

**EL DORADO COUNTY DEVELOPMENT SERVICES  
STAFF REPORT**



**Agenda of:** January 26, 2006

**Item No.:** 9.a.

**Staff:** Aaron Mount

**SUBDIVISION MAP/PLANNED DEVELOPMENT  
REVISION**

**FILE NUMBER:** TM01-1377R/PD01-0004R – Serrano/Village K1 and K2

**APPLICANT:** Serrano Associates, LLC

**AGENT:** Kirk Bone

**REQUEST:** A tentative subdivision map phasing plan revision and development plan revision creating 165 parcels, ranging in size from 17,700 square feet to 59,985 square feet, on a 122.47-acre site (Exhibit B).

Design waiver(s) have been requested for the following:

- a. Reduction of road right-of-way to conform to actual street width improvements from 50 to 46 feet for Courbet Way, Da Vinci Drive, Panni Way, Raphael Drive and 36 feet for Martin Court, Crivelli Court, Bronzino Court, Cosivo Court, Mondrian Court, Boldin Court, Klee Court, Van Eyck Court, 7 Court, 8 Court, Da Vinci Court, Raphael Court.
- b. A reduction in cul-de-sac turnarounds to 80 feet diameter improved surface in a right-of-way of 47 feet radius.
- c. A reduction in sidewalk widths from 6 to 4 feet.

**LOCATION:** On the north and south side of Greenview Drive between the intersections with Cordero Way and Courbet Way, in the El Dorado Hills area. (Exhibit A)

**APN:** 113-640-01; 113-650-01; 113-550-05; 113-560-01 and -02

**ACREAGE:** 122.47 acres

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

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

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

**SUMMARY RECOMMENDATION:** Conditional Approval

**BACKGROUND:** TM01-1377 and PD01-0004 were approved by the Planning Commission on July 26, 2005, and allowed for the creation of 225 residential lots ranging in size from 0.23 acres to 5.49 acres and a development plan allowing the construction of duplex units on corner lots and lots fronting the golf course. The final map for Phase 1 was recorded on March 02, 2004, in Book J at Page 19 and included 76 lots. The final map for Phase 3 was recorded on October 18, 2005, in Book J Page 62 and included 20 lots. This proposed revision to the tentative map and planned development affects the remaining phases of Village K1 and K2.

## **STAFF ANALYSIS**

**Project Description:** A revision to allow the addition of 16 lots and the development of duplexes on corner lots and lots fronting the golf course.

Revision to approved plan:

1. Realign Raphael Drive and add Raphael Court in Phase 4. Modify lot boundaries and add lots in the vicinity of Raphael Court, resulting in an addition of seven lots.
2. Realign DaVinci Drive and add DaVinci Court in Phase 5. Modify lot boundaries and add lots in the vicinity of DaVinci Court, resulting in an addition of eight lots.
3. Boundary Line Adjustment between Lot A of Village J-19 and Lot B of Village J-36, resulting in increasing the subdivision area by 7.5 plus/minus acres.
4. Boundary Line Adjustment between Lot B of Village J-19 and Lot 5 of Village J-18, resulting in increasing the subdivision area by 3.49 plus/minus acres.
5. Boundary Line Adjustment between Lots 3, 4, and 5 of Village J-18 resulting in increasing the subdivision area of 3.34 plus/minus acres.
6. Modify lot boundaries in Phase 6 and add lots in the vicinity of 7 Court, resulting in the addition of one lot

7. Retain ability to construct duplex units and create duplex lots on amended corner lots and lots fronting the golf course in Phases 4, 5, and 6.
8. Modify Condition 1 of the tentative map to include design and improvement standards for Raphael Court and DaVinci Court identical to the design and improvement standards for 1, 2, 3, 4, 5, 6, 7, and 8 Courts.

**Site Description:** The 165 lots proposed for this revision are located on slopes that range from 5 to 25 percent. Tributary streams bound the site on the north, west, and south to Allegheny Creek. The dominant vegetation on the site is a mixed oak forest. The annual streams will remain in permanent open space.

**Adjacent Land Uses:** The Serrano Country Club and open space border the site within the Serrano project on the south; the north and west borders are tributary streams and Allegheny creek. The east border is the Green Springs Ranch subdivision of five-acre minimum sized lots.

