AP)	Bass Lake
South	Estate Residential Ten-Acre/ Agricultural (A)	Bass Lake Hills Specific Plan (AP)	Vacant
East	Recreational Facilities (RF)	El Dorado Hills Specific Plan (AP)	Bass Lake Overflow
West	One Family Residential- Planned Development (R1-PD)	El Dorado Hills Specific Plan (AP) Commercial (COM)	Existing single family residential

Compatibility: The project site is bound to the west by Village J5 Phase II Commercial project within the Specific Plan Area (PD08-0020/ P08-0029). The commercial project includes mitigation measures that would require specific sound walls and design elements to prevent acoustical impacts beyond the established thresholds. Undeveloped lands to the south are located within the Bass Lake Hills Specific Plan BLHSP area. Review of the BLHSP indicates that future residential development within the BLHSP will be high density residential and similar in design to the project.

The El Dorado Hills Specific Plan Land Use Map (Exhibit C-2) designates the southern portion of Village J as entirely commercial with a school site on the west side of Bass Lake Road. As shown on the Location Map (Exhibit A) the west side of Bass Lake Road has been developed with residential development and the eastern portions of Village J have residential Tentative Maps which are in process with the County. The Specific Plan and the Development Agreement authorize modifications to the zoning of individual villages provided the overall project is below the maximum lot count evaluated by the EIR. The proposed revisions to Village J area would not exceed the Specific Plan area lot count and would consistent with the Specific Plan, EIR, and Development Agreement.

General Plan: The El Dorado County General Plan designates the site as part of the El Dorado Hills Specific Plan (EDHSP). The Adopted Plan (AP) General Plan land use designation establishes that the individual land use policies included in the EDHSP are adopted by the County as the applicable policies for the specific plan area.

El Dorado Hills Specific Plan (EDHSP): The EDHSP identified the entirety of Village J (subsequently designated as Villages J2/J3, J4, J5, J6 and J7) as consisting of 117 acres which anticipated 45 acres of commercial development and approximately 342 dwelling units. To date, Villages J3A/3B and J4 have been constructed in the Village J area totaling 186 residential lots. The remaining subdivisions within the Village J area are in process by the County:

- Village J7 (PD07-0029/ TM07-1457): 71 lots (in process)
- Village J5/J6 (Z08-0031/ PD08-0019/ TM08-1479): 204 lots (in process)
- Village J2/J3 Lot H (PD01-0003R/ TM01-1376R): 83 lots (in process)

The combination of the constructed subdivisions and the projects in process by the County would total 544 residential lots within Village J. The proposed build out of Village J is authorized by the EDHSP which allows flexibility in the density of each village within the Specific Plan not to exceed the ultimate density of the Specific Plan area. The ultimate density of the EDHSP is not anticipated to be exceeded and the additional density within Village J is acceptable.

As required by the EDHSP and the authorizing Development Agreement, based on the number of proposed units within the project a 2.28 acre park site has been identified within the project. Additional landscaping lots have been proposed throughout the project to provide a landscaping buffer from the proposed commercial project to the west, along the internal roadways, and adjacent to the Bass Lake Hills Specific Plan to the south.

In accordance with the Policy 1.4 and the EDHSP Design Review Matrix, the proposed halfplex design would be subject to architectural review by the Serrano Architectural Control Committee (ACC) and not the County. The future design of the proposed units would be subject to the adopted design guidelines within the EDHSP which would be reviewed and approved by the ACC prior to submittal of building permits to the County.

Policy 1.4.1.1 encourages site development and grading to conform to the natural features of the site. The project area is relatively flat with steeper slopes located centrally to the site along a visibly prominent ridge feature. The majority of the sloped areas would be preserved within the proposed 2.28 acre park site which would include the ridge area of the site.

Policy 1.4.8.2 establishes setbacks and buffers from drainages and riparian areas. The project site is located directly west of the Bass Lake overflow which is connected to Bass Lake through connections beneath Bass Lake Road. The EDHSP does not include setback requirements or mitigation measures for development adjacent to the overflow. Review of the preliminary grading and drainage plans with EID staff has determined that storm water runoff will be directed into the proposed storm water drainage system and will not overflow into the lake. This project design would be sufficient to ensure that the quality of the water within the overflow would be unaffected by the proposed project.

Policy 1.4.1.4 requires submittal of an acoustical analysis as part of any residential subdivision which abuts roads with a projected Average Daily Trip (ADT) count of 13,000 or more ADT by 2010. The project is located along Bass Lake Road which is projects to exceed 13,000 ADT. In accordance with the EDHSP any building permit application submittal shall include an acoustical analysis which would analyze the potential acoustical impacts and recommend mitigation measures to be implemented in the project design. Development Services staff would review the analysis and verify the mitigation measures have been included in the project design during permit review. A condition of approval consistent with Policy 1.4.1.4 has been included in Attachment 1 of the Staff Report.

The western portion of the project abuts the Phase II commercial development within Village J. The commercial project submittal included an acoustical analysis which requires the installation of a sound wall and project design features which would reduce the potential impact of the commercial project on the adjacent residential land uses.

