

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



<b>Agenda of:</b>	August 12, 2010
<b>Item No.:</b>	12
<b>Staff:</b>	Mel Pabalinas

**PLANNED DEVELOPMENT/TENTATIVE MAP**

**FILE NUMBERS:** PD10-0002/TM10-1496/Serrano Village K-5, Phase 2

**APPLICANT:** Serrano Associates, LLC

**REQUEST:** The project consists of the following:

1. Development Plan for the proposed subdivision with modifications to One-Family Residential (R1) Zone District development standards including minimum lot size, lot coverage, and setbacks;
2. Tentative Subdivision Map re-subdividing previously approved portion of Village K-5 and subdividing a 10-acre parcel (Lot A) creating 143 detached clustered residential lots ranging from 4,800 to 19,142 square feet in size and six landscape lots; and
3. Design Waiver of the following El Dorado County Design and Improvement Standards Manual (DISM) road improvement standards:
  - A. Modification of subdivision road improvements under Standard Plan 101 B including:
    1. Reduction of right-of-way width from 50 feet to 42 feet for Hogarth Way and Van Gogh Way;
    2. Reduction of right-of-way width from 50 feet to 36 feet for Hogarth, Vermeer, and Reni Courts; and
    3. Reduction of sidewalk width from 6 feet to 4 feet on one side of the street;
  - B. Reduction of right-of-way for cul-de-sac turnarounds from 120 feet to 94 feet in diameter and improved surface diameter from 100 feet to 80 feet;
  - C. Exceed the 3 to 1 width-to-length lot ratio standard for Lots 5, 47, 62, 116, 117, 119, 122, 126, 127, 130, 132, 133 and 138; and
  - D. Reduction of standard lot frontage width of 60 feet to dimensions identified on the map.

- LOCATION:** Approximately one mile west along Greenview Drive from its intersection with Serrano Parkway within Serrano master planned development in the El Dorado Hills area; Supervisorial District II (Exhibit A)
- APNs:** 123-370-26, -30 (Exhibit B)
- ACREAGE:** 32 acres
- GENERAL PLAN:** Adopted Plan (AP)-El Dorado Hills Specific Plan (Exhibit C)
- ZONING:** One-Family Residential-Planned Development (R1-PD) (Exhibits D and E)
- ENVIRONMENTAL DOCUMENT:** Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines
- RECOMMENDATION:** Planning Services recommends that the Planning Commission take the following actions:
1. Certify the project to be Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines;
  2. Approve Planned Development PD10-0002 subject to the Conditions of Approval in Attachment 1, based on the Findings in Attachment 2;
  3. Approve Tentative Map TM10-1496 subject to Conditions of Approval in Attachment 1, based on the Findings in Attachment 2; and
  4. Approve the following Design Waivers modifying the following El Dorado County Design and Improvement Standards Manual (DISM) standards:
    - A. Modification of subdivision road improvements under Standard Plan 101 B including:
      1. Reduction of right-of-way width from 50 feet to 42 feet for Hogarth Way and Van Gogh Way;
      2. Reduction of right-of-way width from 50 feet to 36 feet for Hogarth, Vermeer and Reni Courts; and
      3. Reduction of sidewalk width from 6 feet to 4 feet on one side of the street;
    - B. Reduction of right-of-way for cul-de-sac turnarounds from 120 feet to 94 feet in diameter and improved surface diameter from 100 feet to 80 feet;
    - C. Exceed the 3 to 1 width-to-length lot ratio standard for Lots 5, 47, 62, 116, 117, 119, 122, 126, 127, 130, 132, 133 and 138; and
    - D. Reduction of standard lot frontage width of 60 feet to dimensions identified on the map.

## **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. Encompassing approximately 4,000 acres, the EDHSP was designed to be consistent with and a refinement of the El Dorado Hills/Salmon Falls Area Plan that provides comprehensive policies for the development of a Master Planned Community (Exhibit F). The identified land uses vary from High Density Residential, Commercial, Public and Private Open Space and recreational golf course. Though the Environmental Impact Report (EIR) for the Specific Plan analyzed the potential for approximately 7,300 units as the “worse case scenario” and basis of “providing the applicant and decision makers some latitude in their review of the project”, the EDHSP officially authorized the creation of 6,160 dwelling units. At this time, the applicant/developer, Serrano Associates, LLC projects approximately 4,950 dwelling units would be developed at buildout (Exhibit G).

The current proposal is located within Village K, which is located at the northeastern portion of the EDHSP area. Various portions of Village K received previous entitlement approval including Village K1/K2, K3/K4, and K5/K6 (Exhibit G). In particular, Village K5/K6 tentative map, which was approved in July 2001, encompassed a total of 212 residential lots and a 9.75-acre parcel (Lot A) reserved for future development (Exhibit H). Village K5 lots are generally designated south of Greenview Drive north of the Serrano Country Club Golf Course, while K6 lots are located north of the street. In February 2005, the applicant received an approval through a substantial consistency (with the original approved tentative map) administrative review involving modifications to a portion of Village K5. The modification primarily consisted of reconfiguring of the lotting pattern and circulation layout of the subdivision (Exhibit I). Subsequently, the subject parcels, APN123-370-30 and APN 123-370-26 (Lot A), were recorded as large lots in August 2007 and October 2008, respectively (Exhibit J).

Following approval of these entitlements and permits, the predominant portions of Village K and its corresponding sub-units have been constructed. Exhibit K depicts some of the Village K5 lots that have been constructed and improvements (i.e. road, utility lines) installed. Table 1 below details the overall development status in Village K.

**Table 1. Development in Serrano Village K**

<b>Village K Portion</b>	<b>Village K Phase</b>	<b>Quantity of Lots<sup>A</sup></b>	<b>Status</b>
K1/K2	1-3, 6	128	Constructed
K1/K2	4 and 5	113	Approved Tentative Map
K3/K4	NA	148	Constructed
K5	1	93	Constructed
K5	2	143	<i>Current Proposal</i>
K6	NA	81	Approved Tentative Map

A. Projected total of 706 lots

**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.

**Project Description**

Overview

The Village K-5, Phase 2 residential project would include a total of 143 residential lots in a clustered design. The site would be served by a private internal road network that connects to Greenview Drive. The residential subdivision would receive public water, sewer, and recycled water services via connection to existing facilities available in the area. The residential development would be subject to current Serrano El Dorado Owners’ Association (HOA) private maintenance provisions in accordance to its master Covenants, Conditions, and Restrictions (CC&R’s).

1. Tentative Subdivision Map

The Village K-5, Phase 2 tentative map consists of a re-subdivision of previously approved portion of the Village K5/K6 tentative map and a subdivision of Lot A, a lot reserved for future development contemplated in the original approval. The previously approved area (APN 123-370-30) would be re-subdivided creating 96 residential lots while Lot A (APN 123-370-26) would be further divided into 47 lots (Exhibit L).