**General Plan:** The General Plan designates the subject site as Adopted Plan, a designation that pertains to those areas where specific plans have been adopted. These plans are accepted and incorporated by reference, and the respective land use map associated with each such plan is hereby adopted as the General Plan map for such area.

The El Dorado Hills Specific Plan was adopted under the El Dorado Hills/Salmon Falls Area Plan in December of 1989. Findings necessary for tentative map approval include consistency with the General Plan as well as the Specific Plan. Review of the current General Plan adopted in 2005 is unnecessary in that the Specific Plan need only conform to policies contained in the General Plan in place in 1989. However, the subdivision must conform to the policies contained in the El Dorado Hills Specific Plan, the related development agreement, and the financing plan.

**Zoning:** The project area is zoned One-family Residential-Planned Development (R1-PD) and Open Space (OS). R1-PD permits a minimum parcel size of 6,000 square feet while the proposed lots are a minimum of 17,700 square feet. The applicant is also requesting approval of duplex units on all corner lots and lots fronting the golf course. Modifications to the boundary between the El Dorado Hills Specific Plan open space areas and the subdivision area will result in modifications to the OS Zoning boundaries as well. The area of Assessor's Parcel Number 113-550-05 containing One-half Acre Residential Zoning (R20,000) is not within the project area.

**Design Waivers Discussion:** Design waivers have been requested for: A) reduction of road right-of-way to conform to actual street width improvements from 50 to 46 feet for Courbet Way, Da Vinci Drive, Panni Way, Raphael Drive, and 36 feet for Martin Court, Crivelli Court, Bronzino Court, Cosivo Court, Mondrian Court, Boldin Court, Klee Court, Van Eyck Court, 7 Court, 8 Court, Da Vinci Court, and Raphael Court; B) a reduction in cul-de-sac turnarounds to 80 feet diameter improved surface in a right-of-way of 47 feet radius; and C) a reduction in sidewalk widths from 6 to 4 feet. Both the Department of Transportation and the El Dorado Hills Fire Department recommend approval as consistent with prior approvals.

## **Other Issues:**

Specific Plan Issues: The portion of the Specific Plan owned by Serrano Associates provides for a total of 6,045 dwelling units. To date approximately 4,190 lots are recorded or have tentative map approval, and an additional 760 lots are planned, including the 16 lots proposed by the subject revision. Subsequently, it is expected that the overall Specific Plan will contain approximately 4,950 dwelling units as currently mapped, resulting in a decrease of about 1,100 dwelling units from those permitted.

The transfer of units and the addition of lots increase the area of the subdivision by 14.34 acres, resulting in an equal reduction to the number of combined public open space and golf course acres. As the community is currently mapped and accounting for the 14.34 acre reduction in open space as a result of the proposed revision, it is estimated that 1,220 acres of combined public open space and golf course will exist in Serrano. This amount is in excess of the 1,178 acres contemplated by the Specific Plan.

Circulation: The site is accessed from Greenview Drive at both the east and west end of the site. Greenview Drive presently terminates on the west side of the branch of Allegheny Creek which defines the easterly edge of the subdivision. The plan is essentially a north and south loop road off the extension of Greenview Drive through the center of the site. It will be necessary to extend Greenview Drive from its intersection with Cordero Drive on the west to Serrano Parkway to the southeast. The El Dorado Hills Specific Plan Financing Plan includes a detailed description of the phasing of road improvements required supporting the project.

Water: A 24-inch potable water line exists in Serrano parkway, extending from the Gold Hill intertie near Bass lake Road to the west of Village C. A 10-inch pipe loop following the Greenview Drive right-of-way will be installed to provide the potable water service to this site.

Recycled Water: The recycled water system is extended from Village I, Lots F, G, and H, on the west, through Village K1/K2 and ultimately connects to the main recycled water line in Serrano Parkway.

Wildland Fire Protection: Mitigation will be required as part of the conditions of approval.

Cultural Sites: One cultural site occurs within the area impacted by the subdivision. There are several sites within the drainage areas that define the open space areas around the perimeter of the subdivision. The site within the subdivision contains remnants of what is described as a ranch house (480 square feet) that was probably a part of the 160 acre Delaney ranch occupied from about 1855 to 1880. The building remains have been excavated and documented as required by the mitigation measure contained in the project EIR. The site is unique in that it does not include any rock wall fences similar to other sites on ridges in the plan area. The features will be removed during construction. A condition of the map will require that an archeologist be on-site at the time of development of the lots and street adjacent to the site. The ranch owner lived on the site until his death in 1899. Additional sites, offsite to the subdivision, occur along the creeks that border the site. These sites are fully contained within the open space area and will be maintained. A more detailed description of the cultural sites is on file at Planning Services, of which portions may be

confidential.