Subject to approval of the individual residential structure designs by the ACC, staff finds as proposed the project would be consistent with the El Dorado Hills Specific Plan.

Zoning: Upon adoption of the Rezone, the project site would be zoned One-Family Residential-Planned Development (R1-PD) which is consistent with the residential zoning requirements of the EDHSP. As discussed in the ‘Planned Development’ Section above, the project would include modifications to the Development Standards of the R1 Zone District, including lot size and setback requirements. The proposed modified standards would be adopted as part of the Development Plan and all subsequent building permits would be reviewed by the County for compliance with the adopted standards. In accordance with Section 17.04.030 of the County Code, a Development Plan cannot be approved unless the Planning Commission adopts the Development Plan findings.

As designed, the project would include a halfplex design to allow for a high density development while allowing individual homeownership of detached single family homes. The project would provide adequate parking including guest parking via on-street day parking and designated off-street parking stalls. This residential product type, including the park site and landscaping lots, would require flexibility in the Development Standards of the EDHSP to accommodate typical accessory structures on the proposed lots. As further discussed in Attachment 2, staff concludes that the required findings can be made to support the proposed Development Plan.

ENVIRONMENTAL REVIEW

The project is a residential project and a part of an adopted El Dorado Hills Specific Plan Environmental Impact Report (EIR). 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 EIR on a specific plan after January 1, 1980. No impacts have been identified which were not discussed and mitigated in the EIR. Implementation of the project is subject to conformance with applicable mitigation measures detailed in the Mitigation Monitoring Plan in the EIR. No further environmental analysis would be necessary. A \$50.00 administration fee is required by the County Recorder to file the Notice of Exemption.

SUPPORTING INFORMATION

Attachment 1	Conditions of Approval
Attachment 2.....	Findings
Exhibit A.....	Location Map
Exhibit B.....	Assessor’s Parcel Map
Exhibit C.....	General Plan Map
Exhibit C-2.....	El Dorado Hills Specific Plan Land Use Map
Exhibit D.....	Zoning Map
Exhibit E.....	Village J5/J6 Tentative Map (Alternative 1)
Exhibit F.....	Village J Projects (Alternative 1)
Exhibit G.....	Access Easement Exhibit

ATTACHMENT 1 CONDITIONS OF APPROVAL

**Z08-0031/PD08-0019/TM08-1479/Serrano Village J5 & J6
March 11, 2010 Planning Commission Hearing**

Project Description

1. The Planned Development, Tentative Map and Design Waivers are based upon and limited to compliance with the project description, the hearing exhibit marked Exhibit E and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

- A. Development Plan for the proposed subdivision and lotting pattern with modifications to One-Family Residential (R1) Zone District and miscellaneous development standards including minimum lot size, lot coverage, and setbacks;
- B. Tentative Subdivision Map to allow 204 residential lots ranging from 2,555 square feet to 10,667 square feet in size, 15 landscape lots, park site, and a remainder parcel. A Phasing Notice accompanies this approval; and
- C. Design Waiver of the following El Dorado County Design and Improve Standard Manual (DISM) road standards:
 1. Modification of subdivision road improvements under Standard Plan 101 B including reduction of right-of-way width from 60 to 36 feet, reduction of road payment from 28 feet to 27 feet, construction of 4-foot wide sidewalk on one side of the street, and construction of modified rolled curb;
 2. Reduction of turnaround cul-de-sac right-of-way from 60 feet to 47 feet and road width radius from 50 feet to 40 feet at the end of Streets A, B, and C; and reduction of centerline curve radius length from 100 feet to 38.5 feet for an elbow on A Street;
 3. Modification of standard road encroachment under Standard Plan 110 to allow for a gated entry and landscaping median.

Modifications to One-Family Residential (R1) Zone District Standards

The following table contains the modified One-Family Residential (R1) Zone District Development Standards that apply to the residential lots with Village J5/J6.