The residential lots would be generally designed in a clustered configuration with each lot anticipating construction of a detached residence. As summarized in Table 1, the residential lots vary in size ranging from 4,800 square feet to 19,143 square feet with an average size of 7,009 square feet. The subdivision would also include a total of six ancillary landscape lots adding a natural and vegetative amenity to the development, varying in size from 0.2 acres to 1.4 acres.

**Table 1. Serrano Village K-5, Phase 2**

<b>Lot</b>	<b>Type/Use</b>	<b>Range of Lot Size</b>	<b>Notes</b>
1 through 143	Detached Cluster Residential Lots	4,800 square feet to 19,143 square feet	Lots 1-35, 80-142 are the proposed lots resulting from the re-subdivision of portion Village K-5 administratively approved in February 2005 (Exhibit I); Lots 36 to 79, 143 are the proposed lots in subdivision of Lot A; Preliminary Development Phasing consists of the following: Phase 1: Lots 1-5, Phase 2: Lots 8-15, Phase 3: Lot 16-25, Phase 4: Lots 99-122, Phase 5: Lots 80-98 and 123-141, Phase 6: Lots 36-44, 69-79, and 142-143, Phase 7: Lots 26- 35, and Phase 8: Lots 45-68
A through F	Landscape Lots	0.2 acres to 1.4 acres	Lots C and D contain existing paved concrete trail connecting to Dali Court and Wyeth Court in the constructed portions of Village K-5 to the north.

2. Planned Development

The detached single-family residential development would predominantly be configured in a compact, clustered layout constructed on individual finished pads measuring approximately 240 feet by 300 feet (Exhibit M). Most of the lots would be grouped within a cluster of 10 units.

Each lot would be served by individual driveway access that connects to a hammer head private autocourt, which connect to the internal streets and courts in the residential development. Residential lots outside of the cluster would have driveway access directly onto the frontage street.

The clustered residential layout differs from the traditional subdivision design of the single-family detached development existing in the surrounding area; however, the actual lots are generally similar in size and configuration as in the adjacent Village K lots.

Each lot would anticipate the construction of a detached residential unit that would be similar to the existing design and architecture within the Serrano development. Though the project is not required to submit a particular residential product, the applicant conducted an analysis of potential arrangement and scale of each anticipated unit plotted within each lot and provided preliminary plot and floor plans for the purpose of assessing lot coverage, setbacks, and placement of utilities (Exhibit N). Future builders of the subdivision would be required to provide specific residential product design that would conform to the development and architectural standards established for this project, subject to verification the Serrano Associates Design Review Committee and by El Dorado County-Development Services Department during review of building permit.

The following topics detail specific components of the proposed development.

**Circulation:** The residential development would be served by a network of on-site private streets. Hogarth Way would provide a northerly access off Greenview Drive. Van Gogh Drive, which intersects Hogarth Way near the end of the street, would provide an easterly access connecting to the peripheral streets that intersect with Greenview Drive to the north and Serrano Parkway to the south (Exhibit L). Vermeer Court and Reni Court would connect to the Van Gogh Drive each serving units within a modified 10-pack clustered layout.

The proposed streets and courts would be constructed in accordance to the applicable standards of El Dorado County Design and Improvement Standard Manual (DISM). Subject to Design Waiver requests, Table 2 summarizes the improvements necessary to serve the development that includes a 36-foot wide paved road, 4-foot sidewalk on one side of the street, and rolled curb and gutter.

**Table 2. Serrano Village K-5 Road Improvement Details**

Road Name	DISM PLAN	Road Width	ROW	Exceptions/Notes
Hogarth Way (onsite)	Modified Std Plan 101B (3"AC over 8"AB Min.)	36ft / 4ft sidewalk on one side	42ft	Modified Type 2 vertical curb & gutter on both sides. Sidewalk is measured from back of walk to back of curb.
Van Gogh Drive (onsite)	Modified Std Plan 101B (3"AC over 8"AB Min.)	36ft / 4ft sidewalk on one side	42ft	Modified Type 2 vertical curb & gutter on both sides adjacent to landscape lots. Modified Type 1 rolled curb & gutter

				adjacent to residential lots. Sidewalk is measured from back of walk to back of curb.
Hogarth, Vermeer, and Reni Courts (onsite)	Modified Std Plan 101B (3"AC over 8"AB Min.)	28ft / 4ft sidewalk on one side	36ft	Modified Type 2 vertical curb & gutter on both sides adjacent to landscape lots. Modified Type 1 rolled curb & gutter adjacent to residential lots. Sidewalk is measured from back of walk to back of curb.

Modification to One-Family Residential (R1) Zone District Development Standards: In accordance with Planned Development provisions, the project includes a request for specific modifications to the One-Family Zone District (R1) and other miscellaneous development standards in order to facilitate the clustered residential development. The modified standards would regulate typical primary and ancillary uses including reduced yard setbacks, lot sizes, building coverage, and lot widths. Table 3 below summarizes the specific R1 zone district development standards and proposed modifications on behalf of Village K-5. Similar modified development standards were previously approved and are currently implemented in other Serrano residential villages including Village D1 Lot A under application PD 96-01R, Village D2 under application PD 97-10 and Village I, Lots D & E under PD 95-11R. Conformance with these standards would be primarily enforced by the Serrano El Dorado Owners' Association, and, as applicable, by the County during review of building permit applications.

As discussed above, the cluster development would include construction of a detached residential unit on each lot. Future builders of the lot would be subject to the modified standards, subject to review and verification by Serrano Associates Design Review Committee and Development Services Department- Planning Services.

On-Site Parking: As shown in Exhibit L and summarized under Table 4 below, a preliminary total of 759 parking stalls would be provided consisting of both covered and uncovered stalls. Specifically, parking within each residential lot is projected to consist of each residence having a standard size garage that could accommodate up to three cars and two cars in the driveway. This projection is based on the preliminary layout of a floor plan of dwelling unit depicted in Exhibit N and may change depending on the specific design proposed by the future home builder.

On-street parking would include 44 grouped parking stalls along Hogarth Way and Van Gogh Drive. Moreover, curbside parking along the Hogarth Way and Van Gogh Drive would also be available on both sides of street while Hogarth Court, Vermeer Court, and Reni Court would be limited to parking on one side of the street only. Parking along the autocourts shall be prohibited. On-street parking would be subject to the restrictions imposed by the El Dorado Hills Fire Department and provisions of the CC&R's enforced by the Serrano El Dorado Owners' Association.