Groundwater: A matter related to the use of groundwater and the drilling of wells arose during the hearings on the prior map. The applicant agreed at that time, and continues to agree, that any wells previously drilled within the Serrano property (both within this map and outside the area) would be abandoned as to use in 1993 and as to a well site at all when the property was to be developed. To date, Serrano has permanently abandoned over a dozen such sites.

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

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

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

## **ENVIRONMENTAL REVIEW**

The project is a residential project and a part of an adopted Specific Plan, 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. No further environmental analysis is necessary.

Pursuant to Resolution No. 240-93, a \$35.<sup>00</sup> processing fee is required by the County Recorder to file the Notice of Determination.

## **RECOMMENDATION**

1. Certify that the project is Statutorily Exempt from CEQA pursuant to Section 15182;

2. Approve PD01-0004R, adopting the development plan as the official development plan, as the required findings can be made as noted in Attachment 2 based on the analysis in the staff report and the modification of the project to include conditions itemized in Attachment 1;
3. Approve TM01-1377R as the required findings can be made as noted in Attachment 2, based on the analysis in the staff report and the modification of the project to include conditions itemized in Attachment 1; and
4. Approve the following design waivers since appropriate findings have been made as noted in Attachment 2:
  - a. Reduction of road right-of-way to conform to actual street width improvements from 50 to 46 feet for Courbet Way, Da Vinci Drive, Panni Way, Raphael Drive, and 36 feet for Martin Court, Crivelli Court, Bronzino Court, Cosivo Court, Mondrian Court, Boldin Court, Klee Court, Van Eyck Court, 7 Court, 8 Court, Da Vinci Court, and Raphael Court.
  - b. A reduction in cul-de-sac turnarounds to 80 feet diameter improved surface in a right- of-way of 47 feet radius.
  - c. A reduction in sidewalk widths from 6 to 4 feet.

## **SUPPORT INFORMATION**

### **Attachments to Staff Report:**

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

# ATTACHMENT 1 CONDITIONS OF APPROVAL

FILE NUMBER TM01-1377R/PD01-000-R

## CONDITIONS OF APPROVAL

### Department of Transportation

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

<i>Road</i>	<i>Standard Plan</i>	<i>Road Width</i>	<i>Right-of-Way Width</i>	<i>Exceptions/Special Notes</i>
Greenview Drive	Std Plan 101B	40 ft. (50' R/W), plus utility/ slope easements	50 feet plus utility/ slope easements	Type 1 rolled curb & gutter* with 4 ft. sidewalks
<del>A, B, C Streets,</del> <del>D Streets</del> <u>Courbet Way,</u> <u>Da Vinci Drive,</u> <u>Panni Way,</u> <u>Raphael Drive</u>	Std Plan 101B	36 ft. (46' R/W), plus utility/ slope easements	46 feet plus utility/ slope easements	Type 1 rolled curb & gutter*-
<del>1, 2, 3, 4, 5, 6, 7 and 8 Courts; B and E Courts</del> <u>Martin Court,</u> <u>Crivelli Court,</u> <u>Bronzino Court,</u> <u>Cosivo Court,</u> <u>Mondrian Court, Boldin Court, Klee Court, Van Eyck Court, 7 Court, 8 Court, Da Vinci Court, Raphael Court</u>	Std Plans 101B & 114	28 ft. (36' R/W), plus utility/ slope easements	36 feet plus utility/ slope easements	Cul-de-Sac to be installed. No sidewalks. Type 1 rolled curb

Type 2 vertical curb & gutter adjacent to park site and open space  
All road widths in the above table are measured from curb face to curb face