Modified One-Family-Planned Development (R1-PD) Zone District and Miscellaneous

Development Standards for Serrano Village J5/J6

Standard	Required by Zoning Ordinance	Proposed Modifications	Notes
<i>Maximum Building Coverage (all buildings)</i>	35%	Maximum 60% coverage	
<i>Minimum Lot Area</i>	6,000 sf	2,555 sf	
<i>Minimum Lot Width</i>	60 feet	Varies	As shown on map;
<i>Maximum Building Height</i>	35 feet	35 feet ^A	
<i>Front Yard Setback</i>	20 feet	5 feet	Request includes ability to construct zero lot line homes on one side of the lot, adjacent to a zero lot line of the adjoining lot, as long as the opposite side setback is no less than 5'.
<i>Rear Yard Setback</i>	15 feet	10 feet	
<i>Side Yard Setback</i>	5 feet	5 feet/0 foot ^A	
<i>Setback for AC/Pool Equipment</i>	Side: 5' Rear: 15'	Side: 2.5' Rear: 2.5'	Shall be screened by solid fence
<i>Setback for Solid Fences and Walls over 40 inches tall</i>	Solid Fence Walls not to exceed 40" in height with in front yard	Front: 5' Side, and Rear: 0'	
<i>Setback for Open fences and walls (50% or more) and over 40 inches tall and less than 7' tall</i>	Front Yard with fence/wall 50% open or more, below 7' tall	Front, Side, and Rear: 0'	
<i>Setback for any structure such as a permanent BBQ or spa, not over 40 inches high</i>	Front: 20 feet Rear: 10 feet Side: 5 feet	Front: 0' Side and Rear: 2.5'	
<i>Setback for Pergola/Trellis</i>	Side: 5' Rear: 15'	Side: 2.5' Rear: 2.5'	
<i>Setback for any structure over 30 inches high.</i>	Rear: 15'	Rear: 5'	Subject to Building Code
<i>Minimum Side and Rear Yard Setback: Swimming pool (underground)</i>	Side: 5 feet Rear: 15 feet	Side and Rear: 5'	As measured from edge of footing
<i>Minimum Side and Rear Yard Setback: Portable sheds (120 square feet or less)</i>	NA	Side and Rear: 5'	
<i>Setback for architectural extensions of the dwelling (uninhabitable space)</i>	May extend into any yard by not more than 50% of width or depth	Side and Rear: 2.5'	
<i>Setback for chimneys – attached or detached</i>	Side: 5 Feet Rear: 15 feet	Side: 3' Rear: 7'	

Note A: Increases in side yard setback due to building height over 25' are not applicable.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing

exhibits and conditions of approval hereto. All Final Maps must be submitted for review and approval and shall be implemented as approved by the County.

Planning Services

2. **Hold Harmless Agreement:** In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action, as provided in Section 66474.9(b) of the California Government Code.

The applicant shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a subdivision, which action is brought within the time period provided for in Section 66499.37.

The County shall notify the applicant of any claim, action, or proceeding and County will cooperate fully in the defense.

3. **Payment of Processing Fees:** Prior to filing of final map, the applicant shall remit payment of any outstanding fees as detailed and required in the *Agreement for Payment of Processing Fees* authorized for this project.
4. **Meter Award Letter:** 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.
5. **Expiration:** The map shall remain in effect for three years from the date of approval. If the map has not been recorded within this timeframe, an extension may be requested prior to expiration of the map. Appropriate fees shall be paid to process the time extension. The expiration of the Development Plan adopted as part of the project shall run concurrently with the map.
6. **Minor Modifications Allowed:** Minor changes in the adopted Development Plan may be approved by Planning Services provided that the changes:
 - a. Do not change the boundaries of the subject project property;
 - b. Do not change any use as shown on the official development plan; and
 - c. Do not change the intent of the official development plan.

Major changes shall be approved by the Planning Commission in accordance with the requirements of Section 17.04 of the County Code. A major change in a development plan approved by the Planning Commission shall be filed with the Board of Supervisors pursuant to Section 17.04.005(B) (3) of the County Code.

7. **Acoustical Analysis:** An acoustical analysis shall be conducted and submitted by a qualified acoustical consultant to Planning Services which identifies that recommended measures to shield noise of affected lots have been employed per Policy 1.4.1.4 (Noise) of the El Dorado Hills Specific Plan. Planning Services shall verify all measures have been incorporated in the project design prior to filing a Final Map.

8. **Park Dedication:** An irrevocable offer of dedication (IOD) shall be made by the applicant to the El Dorado Hills Community Services District (District) for the 2.28 acre private park site. The IOD shall include conditions under which the District may accept the IOD and assume the maintenance and operational responsibility from the Serrano Master Owners Association for the facility. The IOD shall be in the form and substance provided in agreements provided for previous subdivisions within Serrano. Planning Services shall verify the provision of this dedication prior to final occupancy of the first building permit within the final map phase that creates the park site. The park site shall be maintained in perpetuity.

9. **Zero Lot Line:** Any lot developed with a zero lot line shall provide a 5-foot easement on the adjoining lot for maintenance purposes and access. Said easement shall be shown on the final map with a notation on the map cover sheet. Planning Services shall verify the provision of this easement prior to filing the Final Map.

Department of Transportation

Project Specific Conditions

10. **Road Design Standards:** The applicant shall construct all roads in conformance with the Design and Improvements Standard Manual (DISM), as shown in Table 1. The improvements shall be completed to the satisfaction of the Department of Transportation (DOT) or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map: (the requirements outlined in Table 1 are minimums)

Table 1				
ROAD NAME	DESIGN STANDARD PLAN	ROAD WIDTH* / SIDEWALK WIDTH	RIGHT OF WAY	EXCEPTIONS/ NOTES
A, B, C, D, E and F Street <i>(onsite)</i>	Modified Std Plan 101B (3"AC over 8"AB Min.)	27 ft / 4 ft sidewalk on one side	36 ft	Modified Type 1 rolled curb & gutter on one side and a type 3 barrier curb on the other side. Sidewalk is measured from back of walk to back of curb.

* Road widths are measured from curb face to curb face. Curb face for rolled curb and gutter is 6" from the back of the curb.