**Table 4. Summary of Parking in Serrano Village K-5, Phase 2**

Residential	Parking Stalls	Additional	Total Parking
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Lot Quantity	within each residential lot			On-Street Parking Stalls	Within Serrano Village K-5, Phase 2 759 <sup>C</sup>
	Covered <sup>D</sup> (Garage)	Uncovered (Driveway)	Subtotal		
143	3 <sup>A</sup> Subtotal= 429	2 Subtotal= 286	715	44 <sup>B</sup>	

Notes:

A. Standard 2-car garage measuring 10'-6" x 21' stall with single stall area of 10'-6" x 18'

B. Quantified parking stalls located along Hogarth Court and Van Gogh Drive.

C. In accordance with Section 17.18.060 of the El Dorado Zoning Code, the minimum required parking stalls for the development is 473.

D. Quantity and design of parking stalls within each residential lot is dependent on the final design of the residential product; however, the total amount shall meet the minimum required standards for the single-family residential development per the El Dorado Zoning Code Chapter 17.18 (Off-Street Parking and Loading)

**Table 3. Modified One-Family-Planned Development (R1-PD) Zone District and Miscellaneous Development Standards for Serrano Village K-5 (Phase 2)**

<b>Standard</b>	<b>Required by Zoning Ordinance</b>	<b>Proposed Modifications<sup>A</sup></b>	<b>Notes</b>
Primary Use- Residential			
<i>Minimum Front Yard Setback</i>	20 feet	20 feet	
<i>Minimum Side Yard Setback</i>	5 feet	3 feet	For side yard setback standard, the 1-foot increase in setback for every 1-foot increase in building height (in excess of 25 feet) does not apply.
<i>Minimum Rear Yard Setback</i>	15 feet	15 feet	
<i>Maximum Building Coverage (Primary)</i>	35%	60%	
<i>Minimum Lot Area</i>	6,000 square feet	4,800 square feet	See Tentative Map- Exhibit L
Ancillary Use			
<i>AC/Pool Equipment</i>	Attached equipment may extend into any yard by not more than 50% of width or depth	Side and Rear: 2.5 feet	To be screened by solid fence
<i>Setback for Solid Fences and Walls over 40 inches tall</i>	Solid Fence Walls not to exceed 40 inches in height within front yard	Front, Side, and Rear: 0 feet	



<i>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 feet	
<i>Any structure such as a permanent BBQ or spa, not over 40 inches high</i>	Five feet	Front: 0 feet Side and Rear: 2.5 feet	May be subject to Building Code
<i>Pergola</i>	May extend into any yard by not more than 50% of width or depth	Side: 2.5 feet Rear: 2.5 feet	As measured from edge of footing
<i>Any structure over 30 inches high.</i>	Five feet	Rear: 5 feet	
<i>Minimum Side and Rear Yard Setback: Swimming pool (underground)</i>	Five feet	Side and Rear: 5 feet	
<i>Minimum Side and Rear Yard Setback: Portable sheds (120 square feet or less)</i>	NA	Side and Rear: 5 feet	120 square feet or less; if structure includes utilities (ie. water and electrical connections), would be subject to County review
<i>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 feet	
<i>Chimneys – attached to or detached from the home</i>	Side: 3 Feet	Side: 3 feet Rear: 7 feet	May be subject to Building Code

Note A: Modifications may vary with the selected floor plan and configuration of residential product.

Open Space and Recreation: As required by the EDHSP, a portion of the Plan Area must be preserved as Open Space. Village K-5 is part of the EDHSP which was approved to set aside a combined total of 1,178 acres of open space consisting of 808 acres of natural open space and 370 acres of Golf Course. To date, the total open space that would be provided is 1,235 acres which consists of 930 acres of public and 117 acres private lands composing the natural passive open space, and 188 acres of active open space with the remainder Golf Course land.

According to the EDHSP, each village with 200 residential units or more would be served by 1 to 2 acres of park. The projected total residential lot count within Village K is 706 lots. No park is proposed as part of the project; however, a 4-acre park currently exists within Phase 1 of Village K1/K2 northwest of the project site. The entire Village K area surrounds the easterly portion of the Serrano Country Club golf course.

On-site pedestrian circulation would be provided via a proposed 4-foot wide sidewalk along the streets and courts. These sidewalks would connect to sidewalks in adjoining villages. Subject to a Design Waiver request discussed below, the proposed sidewalk design is a modification of the DISM standard 6-foot wide on both sides of the street.

Utilities: The project site is within the El Dorado Irrigation District (EID) service area for water, sewer, and recycled irrigation water. According to the submitted Facility Improvement Letter (FIL), there is adequate capacity to accommodate the proposed development. In terms of water supply, acquisition of this service is subject to availability of equivalent dwelling units (EDU) allotment at the time of development. In order to receive adequate water, sanitary sewer and irrigation recycled water service, the subdivision would be required to extend, upgrade, and connect to existing facilities that currently serve the existing development in the immediate area. These facilities consists of an 8-inch water line along Van Gogh Drive and 10-inch line along Greenview Drive, a 6-inch gravity sewer main in Greenview Drive and 10-inch line in Van Gogh Drive, and a 10-inch recycled water line in Greenview Drive and 6-inch line along Van Gogh Drive (Exhibit O).

As shown in Exhibit P, on-site drainage would be managed via a network of a minimum 18-inch drainage pipe lines privately maintained by the HOA. The drainage lines would connect to existing drainage facilities along Greenview Drive and Van Gogh Drive. Construction of drainage facilities would be occurring in accordance with an approved Improvement Plan.

The proposed onsite underground utility lines would be confined within easements along the private streets and autocourts ultimately providing metered connection to each unit. Construction of the potable water, recycled water, and sewer facilities would be conducted in accordance with an approved Facility Plan Report (FPR), in coordination with EID. A Condition of Approval would be incorporated requiring a proof of acquisition of these services in a form of a meter award letter, prior to filing of the final map.

Site Improvements: On-site improvements would primarily involve the construction of each clustered that would take place within finished developable pads on elevations ranging from 1,208 feet at the southeast corner to 1,260 feet at the southwest corner of the project site (Exhibit P). Retaining walls of various heights would be used to establish the finished pads, on-site drainage flows, internal roads and driveways, and trenches for the utilities.

Prior to issuance of any construction permits, final pad and road elevations would be verified during review of Improvement Plans by the affected agencies including the Department of Transportation (DOT) and Resource Conservation District (RCD). Additionally, as part of building permit review, geotechnical reports would be reviewed for stability of soil to ensure sound building design and construction.

There are no off-site improvements proposed or anticipated for this project.

Development Phasing: Pursuant to Section 66456.1 of the Subdivision Map Act, the project includes a preliminary phasing plan involving the filing of subsequent final maps, which is commonly a prelude to the development of the site. As shown in Exhibit L and detailed in Table 1, development of the site would occur in eight preliminary phases with each phase containing a between eight to 38 lots.