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

2. An irrevocable offer of dedication, in fee, for the required rights-of-way (R/W) as indicated above, shall be made for the proposed roads, with slope easements where necessary. Said offer shall be rejected at the time of the final map. The offer shall be subject to that agreement between Serrano and the County, recorded as document 98-0015833-00 on March 26, 1998. Subject to the above agreement, all roads are offered in fee to the Master Owner's Association simultaneously with the filing of the Final Subdivision Map.
3. An irrevocable offer of dedication, in fee, for the required rights-of-way (R/W) of 47 feet in radius, shall be made for the proposed cul-de-sac bulbs, with slope easements where necessary. Said offer shall be rejected at the time of the final map. The offer shall be subject to that agreement between Serrano and the County, recorded as document 98-0015833-00 on March 26, 1998. Subject to the above agreement, all roads are offered in fee to the Master Owner's Association simultaneously with the filing of the Final Subdivision Map.
4. The Master Covenants, Conditions and Restrictions (CC&Rs) shall provide that no parking shall be permitted within cul-de-sac bulbs which have a radius to curb-face which is less than County standards and shall provide for enforcement of such provisions. Additionally, the CC&Rs shall include a provision for off-street parking to compensate for lack of parking normally provided within the cul-de-sac. The CC&Rs shall contain a provision that lots fronting on a cul-de-sac bulb shall either provide a three-car driveway or provide sufficient depth of driveway (18 feet per parking stall) to accommodate longitudinal and/or lateral parking for three spaces.
5. A Vehicular Access Restriction for lots contiguous to Greenview Drive shall be shown on the final map(s) for those corner lots having access to intersecting minor roadways.
6. ~~Off site road improvements shall be completed in compliance with the requirements set forth within the El Dorado Hills Specific Plan, Appendix F, and the El Dorado Hills Specific Plan Public Improvements Financing Plan, more specifically:~~

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

~~ultimate four-lane roadway.~~

7. Bus turnouts shall be constructed at locations required by El Dorado Transit and the appropriate school district.
8. A final drainage plan shall be prepared in accordance with the County of El Dorado Drainage Manual, subject to review and approval by the Department of Transportation. Drainage facilities shall be designed and shown on the project improvement plans consistent with the final drainage plan and the El Dorado Hills Specific Plan Master Drainage Study. The developer shall install said drainage facilities with the respective phase of construction, or as specified in the final drainage plan.
9. Cross lot drainage shall be avoided wherever possible. The CC&Rs for Village K1 and K2 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.
10. 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 Subdivision Map.
11. Prior to the recordation of a final map in Village K1 and K2, the CC&Rs shall be submitted to the Planning Director to ensure that: the responsibilities for drainage maintenance are specified; that procedures and responsibilities for site plan and architectural review in compliance with the requirements of the Design Guidelines, Appendix B of the Specific Plan are provided; and that the CC&Rs contain other provisions as specified by conditions of this map.
12. The final map shall show all drainage easements consistent with the County of El Dorado Drainage Manual, the project final drainage plan, and the project improvement plans.
13. The developer shall enter into an Improvement Agreement with the County and provide security to guarantee performance of the Improvement Agreement as set forth within the County of El Dorado Major Land Division Ordinance.
14. The Final Grading Plan shall comply with the provisions of the Grading Ordinance pertaining to terracing on slopes exceeding 25 feet in height, including accessibility, intervals, and cross section geometry.

15. Erosion control and drainage design from residential areas into the open space areas and shall employ natural appearing methods. The use of native plant materials is required where re-vegetation is proposed.
16. Should asbestos-containing rock be exposed during grading, construction of roads, excavation for underground facilities, building foundations or any construction related activity, County Ordinance No. 4548 shall apply.

### **Fire Department**

17. The potable water system for the purpose of fire protection for this residential development shall provide a minimum fire flow of ~~1,000~~ 1,500 gpm with a minimum residual pressure of 20 psi for a two-hour duration. This fire flow rate shall be in excess of the maximum daily consumption rate for this development. A set of engineering calculations reflecting the fire flow capabilities of the system shall be supplied to the fire department for review and approval. This requirement is based on a single family dwelling 4,800 square feet or less in size. Any home larger than 4,800 square feet shall be required to provide the fire flow for the square footage of that dwelling or shall be fired sprinklered in accordance with NFPA 13 D and Fire Department Requirements.
18. This development shall install Mueller Dry Barrel fire hydrants conforming to El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The spacing between hydrants in this development shall not exceed 500 feet on center. The exact location of each hydrant shall be determined by the Fire Department.
19. To enhance the night-time visibility, each hydrant shall be painted with safety white enamel and marked in the roadway with a blue reflective marker as specified by the fire department and Fire Safe Regulations.
20. In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to framing of any combustible members as specified by El Dorado Hills Fire Department Standard 103.
21. A secondary access road, providing permanent or temporary looped circulation for each phase of development, must be constructed prior to the first building permit being issued for any residential structure except where the issuance of building permits is for model homes, which shall be unoccupied. Such looped circulation shall be subject to the approval of, or may be modified by the El Dorado Hills Fire District.
22. The lots that are one acre and greater shall be provided with a minimum setback requirement of 30 feet, as required by the Fire Safe Regulations.
23. This village shall comply with all requirements as set forth in the Serrano Wildfire Management Plan.