11. **Offsite Road Improvement:** The applicant shall construct realigned Sienna Ridge Road from the boundary of the Bass Lake Hills Specific Plan to form a 4-way intersection with

Serrano Parkway and Bass Lake Road. The improvements shall be as follows (starting on the north side of Sienna Ridge Road):

- a. 6-foot sidewalk with Type 2 vertical curb and gutter
- b. 8-foot shoulder to include a type II Bike path
- c. 11-foot AC travel lane
- d. 12-foot striped median
- e. 11-foot AC travel lane
- f. 4-foot shoulder to include a type II Bike Path
- g. 6-foot sidewalk with Type 2 vertical curb and gutter

A transition to the existing road (Sienna Ridge Road) must be provided to the satisfaction of the Department of Transportation. The improvements shall be completed prior to the filing of the final map for Phases noted as 3 & 4 that include Lots 98 through 204 as shown on the approved Tentative Map. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.

12. **Encroachment Permit:** The applicant shall obtain an encroachment permit from DOT and shall construct the driveway encroachment from A Street onto Sienna Ridge Drive and E Street onto Bass Lake Road in accordance to the Encroachment Entrance exhibit dated October 29, 2009 prepared by REY Engineers. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.
13. **General Vacation:** An application for general vacation shall be filed for the unused segment of Sienna Ridge Road from the intersection of the proposed local road to Bass Lake Road prior to occupancy.
14. **Turnaround:** The applicant shall provide a turn around at the end of the roadways to the provisions of County Standard Plan 114 or approved equivalent. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.
15. **Offsite Road Improvements:** The applicant shall construct the improvements of Bass Lake Road to the new alignment along the property frontage in accordance with DISM Standard Plan 101B to as follows:
 - a. 6-foot sidewalk with Type 2 vertical curb and gutter
 - b. 8-foot shoulder to include a type II Bike path
 - c. 12- AC roadway

The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.

16. **Offer of Dedication (onsite roadways):** 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 map.
17. **Offer of Dedication (onsite roadways):** An irrevocable offer of dedication in fee shall be made of 47 feet in radius for the cul-de-sacs 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 map.
18. **Offer of Dedication (Sienna Ridge Drive):** An irrevocable offer of dedication in fee shall be made of 60 feet wide on-site road and public utility easement for the on-site portion of Sienna Ridge Drive prior to the filing of the final map. This offer will be acknowledged but rejected by the County, subject to completion of said improvements.
19. **Road & Public Utility Easements:** The applicant shall provide a 36 foot wide non-exclusive road easement for the on-site access roadways A, B, C, D, E and F Streets prior to the filing of the final map.

DOT Standard Conditions

20. **Easements:** All applicable existing and proposed easements shall be shown on the project plans.
21. **Signage:** The applicant shall install all necessary signage such as stop signs, street name signs, and/or "not a county maintained road" road sign as required by the Department of Transportation prior to the filing of the map. The signing and striping shall be designed and constructed per the latest version of the Manual Uniform Traffic Control Devices (MUTCD) and the California Supplement.
22. **Sidewalks:** Sidewalks may be located outside 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 issuance of building permits. Pedestrian easements shall be provided where necessary. Final lane configurations, including the need for additional rights-of-way, shall be subject to review and approval of the Department of Transportation prior to improvement plan approval.
23. **Curb Returns:** All curb returns, at pedestrian crossing, will need to include a pedestrian ramp with truncated domes per Caltrans Standard A88A and four feet of sidewalk/landing at the back of the ramp.

24. **Maintenance Entity:** The proposed project must form an entity for the maintenance of the private roads, parking facilities, landscaping, and drainage facilities. If there is an existing entity, the property owner shall modify the document if the current document does not sufficiently address maintenance of the roads, parking facilities, landscaping and drainage facilities of the current project. DOT shall review the document forming the entity to ensure the provisions are adequate prior to filing of the final map.
25. **Common Fence/Wall Maintenance:** The responsibility for, and access rights for, maintenance of any fences and walls constructed on property lines shall be included in the Covenants Conditions and Restrictions (CC&Rs).
26. **Water Quality Stamp:** All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to Sacramento County Standard Drawing 11-10. All stamps shall be approved by the El Dorado County inspector prior to being used.
27. **Construction Hours:** Construction activities shall be conducted in accordance with the County Health, Safety, and Noise Element and limited to the daylight hours between 7:00 a.m. and 7:00 p.m. on any weekday, and 8:00 a.m. and 5:00 p.m. on weekends and federal holidays.
28. **DISM Consistency:** The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual from the County Department of Transportation, and pay all applicable fees prior to filing of the final map.
29. **Subdivision Improvement Agreement & Security:** The developer shall enter into a Subdivision Improvement Agreement (SIA) with the Department of Transportation for all onsite roadways, frontage improvements along Bass Lake Road, drainage infrastructure, grading, etc. The developer shall complete the improvements to the satisfaction of DOT or provide security to guarantee performance of the SIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing of the final map.
30. **Import/Export Grading Permit:** Any import, or export to be deposited or borrowed within El Dorado County, shall require an additional grading permit for that offsite grading.
31. **Grading Permit / Plan:** A grading permit is required for the project. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department of Transportation for review and approval. The plan shall be in conformance with the County of El Dorado “*Design and Improvement Standards Manual*”, the “*Grading, Erosion and Sediment Control Ordinance*”, the “*Drainage Manual*”, the “*Off-Street Parking and Loading Ordinance*”, and the State of California Handicapped Accessibility Standards. All applicable plan check fees shall be paid at the time of submittal of improvement plans. All applicable inspection fees shall be paid prior to issuance of a permit. The improvements and grading shall be completed to the satisfaction of DOT prior to occupancy clearance.