### **3. Design Waivers**

In accordance with the El Dorado County Subdivision Ordinance, the project includes a request for a Design Waiver of the following El Dorado County Design and Improvement Standard Manual (DISM) standards:

Design Waiver 1: Modification of the following Standard Plan 101 B standards:

- A. Reduction of right-of-way width from 50 feet to 42 feet for Hogarth Way and Van Gogh Way;
- B. Reduction of right-of-way width from 50 feet to 36 feet for Vermeer and Reni Courts and
- C. Reduction of sidewalk width from 6 feet to 4 feet on one side of the street;

Design Waiver 2: Reduction of right-of-way for cul-de-sac turnarounds from 120 feet to 94 feet in diameter and improved surface diameter from 100 feet to from 80 feet;

Design Waiver 3: Exceed the 3 to 1 width-to-length ratio for Lots 5, 47, 62, 116, 117, 119, 122, 126,127, 130, 132, 133 and 138; and

Design Waiver 4: Reduction of standard lot frontage width to dimensions identified on the map.

Consideration of the above requests would facilitate the design and construction of the private streets and other improvements necessary to serve the clustered residential development. The proposed private streets and related modified improvements would be used exclusively by the residents of the subdivision. These road facilities are subject to an Offer of Dedication that will be rejected by the Board of Supervisors and would be privately owned and maintained by the HOA. Similar deviations have been approved and implemented in existing villages within the Serrano development. Additional detailed discussion is provided below.

### **Site Description**

The 31-acre vacant property is located near the easterly end of Village K in the EDHSP. The site is accessible via private roads Greenview Drive to the north and Van Gogh Drive to the east. The site is relatively flat with more than half of the site contained with a slope gradient below 30%. As mentioned above, portions of the subject properties were previously disturbed in relation to previously permitted earthwork based on approved Improvement Plan on the site.

As shown in Table 5, the subject property is bordered on all sides by properties with similar zoning and land use designation. The Serrano Country Club golf course borders the site to west and south, developed Village K5, Phase 1 lot and Village K6 lots to the north, and remaining Village K-5, Phase 1 lots to the east.

**Table 5. Surrounding Properties Land Use Information**

	<b>Zoning</b>	<b>General Plan</b>	<b>Land Use/Improvements</b>
<b>Project Site</b>	One-Family Residential District/Planned Development (R1/PD)	Adopted Plan (AP) EDHSP-Residential	Vacant
<b>North</b>	One-Family Residential District/Planned Development (R1/PD)	Adopted Plan (AP) EDHSP- Residential	Village K-5, Phase 1 (undeveloped)
<b>South</b>	One-Family Residential District/Planned Development (R1/PD)	Adopted Plan (AP) EDHSP-Residential	Golf Course
<b>East</b>	One-Family Residential District/Planned Development (R1/PD)	Adopted Plan-(AP) EDHSP-Open Space	Village K-5, Phase 1 (partially constructed)
<b>West</b>	One-Family Residential District/Planned Development (R1/PD)	Adopted Plan (AP) EDHSP-Residential	Serrano Country Club Golf Course

**General Plan**

General Plan Policy (Land Use Element) 2.2.5.2 requires all discretionary projects to be reviewed for consistency with applicable General Plan Policies. The El Dorado County General Plan designates the subject site as Adopted Plan (AP), a description in reference to areas where Specific Plans have been designated and adopted within the County. In particular project, this AP designation is in reference to the El Dorado Hills Specific Plan (EDHSP). Since the El Dorado Hills Specific Plan has been incorporated by reference under General Plan Land Use Element Policy 2.2.1.2 (General Plan Land Use Designation), the proposed tentative subdivision map and planned development are considered consistent with the General Plan.

**Specific Plan (El Dorado Hills Specific Plan)**

The project has been evaluated for consistency with the following applicable policies of the Specific Plan.

<b>EDHSP Policy Criteria</b>	<b>Policy Reference</b>	<b>Consistency Discussion</b>
General		Consistent. Village K5, Phase 2 is an extension of the

Policy	1.4.1.a (Complimentary to EDH Community)	existing residential development within the Village K area of the EDHSP. Future residents of this phase would receive existing public utility services and benefit from the amenities provided by Serrano Associates, including parks and recreation, and private homeowner's association services.
	1.4.1.e (Design Review)	Consistent. The clustered single-family residential development substantially meets the design guideline components including site layout and circulation. Architectural elements, landscaping, and building materials shall conform to the standards established Serrano Architectural Review Committee.
Site Development and Grading	1.4.1.1 a,b,d,h,and i (Design and Development)	Consistent. The project has been designed to accommodate a clustered residential development. Site development would include establishing of residential pads, driveways and internal roads utilizing minimal and balanced grading. The development would have on-site landscaping utilizing plants identified within the EDHSP.
Air Quality	1.4.1.3	Consistent. The project would be conditioned to implement and enforce dust-reducing construction practices, which would be verified during review of construction plans.
Noise	1.4.1.4	Consistent. Common ambient residential noise/sounds would be expected, consistent with existing residential village in the area. Per the EDHSP, interior noise levels shall be mitigated to a level of 45 dB or below through use of common residential building materials. Also, site development and construction shall be limited to the 7 A.M. to 7 P.M. or sunset, whichever is earlier, Monday through Friday.
Architecture	1.4.2.1	Consistent. The residential subdivision would depict an architectural design similar to existing theme in the other residential villages in EDHSP area, subject to verification by the architectural review committee.
Residential Densities (Village K-Density Consistency)	2.2	Consistent. Pursuant to EDHSP and the Development Agreement, density within any EDHSP village is limited to the maximum the density allowed by the El Dorado/Salmon Falls Area Plan, which Village K is identified as High Density Residential with a maximum density of 5 dwelling units/acre. The actual development within Village K (including Village K-5, Phase 2) is expected to be a total of 706 units on 343 net acres of land which equates to net density of 2.05 dwelling units/acre. The estimated build out of 4,960 dwelling units within Serrano is below the anticipated EDHSP count of 6,162 units.
Dwelling Unit Types	2.3.1.1.c	Consistent. Though the EDHSP identifies appropriate dwelling unit types corresponding to a village, allocation of

		these dwelling units is determined by the specific site factors including lotting pattern, topography, tree coverage and orientation. Given its relatively flat topography and orientation, the project site would be able to accommodate the proposed clustered development and ancillary amenities.
Residential Open Space	6.2.2	Consistent. The proposed development would include on-site landscape common open space areas that would be privately owned and maintained by the Homeowner's Association. All residents within Serrano would have access to designated Open Space areas for recreational use.
Parks and Recreation	7.6.2.1	Future residents of Village K-5, Phase 2 would have access to an existing 4-acre park site west of the project site. Sidewalks would be provided on-site connecting to other off-site sidewalks and trails that leads to parks and open space in the within the entire master planned community.