24. The open space Lots A, B, C, and Lots 3 and 5 have no access for emergency personnel and equipment to suppress a wildland fire within this area. The applicant shall be required to provide all-weather access into these areas in accordance with Fire Department requirements.
25. The lots that back up to Wildland Open Space shall be required to construct the fence of non-combustible material. This non-combustible fencing shall have a three-foot wide gate located in accordance with Fire Department requirements to allow emergency access into the open space area.
26. The driveways serving this project shall be designed to a maximum of 20 percent grade as required by the Uniform Fire Code.
27. This development shall be conditioned to develop and implement a Wildland Fire Safe Plan that is approved by the Fire Department.
28. This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump section of roadway.

#### **El Dorado County Air Quality Management District**

29. 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. 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 start of project construction.
30. Project construction may involve road development and should adhere to District 224 Cutback and Emulsified Asphalt Paving Materials and the county ordinance concerning asbestos dust.
31. 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.
32. 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.**

Use low-emission on-site mobile construction equipment.

Maintain equipment in tune per manufacturer specifications.

Retard diesel engine injection timing by two to four degrees.

Use electricity from power poles rather than temporary gasoline or diesel generators.

Use reformulated low-emission diesel fuel.

Use catalytic converters on gasoline-powered equipment.

Substitute electric and gasoline-powered equipment for diesel powered equipment where feasible.

Do not leave inactive construction equipment idling for prolonged periods (i.e., more than two minutes).

Schedule construction activities and material hauls that affect traffic flow to off-peak hours.

Configure construction parking to minimize traffic interference.

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.

33. Prior to construction/installation of any new point source emissions units or non-permitted emission units (i.e., gasoline dispensing facility, boilers, internal combustion engines, etc.), authority to construct applications shall be submitted to the District. Submittal of applications shall include facility diagram(s), equipment specifications and emission factors.

### **Planning Department Services**

2434. 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.
2535. The applicable conditions of the Development Plan shall be satisfied prior to recordation of the final map.
2636. Prior to final map approval, an acoustical analysis shall be conducted and submitted by a qualified acoustical consultant to the Planning Department which identifies that recommended measures to shield noise to outdoor activity areas of affected lots have been employed as per Policy 6.5.1.1 of the General Plan.
2737. Residential lots located on the border of the Green Springs Ranch shall not exceed a 3:1 ratio of lot frontage to lot depth, as noted in the County Design and Improvement Standards manual.
2838. Where the subdivider is required to make improvements on land which neither the subdivider nor the County has sufficient title or interest to make such improvements, prior to filing of any final map or parcel map, the subdivider shall submit to the Planning Director for approval:

- a. A legal description prepared by a civil engineer or land surveyor of the land necessary to be acquired to complete the off-site improvements.
- b. Improvement plans prepared by a civil engineer of the required off-site improvements.
- c. An appraisal prepared by a professional appraiser of the cost of land necessary to complete the off-site improvements.

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

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

- ~~2939.~~ An irrevocable offer of dedication (IOD) shall be made by the applicant to the El Dorado Hills Community Services District for all neighborhood parks. The form of the IOD shall conform to the IODs previously utilized for similar parks within the Serrano project.
- ~~30.~~ The eight lots east of Greenview Drive and south of E Street just north of the proposed school site may not be recorded until the earlier of two years from the date of approval of the tentative map or the development of a school and park site plan by, for, and acceptable to the Rescue School District and the El Dorado Hills Community Services District.
- ~~31.~~ The applicant shall install an emergency access gate providing a connection between Clarksville Road and the Green Springs Ranch subdivision and this village. The gate shall be designed to the requirements of the El Dorado Hills Fire District and shall include a Knox lock or a type acceptable to the fire district.
- ~~32.~~ The applicant shall install a fire hydrant of the type indicated in Condition 18 above. The hydrant shall be installed at the Clarksville gate at a location approved by the El Dorado Hills Fire Department such that it may be easily accessed from either side of the gate. A public utility easement shall be provided with the line extension.
- ~~33.~~ The applicant shall install a fire hydrant on the property line at points adjacent to the terminus of Dormitory Road and Deer Valley Road. The hydrant shall be of the type indicated in Condition 18 above. The hydrant shall be installed at a location approved by the El Dorado Hills Fire Department such that it may be easily accessed from Green Springs Ranch. A public utility easement shall be provided with the line extension.
- ~~34.~~ The common border between four acre (plus or minus) lots in Serrano and Green Springs Ranch lots that are developed with a single family residence as of August 1, 2001, shall be