32. **Grading Plan Review:** Grading and improvement 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. Grading plans shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance and El Dorado County Storm Water Management Plan. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation, and the potential discharge of pollutants into drainages.
33. **RCD Coordination:** The timing of construction and method of revegetation shall be coordinated with 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.
34. **Soils Report:** At the time of the submittal of the grading or improvement plans, the applicant shall submit a soils and geologic hazards report (meeting the requirements for such reports provided in the El Dorado County Grading Ordinance) to, and receive approval from the El Dorado County Department of Transportation. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations and address, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.
35. **Drainage Study / SWMP Compliance:** The applicant shall provide a drainage report at time of improvement plans or grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation.

The Drainage Study must demonstrate the subject property has adequate existing and proposed storm drainage facilities. At a minimum, the drainage study, plans, and calculations shall include the following:

- a. The site can be adequately drained.
- b. The development of the site will not cause problems to nearby properties, particularly downstream sites.
- c. The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow more than the pre-development 10-year storm event or cause a hazard or public nuisance. Detention shall be required if said condition is not met or demonstrate that there are no downstream impacts.
- d. The ultimate drainage outfall of the project.

Pursuant to Section 1.8.3 of the Drainage Manual, the report shall be prepared by a Civil Engineer who is registered in the State of California. The improvements shall be completed to the approval of the Department of Transportation prior to the filing of the final map or the applicant shall obtain an approved improvement agreement with security.

36. **Drainage, Cross Lot:** Cross lot drainage shall be avoided wherever possible. The CC&Rs for Villages J5 and J6 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 all "downhill" lots must be designed to accept any drainage from uphill lots and the Master or Village Homeowners' Association shall enforce this condition.
37. **Drainage Maintenance:** Drainage maintenance shall be the responsibility of the Master Owner's 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 Owner's Association simultaneously with the filing of the final Map.
38. **Drainage Easements:** The site plans shall show drainage easements for all on-site drainage courses and facilities and shall be included on all improvement plans and / or on the final map.
39. **NPDES Permit:** At the time that an application is submitted for improvement plans or a grading permit, and if the proposed project disturbs more than one acre of land area (43,560 square feet), the applicant shall file a "Notice of Intent" (NOI) to comply with the Statewide General NPDES Permit for storm water discharges associated with construction activity with the State Water Resources Control Board (SWRCB). This condition is mandated by the Federal Clean Water Act and the California Water Code. A filing form, a filing fee, a location map, and a Storm Water Pollution Prevention Plan (SWPPP) are required for this filing. A copy of the Application shall be submitted to the County, prior to building permit issuance, and by state law must be done prior to commencing construction.
40. **Off-site Improvements (Security):** Prior to the filing of a final map, the applicant shall enter into an agreement pursuant to Government Code Section 66462.5 to complete the required offsite improvements, including the full costs of acquiring any real property interests necessary to complete the required improvements. In addition to the agreement, the applicant shall provide a cash deposit, letter of credit, or other acceptable surety in the amount sufficient to pay such costs, including legal costs, subject to the approval of County Counsel.
41. **Off-site Improvements (Acquisition):** As specified in the Conditions of Approval, the applicant is required to perform off-site improvements. If it is determined that the applicant does not have or cannot secure sufficient title or interest of such lands where said off-site improvements are required, the County may, at the applicant's expense and within 120 days of filing the Final Map, acquire by negotiation or commence proceedings to acquire an interest in the land which will permit the improvements to be made, including proceedings for

immediate possession of the property. In such cases, prior to filing of any final map, the applicant shall submit the following to the Department of Transportation Right of Way Unit, and enter into an agreement pursuant to Government Code Section 66462.5 and provide acceptable security to complete the offsite improvements, including costs of acquiring real property interest to complete the required improvements, construction surveying, construction management and a 20% contingency:

- a. A legal description and plat, of the land necessary to be acquired to complete the offsite improvements, prepared by a civil engineer or land surveyor.
- b. Approved improvement plans and specifications of the required off-site improvements, prepared by a civil engineer.
- c. An appraisal prepared by a certified appraiser of the cost of land necessary to complete the off-site improvements.

In addition to the agreement the applicant 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.