**Zoning**

As identified in the EDHSP, the project site is zoned One-Family Residential-Planned Development District (R1-PD). The proposed single family clustered residential development is a use consistent with the district subject to the proposed modifications of specific development standards (see Table 3 above) as allowed through the Planned Development pursuant to Chapter 17.02 of the El Dorado County Zoning Ordinance. Development within the Serrano Village K-5, Phase 2 would be subject to these modified standards to be verified during review of residential building permits.

In accordance with Section 17.04.030 of the County Code, a Development Plan cannot be approved unless the Planning Commission can make six specific findings. As further discussed in Attachment 2, staff concludes that the required findings can be made to support the proposed Development Plan.

**Subdivision Ordinance**

The proposed clustered development is a residential subdivision anticipating the creation of 143 residential lots and six ancillary landscape lots. The subdivision is within the El Dorado Hills Specific Plan, a master planned community in El Dorado Hills. The proposed development would conform to applicable policies of the EDHSP, as discussed above, and the standards of the underlying One-Family Residential Zone District, subject to modifications under the Planned Development. Project development would be conducted in accordance with the applicable standards of the EDHSP, El Dorado County Grading Ordinance, and El Dorado County DISM, in adherence to the conditions of approval, construction permits and entitlements. Serrano Village K-5, Phase 2 would be found consistent with Section 16.12.030 of the El Dorado County Subdivision Ordinance.

**Design Waivers**

Design Waivers have been requested as a mean to deviate from specific DISM standards. Section

16.08.020 of the El Dorado County Subdivision Ordinance provides that the County may grant a Design Waiver upon a finding that each of the following factors exist:

- A. *There are special conditions or circumstances peculiar to the property proposed to be subdivided which would justify the waiver.*
- B. *Strict application of the design or improvement requirements of this chapter would cause extraordinary and unnecessary hardship in developing the property.*
- C. *The waiver would not be injurious to adjacent properties or detrimental to the health, safety, convenience 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.*

The following summarizes the modified DISM standards subject to the Design Waiver as supported by narrative justification.

Design Waiver 1: Modification of the following Standard Plan 101 B standards:

- A. Reduction of right-of-way width from 50 feet to 42 feet for Hogarth Way and Van Gogh Way;
- B. Reduction of right-of-way width from 50 feet to 36 feet for Vermeer and Reni Courts; and
- C. Reduction of sidewalk width from 6 feet to 4 feet on one side of the street;

As part of a typical Class I subdivision improvement, DISM Standard Plan 101B includes a minimum of 50-foot right-of-way that would be improved with 36-foot wide paved road, 6-foot sidewalk (on both sides of the street) and vertical curb and gutter based on Standard Plan 104. These improvements commonly apply to subdivision streets that would be built, publicly dedicated to, and maintained by the County. The project would propose to construct the improvement based on the above modifications. As verified, these modified improvements would sufficiently and safely serve the vehicular and pedestrian circulation needs of the future residents in the cluster subdivision. These improvements would be privately owned and maintained by the Serrano El Dorado Master HOA. Similar improvements currently exist in other Serrano residential villages as a result of the granting of the design waiver.

Design Waiver 2: Reduction of right-of-way for cul-de-sac turnarounds from 120 feet to 94 feet in diameter and improved surface diameter from 100 feet to 80 feet;

The proposed reduced right-of way and cul-de-sac turnaround improvements are typical of the private road system within the overall Serrano development area and are consistent with the deviations approved in the original tentative map and subsequent revisions. Both the Department of Transportation and the El Dorado Hills Fire Department have reviewed the modifications and support this design waiver.

Design Waiver 3: Exceeding 3 to 1 lot width-to-length lot ratio standard for Lots 5, 47, 62, 116, 117, 119, 122, 126, 127, 130, 132, 133 and 138.

Several of the proposed lots within the proposed subdivision exceeds the DISM lot width-to-length ratio standard of 3 to 1. Some of these affected lots are situated within the 10-pack cluster layout within a pre-determined pad while other lots exceed the standard in order to accommodate the existing grade from the adjoining property without creating an awkward remnant portion of the affected lot. Nevertheless, the affected lots are not irregularly shape and would be developable with accommodation of necessary utilities to serve the unit.

Design Waiver 4: Reduction of standard lot frontage width of 60 feet to dimensions identified on the map.

As regulated, the minimum standard lot frontage width under the R1-zone district is 60 feet. As a result of the unique clustered subdivision design within fixed finished buildable pads, the predominant of the proposed lots have a modified width of 50 feet. Despite the modified widths, each lot would be able to sufficiently accommodate access and utilities necessary to serve individual units.

### **Other Issues**

#### **Reni and Vermeer Courts Turnaround**

The tentative map depicts a modified hammerhead turnaround design at the end of Reni and Vermeer Courts. Following review by the El Dorado Hills Fire Department, it was determined that design of the turnaround does not meet current adopted standard under the 2007 California Fire Code. As shown in Exhibit Q, the applicant provided a revised layout of the hammerheads pursuant to the code, which was approved by the department. This modified design would supersede the layout shown on the tentative map. Moreover, a project condition would be recommended requiring that this modification be verified during review of the Improvement Plans for the subdivision.

#### **Conditions of Approval**

Attachment 1 details the recommended comments and conditions of approval submitted by various responding agencies including Resource Conservation District (RCD), Department of Transportation (DOT), Air Quality Management District (AQMD), El Dorado Hills Fire Department (EDHFP), Area Planning Advisory Committee (APAC), and County of Surveyor Office. As applicable, some of these comments are incorporated as project conditions. APAC voted in unanimous support of the clustered residential project.

### **ENVIRONMENTAL REVIEW**

The residential project is consistent with the adopted El Dorado Hills Specific Plan (EDHSP) 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 certified 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.<sup>00</sup> processing 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 Land Use Map
Exhibit D .....	EDHSP Original Zone Map
Exhibit E .....	Current Zoning Map
Exhibit F .....	El Dorado Hills/Salmon Falls Area Plan Map
Exhibit G .....	Serrano Map
Exhibit H .....	Original Village K5/K6 Tentative Map
Exhibit I .....	Revised Village K5 Tentative Map
Exhibit J .....	Recorded Map for Subject Parcels
Exhibit K .....	Aerial and Site Photos
Exhibit L .....	Village K-5, Phase 2 Tentative Map
Exhibit M .....	Village K-5, Phase 2 Cluster Plan
Exhibit N .....	Village K-5, Phase 2 Preliminary Plot/Floor Plan
Exhibit O .....	Village K-5, Phase 2 Utility Plan
Exhibit P .....	Village K-5, Phase 2 Preliminary Grading/Drainage Plan
Exhibit Q .....	Fire Access Exhibit #2

# ATTACHMENT 1

## CONDITIONS OF APPROVAL

### Planned Development PD10-0002/Tentative Map TM10-1496/Serrano Village K-5, Phase 2 Planning Commission/August 12, 2010

#### Project Description

1. The Tentative Subdivision Map and Planned Development, and Design Waivers are based upon and limited to compliance with the project description, the Planning Commission hearing exhibits marked Exhibits K-Q 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 with modifications to One-Family Residential (R1) Zone District development standards including minimum lot size, lot coverage, and setbacks;
- B. Tentative Subdivision Map re-subdividing previously approved portion of Village K5 and subdividing a 10-acre parcel (Lot A) creating 143 detached clustered residential lots ranging from 4,800 to 19,142 square feet in size and six landscape lots;
- C. Design Waiver of the following El Dorado County Design and Improvement Standards Manual (DISM) road improvement standards:
  1. Modification of subdivision road improvements under Standard Plan 101 B including:
    - a. Reduction of right-of-way width from 50 feet to 42 feet for Hogarth Way and Van Gogh Way;
    - b. Reduction of right-of-way width from 50 feet to 36 feet for Vermeer and Reni Courts; and
    - c. Reduction of sidewalk width from 6 feet to 4 feet on one side of the street;
  2. Reduction of right-of-way for cul-de-sac turnarounds from 120 feet to 94 feet in diameter and improved surface diameter from 100 feet to 80 feet;
  3. Exceed the 3 to 1 width-to-length lot ratio standard for Lots 5, 47, 62, 116, 117, 119, 122, 126, 127, 130, 132, 133 and 138; and
  4. Reduction of standard lot frontage width of 60 feet to dimensions identified on the map.

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 plans must be submitted for review and approval and shall be implemented as approved by the County.

### **Planning Services**

2. 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.

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

3. 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. 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 Services.
5. The hammerhead turnarounds at the end of Reni and Vermeer Courts shall be amended to reflect the modified hammerheads (labeled Fire Access Exhibit #2) approved by the El Dorado Hills Fire Department shown in Exhibit Q.
6. The Tentative Map shall remain in effect for three years from the date of approval. This map shall supersede previous underlying approved map. If this 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.
7. The Development Plan permits the following:

- A. Tentative Subdivision Map re-subdividing previously approved portion of Village K5 and subdividing a 10-acre parcel (Lot A) creating 143 clustered residential lots ranging from 4,800 to 19,142 square feet in size and six landscape lots.
- B. Design Waiver of the following El Dorado County Design and Improve Standard Manual (DISM) standards including:
  - 1. Modification of subdivision road improvements under Standard Plan 101 B including:
    - a. Reduction of right-of-way width from 50 feet to 42 feet for Hogarth Way and Van Gogh Way
    - b. Reduction of right-of-way width from 50 feet to 36 feet for Vermeer and Reni Courts; and
    - c. Reduction of sidewalk width from 6 feet to 4 feet on one side of the street;
  - 2. Reduction of right-of-way for cul-de-sac turnarounds from 120 feet to 94 feet in diameter and improved surface diameter from 100 feet to 80 feet;
  - 3. Exceed the 3 to 1 width-to-length lot ratio standard for Lots 5, 47, 62, 116, 117, 119, 122, 126, 127, 130, 132, 133 and 138; and
  - 4. Reduction of standard lot frontage width of 60 feet to dimensions identified on the map.

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

The following table contains the modified One-Family Residential (R1) Zone District standards that apply to the residential lots with Village K-5, Phase 2:

**Modified One-Family-Planned Development (R1-PD) Zone District and Miscellaneous Development Standards for Serrano Village K-5, Phase 2**

<b>Standard</b>	<b>Required by Zoning Ordinance</b>	<b>Proposed Modifications<sup>A</sup></b>	<b>Notes</b>
Primary Use-Residential			
<i>Minimum Front Yard Setback</i>	20 feet	20 feet	
<i>Minimum Side Yard Setback</i>	5 feet	3 feet	For side yard setback standard, the 1-foot increase in setback for every 1-foot increase in building height (in excess of 25 feet) does not apply.
<i>Minimum Rear Yard Setback</i>	15 feet	15 feet	
<i>Maximum Building Coverage (Primary)</i>	35%	60%	
<i>Minimum Lot Area</i>	6,000 square feet	4,800 square feet	See Tentative Map- Exhibit L
Ancillary Use			
<i>AC/Pool Equipment</i>	Attached equipment may extend into any yard by not more than 50% of width or depth	Side and Rear: 2.5 feet	To be screened by solid fence
<i>Setback for Solid Fences and Walls over 40 inches tall</i>	Solid Fence Walls not to exceed 40 inches in height with in front yard	Front, Side, and Rear: 0 feet	
<i>Open fences and</i>	Front Yard with	Front, Side, and Rear: 0 feet	

<i>walls (50% or more) and over 40 inches tall and less than 7' tall</i>	fence/wall 50% open or more, below 7' tall		
<i>Any structure such as a permanent BBQ or spa, not over 40 inches high</i>	Five feet	Front: 0 feet Side and Rear: 2.5 feet	May be subject to Building Code
<i>Pergola</i>	May extend into any yard by not more than 50% of width or depth	Side: 2.5 feet Rear: 2.5 feet	As measured from edge of footing
<i>Any structure over 30 inches high.</i>	Five feet	Rear: 5 feet	
<i>Minimum Side and Rear Yard Setback: Swimming pool (underground)</i>	Five feet	Side and Rear: 5 feet	
<i>Minimum Side and Rear Yard Setback: Portable sheds (120 square feet or less)</i>	NA	Side and Rear: 5 feet	120 square feet or less; if structure includes utilities (i.e. water and electrical connections), would be subject to County review
<i>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 feet	
<i>Chimneys – attached to or detached from the home</i>	Side: 3 Feet	Side: 3 feet Rear: 7 feet	May be subject to Building Code

Note A: Modifications may vary with the selected floor plan and configuration of residential product.

8. Minor changes in the adopted Planned Development Permit may be approved by the 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 in the official development plan may be approved by the Planning Commission and shall be made 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.

The Planned Development Permit shall expire concurrently with the term of the Tentative Map.

**Department of Transportation**

Project Specific

9. 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)

<b>Road Name</b>	<b>DISM PLAN</b>	<b>Road Width</b>	<b>ROW</b>	<b>Exceptions/Notes</b>
Hogarth Way (onsite)	Modified Std Plan 101B (3"AC over 8"AB Min.)	36ft / 4ft sidewalk on one side	42ft	Modified Type 2 vertical curb & gutter on both sides. Sidewalk is measured from back of walk to back of curb.
Van Gogh Drive (onsite)	Modified Std Plan 101B (3"AC over 8"AB Min.)	36ft / 4ft sidewalk on one side	42ft	Modified Type 2 vertical curb & gutter on both sides adjacent to landscape lots. Modified Type 1 rolled curb & gutter adjacent to residential lots. Sidewalk is measured from back of walk to back of curb.