42. **Off-site Access Easements:** The applicant shall provide proof of access to the project site from a State or County maintained road. Said proof shall be provided by and through a "Map Guarantee" which shall be submitted to the County Surveyor's Office with the first map check for the map.
43. **Electronic Documentation:** Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to DOT with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.
44. **TIM Fees:** The applicant shall pay the traffic impact fees in effect at the time a building permit is deemed complete.

El Dorado Hills Fire Department

45. The proposed project shall have two points of egress while maintaining the secondary egress point for Bridlewood Canyon off Birmingham Road. This condition shall be further verified prior to approval of Improvement Plans by the Department.
46. Due to the exposure factor created by the close setback from structure, each structure shall have fire sprinklers installed that conform to NFPA 13D This condition shall be further verified prior to approval of Improvement Plans by the Department.
47. On-street day parking shall be allowed on one side only. This parking shall be allowed only on roads that are 27 feet measured from curb face to curb face or greater. To assure conformance, all parking shall be monitored by the onsite security patrol to maintain a 20-foot wide emergency access between parked vehicles and the face of curb. Fire Department approved "No Parking" signs shall be installed in accordance with the 2007 California Fire Code.

48. This development shall be conditioned to develop, implement, and maintain a Wildland Fire Safe Plan. Said plan shall be subject to the review and approval of the El Dorado Hills Fire Department prior to filing of final map.
49. All homes that are adjacent to open land shall have non-combustible fencing.
50. This development shall install Mueller Dry Barrel Fire Hydrants conforming to the 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. The exact location of each hydrant and all fire protection system devices shall be determined by the Fire Department.
51. To enhance nighttime visibility, each hydrant shall be painted with safety white enamel and marked in the roadway with blue reflective marker as specified by the Fire Department and the Fire Safe Regulations.
52. 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 in service prior to framing of any combustible members as specified in the El Dorado Hills Fire Department Standard 103.
53. This development shall be prohibited from installing any type of traffic calming devices that utilize a raised bump or a lower dip section of roadway.
54. Address numbers shall be visible from the main street by way of a street sign type sign. The sign shall be located at the intersection of the court and four pack entrance. The final details shall be approved by the Fire Department prior to installation.
55. The entrance road at the gate off of F Street shall be a minimum of 20 feet in width.
56. The Birmingham Drive gate shall remain for a secondary means of egress for the Bridlewood Canyon Subdivision. The Bridlewood Canyon residents shall be allowed to use the new Serrano Village J6 or J7 subdivision streets as a mean of exiting to Bass Lake Road subject to the terms of that certain Reciprocal Road Easement Agreement between El Dorado Hills Development Company and El Dorado Hills Association, Ltd. Recorded January 17, 1990 at Book 3277, Page 685.

Air Quality Management District

57. Project construction will involve grading and excavation operations, which will result in a temporary negative impact on air quality with regard to the release of particulate matter (PM10) in the form of dust. Then, District Rules 223 and 223.1 and 223.2, which address the regulations and mitigation measures for fugitive dust emissions and asbestos emission, shall be adhered to during the construction process. Mitigation measures for the control of fugitive

dust and asbestos shall comply with the requirements of Rules 223, 223.1, and 223.2, whichever rule is appropriate. In addition, the appropriate Fugitive Dust Prevention (FDP) Application or Asbestos Dust Mitigation Plan (ADMP) Application shall be submitted to and approved by the District prior to issuance of a building permit or grading permit.

58. The applicant shall comply with all District Rules during project construction.

Resource Conservation District

59. A minimum of 30 days prior to initiating any construction activities during raptor nesting season, February 1 to July 31, the developer shall have a qualified biologist complete a nest survey on the site and within 0.25 mile of any proposed grading and construction areas. The nest survey shall be completed following the California Department of Fish and Game guidelines, and completed copies of the survey report shall be forwarded to Planning Services and the Resource Conservation District.

County Surveyor

60. All survey monuments must be set prior to the presentation of the final map to the Board of Supervisors for approval, or the developer shall have surety of work to be done by bond or cash deposit. Verification of set survey monuments, or amount of bond or deposit to be coordinated with the County Surveyors Office.
61. The roads serving the development shall be named by filing a complete Road Name Petition with the County Surveyors Office prior to filing the Final Map.

ATTACHMENT 2

FINDINGS

Z08-0031/ PD08-0019/ TM08-1479/ Serrano Village J5 & J6
March 11, 2010 Planning Commission Hearing

FINDINGS FOR APPROVAL

1.0 CEQA FINDING

- 1.1 The project is a residential project and a part of an adopted El Dorado Hills Specific Plan EIR, 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 EIR on a specific plan after January 1, 1980. No impacts have been identified which were not discussed and mitigated in the EIR. Implementation of the project is subject to conformance with applicable mitigation measures detailed in the Mitigation Monitoring Plan in the EIR. No further environmental analysis is necessary
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department - Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 ADMINISTRATIVE FINDINGS

2.1 General Plan

The El Dorado County General Plan designates the subject site as Adopted Plan, a designation in reference to areas where specific plans have been adopted. These plans and the respective land use maps are accepted and incorporated by reference and is hereby adopted as the General Plan Land Use map for such area. Since the El Dorado Hills Specific Plan has been incorporated by reference under General Plan Land Use Element Policy 2.2.1.2, the proposed residential tentative subdivision map and planned development is found to be consistent with the General Plan.

2.2 Specific Plan

The proposed residential development is located within the Village J portion of the El Dorado Hills Specific Plan area. The design of the development conforms to the applicable standards under specific policies of the plan. The development would be served by existing public services and have access to amenities provided by Serrano Associates. Therefore, the proposed tentative map/planned development is found to be consistent with the El Dorado Hills Specific Plan.

3.0 ZONE CHANGE FINDINGS

The zone change is consistent with applicable general and specific plans;

The proposed zone change to One-Family Residential- Planned Development (R1-PD) would be consistent with the El Dorado Hills Specific Plan and the Development Agreement. The Specific Plan requires all residential projects to include be zoned R1 with the PD zoning overlay. The requested zone change from Recreational Facilities and Planned Commercial are authorized by the Specific Plan which allows changes in density within the Specific Plan boundaries.

4.0 SUBDIVISION FINDINGS

4.1 *The proposed map is consistent with applicable general and specific plans;*

The proposed development would create a total 204 clustered residential lots in conformance with the standard and design provisions of the adopted El Dorado Hills Specific Plan.

4.2 *The design or improvement of the proposed division is consistent with applicable general and specific plans;*

The improvement of the subdivision has been designed in conformance with the identified residential land use requirements in the Specific Plan. The subdivision shall adhere to applicable improvements of the DISM and shall be constructed in accordance to construction plans and permit requirements.

4.3 *The site is physically suitable for the type of development;*

The site is relatively flat. The majority of the oak canopy would be preserved within the park area. No significant topographic or biological features exist on the site that would be negatively impacted by the project.

4.4 *The site is physically suitable for the proposed density of development;*

The project site is physically suitable to accommodate the proposed development. The site predominantly flat, does not contain sensitive vegetation, and shall conform to the established surrounding residential development in the area. With its proximity to the Bass Lake overflow, appropriate construction measures shall be adhered to avoid impacts to the resource subject to verification by affected agencies. The infill site shall have direct access and connection to public utilities available in the area. Modified standards and improvement requirements would sufficiently accommodate the development.

4.5 *The design of the division or the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat;*

4.6 *The design of the division or the type of improvements would not cause serious public health hazards;*

Development of the residential subdivision is subject to the applicable provisions of El Dorado Hills Specific Plan and mitigation measures under the Environmental Impact Report (EIR) including regulation of proper pad design and layout minimizing impacts to natural resources, adherence to air quality measures, and reduction of noise impacts. Prior to issuance development permit, construction and improvement plans shall be reviewed for conformance to applicable County standards and Serrano Architectural Control Committee requirements. Therefore, the project is not likely to cause substantial environmental damage.

- 4.7 *The design of the division or the improvements is suitable to allow for compliance of the requirements of section 4291 of the Public Resources Code;*

The development is subject to the applicable Specific Plan policies involving site design and maintenance of open areas susceptible to brush fires. Further, the subdivision is subject to specific project conditions from the El Dorado Hills Fire Department regarding location of hydrant, construction of non-combustible fencing material, and adherence to Wildfire Fire Safe Plan provisions. Therefore the proposed subdivision conforms to the requirements of Section 4291 of the Public Resource Code;

- 4.8 *The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection the approving authority may approve a map if it finds that alternate easements for access or for use will be provided and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.*

Utility easements necessary to serve the subdivision have been adequately depicted on the Tentative Subdivision Map and shall be further verified for any conflicts by the County Surveyor's Office at the time of filing of the final map.

5.0 PLANNED DEVELOPMENT FINDINGS

- 5.1 *The PD zone request is consistent with the general plan;*

The PD is consistent with the El Dorado Hills Specific Plan which requires a PD application as part of any residential development.

- 5.2 *The proposed development is so designed to provide a desirable environment within its own boundaries;*

The proposed residential project includes design amenities such as landscaping lots throughout the area and a park site. The proposed circulation plan would allow for multiple vehicular ingress/ egress points and sufficient emergency access. Sufficient parking and guest parking will be provided by street day parking and off-street parking stalls.

- 5.3 *Any exceptions to the standard requirements of the zone regulations are justified by the design or existing topography;*

The proposed project would incorporate a halfplex design to accommodate a high density residential project while providing architectural and design elements of detached single family residential homes. The proposed modifications to the Development Standards of the R1 Zone District would facilitate this design concept. The proposed modifications would allow for the proposed density but would maintain the design integrity of the overall project.

- 5.4 *The site is physically suited for the proposed uses;*

The site is relatively flat. The majority of the oak canopy would be preserved within the park area. No significant topographic or biological features exist on the site that would be negatively impacted by the project.

- 5.5 *Adequate services are available for the proposed uses, including, but not limited to, water supply, sewage disposal, roads and utilities;*

The project would be served by EID which has indicated that all necessary services are available to serve the project.