Hogarth, Vermeer, and Reni Courts (onsite)	Modified Std Plan 101B (3"AC over 8"AB Min.)	28ft / 4ft sidewalk on one side	36ft	Modified Type 2 vertical curb & gutter on both sides adjacent to landscape lots. Modified Type 1 rolled curb & gutter adjacent to residential lots. Sidewalk is measured from back of walk to back of curb.
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\* Road widths are measured from curb face to curb face. Curb face for rolled curb and gutter is 6 inches from the back of the curb.

10. 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.
11. 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.
12. Offer of Dedication (onsite roadways): An irrevocable offer of dedication, in fee, shall be made of 47 feet in radius for the cul-de-sac, with slope easements where necessary. Said offer shall be rejected at the time of the final map. The offer shall be subject to an agreement between the County and Serrano, recorded as document 98-0015833-00 on March 26, 1998. Subject to the above agreement, all roads are offered in fee to the Village or Master Owner's Association simultaneously with the filing of the final map.
13. Road & Public Utility Easements: The applicant shall provide a 42-foot wide non-exclusive road easement for the on-site access roadways Hogarth Way and Vangogh Drive and a 36 foot wide non-exclusive road easement for the on-site access roadways Hogarth, Vermeer and Reni Courts prior to the filing of the final map.

Standard Conditions

14. Easements: All applicable existing and proposed easements shall be shown on the project plans.



15. **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.
16. **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.
17. **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.
18. **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.
19. **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).
20. **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.
21. **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. or sunset, whichever is earlier, Monday through Friday.
22. **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.
23. **Subdivision Improvement Agreement & Security:** The developer shall enter into a Subdivision Improvement Agreement (SIA) with the Department of Transportation for all onsite roadway, 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.

24. 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.
25. 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, Grading, Erosion and Sediment Control Ordinance, Drainage Manual, Off-Street Parking and Loading Ordinance, and the State of California Handicapped Accessibility Standards. All applicable plan check and inspection fees shall be paid at the time of submittal of improvement plans. The improvements and grading shall be completed to the satisfaction of DOT prior to occupancy clearance.
26. 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.
27. 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.
28. 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.

29. **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; and
- 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.

30. **Drainage, Cross Lot:** Cross lot drainage shall be avoided wherever possible. The CC&Rs for Village K 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.
31. **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.
32. **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.
33. **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.

34. 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.
35. 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**

36. The turnaround at the end Reni Court and Vermeer Court shall be modified in accordance with the approved Fire Access Exhibit #2 (dated September 2, 2008) included as Exhibit Q or an approved equivalent. This modification shall be verified during review and prior to approval of Improvement Plan.
37. Each structure shall have fire sprinklers installed in conformance to NFPA 13D.
38. There shall be no on-street parking for all streets that are less than 28 feet wide. Parking shall be limited to one side of the street for streets measuring between 28 feet and 35 feet. Roadways that are greater than 36 feet wide parking shall be allowed on both sides of the streets. The restricted parking areas shall have the curbs painted red or post signs stating “No On-Street parking”.
39. 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.
40. To enhance the nighttime 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 the Fire Safe Regulations.
41. 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 the El Dorado Hills Fire Department standard 103.

42. This development shall be prohibited from installing any type of traffic calming devices that utilize a raised bump of a lower dip section of roadway.
43. Address numbers shall be visible from the main Street by way of a street type sign. The sign shall be located at the intersection of the court and cluster pack entrance. The final details shall be approved by the Fire Department prior to installation.
44. All fencing adjacent to open or unimproved property shall be built of non-combustible material.

### **Air Quality Management District**

45. 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.
46. Project construction shall adhere to District 224 Cutback and Emulsified Asphalt Paving Materials and the county ordinance concerning asbestos dust.
47. Burning of wastes that result from “Land Development Clearing” must be permitted through the District. Only vegetative waste materials may be disposed of using an open outdoor fire.
48. The applicant shall submit a list of all proposed architectural coatings to the District for approval prior to the issuance of a building permit. All architectural coatings shall adhere to District Rule 215 Architectural Coatings.
49. The applicant shall submit a list to the District stating which of the following mitigation measures will be used to reduce impacts on air quality from equipment exhaust emissions during all construction involved in this project for approval prior to the issuance of a Building Permit or Grading Permit:

The District’s goal is to strive to achieve and maintain ambient air quality standards established by the United States Environmental Protection Agency and the California Air resources Board and to minimize public exposure to toxic or hazardous air pollutants and air pollutants that create unpleasant odors. The following are measures used to reduce impacts on air quality from equipment exhaust emissions:

#### Heavy Equipment and Mobile Source Mitigation Measures.

- A. Use low-emission on-site mobile construction equipment.
- B. Maintain equipment in tune per manufacturer specifications.
- C. Retard diesel engine injection timing by two to four degrees.
- D. Use electricity from power poles rather than temporary gasoline or diesel generators.
- E. Use reformulated low-emission diesel fuel.
- F. Use catalytic converters on gasoline-powered equipment.
- G. Substitute electric and gasoline-powered equipment for diesel powered equipment where feasible.
- H. Do not leave inactive construction equipment idling for prolonged periods (i.e., more than two minutes).
- I. Schedule construction activities and material hauls that affect traffic flow to off-peak hours.
- J. Configure construction parking to minimize traffic interference.
- K. Develop a construction traffic management plan that includes, but is not limited to: Providing temporary traffic control during all phases of construction activities to improve traffic flow; Rerouting construction trucks off congested streets; and provide dedicated turn lanes for movement of construction trucks and equipment on and off-site.

### **County Surveyor**

- 50. 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.
- 51. 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.

### **El Dorado Hills Community Services District**

- 52. Prior to issuance of building permits, the applicant shall pay the required park impact fees.
- 53. The CSD requires a mandatory waste management services for each new residence. Each residence should be able to store a minimum three waste and recycle material containers to be placed in areas not visible from the street. These services would be provided by the current waste collection provider. Prior to issuance of building permit, the applicant shall provide written evidence of acquisition of waste management services.

54. All construction debris resulting from the development of the project should be disposed of in a manner consistent with the solid waste diversion plan practiced in El Dorado Hills CSD and as mandated by AB 939, and in compliance with El Dorado County Construction and Demolition Debris Recycling Ordinance, Section 1, Chapter 8.43 of Title 8 of the El Dorado County Ordinance Code. Construction debris to be disposed by current waste collection franchise. This information shall be noted and verified on all construction plans prior to approval.