- 5.6 *The proposed uses do not significantly detract from the natural land and scenic values of the site.*

The primary natural feature of the site is the oak woodlands which would largely be preserved within the park site.

6.0 DESIGN WAIVER FINDINGS

The following design waiver requests are approved subject to the following findings for approval:

- 6.1 **Design Waiver 1: Modification of road improvements under Standard Plan 101 B including reduction of right-of-way width from 60 to 36 feet, construction of 4-foot wide sidewalk on one side of the street, and construction of modified rolled curb;**

- 6.1.1 *There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver.*

Given the irregular configuration of the property and close proximity to the overflow, the proposed residential development would be sufficiently served by the reduced right-of-way

and related improvement of the internal street. The proposed street improvements would adequately accommodate the anticipated traffic and on-site utilities necessary to serve the development. The streets shall be privately owned and maintained by the master Homeowner's Association.

- 6.1.2 *Strict application of the design or improvement requirements of this article would cause extraordinary and unnecessary hardship in developing the property.*

Application of the standard street right-of-way would require wider pavement and related improvements and additional disturbance to the site, thereby posing an encumbrance to the design and functionality of the infill development.

- 6.1.3 *The adjustment or waiver would not be injurious to adjacent properties or detrimental to health, safety, convenience, and welfare of the public.*

The modified street right-of-way would not affect the private streets that would sufficiently serve the private residential development. The associated improvements shall be constructed in accordance to standards of the DISM, subject to improvement and other construction plans. Implementation of project condition of approvals and applicable mitigation measures shall be verified during review and prior to issuance of any construction permits. Therefore, the proposed deviation has been determined to not be detrimental to health, safety, and welfare of the public.

- 6.1.4 *The waiver would not have the effect of nullifying the objectives of this article or any other law or ordinance applicable to the subdivision.*

The modified standard would not have the effect of nullifying the objectives of this article or ordinance applicable to the subdivision as this modified standard would not negatively affect the private streets serving the clustered residential development. These streets shall be privately maintained by the HOA. Other applicable improvement standards shall be enforced and verified during review construction plans.

- 6.2 **Design Waiver 2: Reduction of turnaround cul-de-sac right-of-way from 60 feet to 47 feet and road width radius from 50 feet to 40 feet at end of Streets A, B and C; and reduction from 100 feet centerline curve radius to 38.5 feet for an "elbow" curve on Street A.**

- 6.2.1 *There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver.*

The requested Design Waiver would match the roadway design commonly found within the El Dorado Hills Specific Plan. The proposed reduction in the cul-de-sac design standards would be consistent with the modified roadway standards.

- 6.2.2 *Strict application of the design or improvement requirements of this article would cause extraordinary and unnecessary hardship in developing the property.*

The proposed modified cul-de-sac standard would be consistent with the existing cul-de-sacs already constructed within the Specific Plan Area. The reduced standards would be necessary to match the roadway designs that are found throughout the Specific Plan area.

- 6.2.3 *The adjustment or waiver would not be injurious to adjacent properties or detrimental to health, safety, convenience, and welfare of the public.*

The modified design of the cul-de-sac would not be injurious to adjacent properties or detrimental to the welfare of the public as this improvement would be confined entirely within the project site, serving the residents of the subdivision.

- 6.2.4 *The waiver would not have the effect of nullifying the objectives of this article or any other law or ordinance applicable to the subdivision.*

Granting of the waiver would not have any effect of nullifying effect on the objectives of the Subdivision Ordinance or other applicable subdivision development standards. The modified design of the cul-de-sac and roadway curve “elbow” which have been previously used in other Serrano villages, would sufficiently serve the subdivision.

6.3 **Design Waiver 3: Modification of standard road encroachment under Standard Plan 110 to allow for an entry gate and landscaping median.**

- 6.3.1 *There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver.*

The project site is located within the El Dorado Hills Specific Plan which adheres to different architectural design features than throughout the County. The modified encroachment would be necessary to maintain a common design throughout the Specific Plan area.

- 6.3.2 *Strict application of the design or improvement requirements of this article would cause extraordinary and unnecessary hardship in developing the property.*

The proposed encroachment design would be consistent with existing encroachments throughout the Specific Plan area. Adherence to the Standard Plan 110 encroachment would result in an atypical design in the Specific Plan Area and would disrupt the harmonious designs utilized throughout the Specific Plan area.

- 6.3.3 *The adjustment or waiver would not be injurious to adjacent properties or detrimental to health, safety, convenience, and welfare of the public.*

The modified design of encroachment entrance would not be injurious to adjacent properties or detrimental to the welfare of the public as this improvement would be confined entirely within the project site, serving the residents of the subdivision.

- 6.3.4 *The waiver would not have the effect of nullifying the objectives of this article or any other*

law or ordinance applicable to the subdivision.

Granting of the waiver would not have any effect of nullifying the objectives of the Subdivision Ordinance or other applicable subdivision development standards. The modified encroachment entrance, which has been previously used in other Serrano villages, would sufficiently serve the subdivision as well as provide an aesthetically unique amenity for the subdivision.