## **ATTACHMENT 2**

### **FINDINGS**

#### **Planned Development PD10-0002/Tentative Map TM10-1496/Serrano Village K-5, Phase 2 Planning Commission/August 12, 2010**

#### **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 certified 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 K 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 including density, design, and conformity. The development would be served by existing public services and have access to amenities provided by Serrano Homeowners Association. Therefore, the proposed tentative map/planned development is found to be consistent with the El Dorado Hills Specific Plan.



## 2.3 **Zoning/Planned Development**

The cluster residential development conforms to the One-Family Residential (R1) Zone District standards, as modified under Section 17.04.030.B of the El Dorado Zoning Ordinance (Planned Development). Specifically, the project is residential development contemplated by the El Dorado Hill Specific Plan which is consistent with the El Dorado County General Plan. It has been designed to meet the applicable standards of the EDHSP in order to accommodate the residential development and provide a desirable environment for its future residents. The modified standards correspond to the unique nature of the design and use of the clustered development. Existing public utility services would be adequately provided by local purveyors. The development is designed to conform to the existing residential neighborhood consistent with the applicable policies and standards of EDHSP.

## 2.4 **Subdivision Ordinance**

### 2.4.1 *That the proposed map is consistent with applicable general and specific plans;*

The proposed development would create 143 clustered residential lots in conformance with the standard and design provisions of the El Dorado Hills Specific Plan, as adopted by the El Dorado County General Plan.

### 2.4.2 *That 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.

### 2.4.3 *That the site is physically suitable for the type of development; and*

### 2.4.4 *That the site is physically suitable for the proposed density of development;*

The project site is physically suitable to accommodate the proposed clustered residential development. The site is predominantly flat, does not contain sensitive vegetation, and shall conform to the established surrounding residential development in the area. The site would have available access and connection to public utilities existing in the area. The proposed modified standards and improvement requirements would sufficiently accommodate the development.

### 2.4.5 *That 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; and*

### 2.4.6 *That the design of the division or the type of improvements would not cause serious public health hazards*

Development of the clustered 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 Review Committee requirements. Therefore, the project is not likely to cause substantial environmental damage.

2.4.7 *That 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 other applicable departmental provisions. Therefore the proposed subdivision conforms to the requirements of Section 4291 of the Public Resource Code;

2.4.8 *That 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. (Ord. 3805 §15, 1988: prior code §9702)*

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.

## 2.5 Design Waivers

The following design waiver requests are subject to specific findings in accordance with Section 16.08.020.A.2a-d of the El Dorado County Subdivision Ordinance. Each request is followed by a response justifying the waiver.

Design Waiver 1: Modification of the following subdivision road improvements under DISM Standard Plan 101B: 1) Reduction of right-of-way width from 50 feet to 42 feet for Hogarth Way and Van Gogh Way; 2) Reduction of right-of-way width from 50 feet to 36 feet for Vermeer and Reni Courts; 3) Reduction of sidewalk width from 6 feet to 4 feet on one side of the street;

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

The proposed modified road improvements would serve a private cluster residential development. These improvements would sufficiently accommodate the anticipated vehicular and pedestrian traffic and on-site utilities necessary to serve the development. The streets shall be privately owned and maintained by the master Homeowner's Association.

*B. 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 and related improvements would require wider pavement and additional disturbance to the site, thereby posing an encumbrance to the design and functionality of the cluster development.

*C. 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 improvements would adequately serve the private residential development. The 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 not to 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.*

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

Design Waiver 2: Reduction of right-of-way for cul-de-sac turnarounds from 120 feet to 94 feet in diameter and improved surface diameter from 100 feet to 80 feet;

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

The modified standard has been designed to sufficiently accommodate of the private clustered residential development. Similar standard have been previously approved in other villages within Serrano.

*B. 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 could result in a re-design and adjustments of the site layout that

could lead to unnecessary disturbance and impacts. As proposed, the modified standards would sufficiently accommodate vehicular traffic and ensure safety with restrictions to parking and vehicular speed along the private internal streets.

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

The proposed deviation would not be detrimental to health, safety, and welfare of the public. The modified turnaround has been designed to sufficiently accommodate the anticipated vehicular traffic and speed anticipated for the private development. The required improvements shall be constructed in accordance with the construction standards of the DISM, subject to review of 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.

*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.*

The modified standard would not have any nullifying effect on the objectives of this article or ordinance applicable to the subdivision as this standard would affect a street design serving the streets within a private clustered residential development. The design would sufficiently accommodate on-site traffic and circulation conditions, which would be privately enforced by the Homeowner's Association. Construction of this improvement would be conducted in accordance with the DISM, subject to approved plans.

Design Waiver 3: Exceed 3 to 1 width-to-length lot ratio standard for Lots 5, 47, 62, 116, 117, 119, 122, 126, 127, 130, 132, 133 and 138.

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

As a result the unique design of the proposed cluster development, the proposed lots would exceed the lot width-to-length ratio standard. The cluster lots would be constructed on pad with a predetermined size and configuration designed to accommodate the existing setting of the property and the associated improvements and infrastructures necessary to serve the residential development.

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

Strict application of the standards would affect the functionality of the cluster design of the subdivision and could result in unnecessary development impacts.

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

The modified lot ratio would affect the specific lots that are primarily located within a cluster layout. The compact design of this development is unique in comparison with the traditional subdivision in the immediate area. The proposed development would be adequately served by improvements and facilities that would be confined entirely within the project site, serving the residents of the subdivision. Therefore, the adjustment would not be injurious to adjacent properties or detrimental to the 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.*

Granting of the waiver would not have any effect of nullifying effect on the objectives of the Subdivision Ordinance or other applicable subdivision applicable. The modified lot standard would serve to accommodate and facilitate the unique design of the cluster development. All applicable standards of the El Dorado Hills Specific Plan, mitigation measures of the EIR, and governing provisions of the county ordinances shall apply.

Design Waiver 4: Reduction of standard lot frontage width of 60 feet to dimensions identified on the map.

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

The modified lot frontage width of the affected lots is regulated by the fixed design of the clustered residential development.

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

Strict application of the standard lot width would affect the functionality of the cluster design of the subdivision and could result in unnecessary development impacts.

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

The compact design of this development is unique in comparison with the traditional subdivision in the immediate area. Despite the modified lot width standards, the proposed development would be adequately served by improvements and facilities that would be confined entirely within the project site necessary to serve the residents of the subdivision. Therefore, the adjustment would not be injurious to adjacent properties or detrimental to the 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.*

Granting of the waiver would not have any effect of nullifying effect on the objectives of the Subdivision Ordinance or other applicable subdivision applicable. The modified lot standard

would serve to sufficiently accommodate and facilitate the unique design of the cluster development. All applicable standards of the El Dorado Hills Specific Plan, mitigation measures of the EIR, and governing provisions of the county ordinances shall apply.