~~fenced. The fence shall be six feet high and shall be installed by the applicant. The fence shall be of the open metal fence kind and design commonly used in Serrano. Serrano lots adjoining lots not yet built upon in Green Springs Ranch will be required to install the open fence at the time of construction of a home on the Serrano lot.~~

~~35. The lot configuration for the map shall be that submitted and dated July 26, 2001.~~

~~36. The four (plus or minus) acre lots adjacent to the Green Springs Ranch will have a limited building area for both the principal structure and all ancillary structures such as gazebos, pools, cabanas, barns and the like. The purpose of the limited building area is to create a minimum 250-foot separation between residences with Green Springs Ranch existing as of August 2, 2001, and those buildings to be built on the four (plus or minus) acre lots. Except for the area along the west border of the Peak, Annis, and Sedlak parcels that shall have a minimum 100-foot building setback, the minimum common property line setback shall be 50 feet. At the time of recordation of a map creating the four (plus or minus) acre lots, the building setbacks illustrated on the approved map shall prevail for all structures.~~

~~37. All wells within the borders of the map shall be abandoned in conformance with the requirements of the County Environmental Health Department. The wells must be abandoned as a first step in the development of the subdivision and may not be used in any way.~~

**Conditions** - Development Plan for Serrano Village K1/K2, not including recorded units in Unit 1 J-19 and Unit 3 J-62.

1. The Development Plan permits the following:

A tentative subdivision map creating ~~225~~ 165 residential lots, ranging in size from ~~9,975~~ 17,700 square feet to 59,985 square feet, golf course lots totaling 0.29 acre, and open space lots totaling 44.59 acres.

2. The construction of duplex units and creation of duplex lots for lots fronting the golf course and on corner lots within the subdivision.

3. Minor modifications to the Planned Development shall be reviewed by the Planning Director and then placed on the Planning Commission consent agenda to be reviewed as necessary.

## ATTACHMENT 2 FINDINGS

**FILE NUMBER TM01-1377R/PD01-0004R**

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

### **FINDINGS FOR APPROVAL**

#### **Tentative Map**

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

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

**Findings** - Planned Development

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

**Findings** - Design Waivers

1. All sidewalks reduced from 6 feet to 4 feet.
  - a. There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustments or waiver. The adjusted sidewalk width will better conform to the surrounding landlords, resulting in reduced grading and impact on the natural resources. In addition, the narrower sidewalk is consistent with the standard applied on sidewalks in the balance of the Serrano developments.
  - b. Strict application of County design and improvement requirements would cause extraordinary and unnecessary hardship in developing the property. The increased sidewalk width will require more extensive grading and drainage work with increased impacts to an area that is sensitive to soil disturbance. The larger cut and fill slopes, due to the increased sidewalk width, may result in additional erosion and sediment discharge from the site.
  - c. The adjustment or waiver would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public. The El Dorado County Department of Transportation has indicated in previous approvals that the requested right-of-way reduction will not be detrimental to health, safety and welfare of the public.
  - d. This waiver(s) would not have the effect of nullifying the objectives of Article II of Chapter 16 of the County Code or any other ordinance applicable to the division.

2. Road right-of-way widths shall conform to the required width of improvements. [Greenview Drive - 50 feet; ~~A, B, C Streets, D Streets~~ Courbet Way, Da Vinci Drive, Panni Way, Raphael Drive - 46 feet; ~~1, 2, 3, 4, 5, 6, 7 and 8 Courts, and B and E Courts~~ Martin Court, Crivelli Court, Bronzino Court, Cosivo Court, Mondrian Court, Boldin Court, Klee Court, Van Eyck Court, 7 Court, 8 Court, Da Vinci Court, Raphael Court - 36 feet]

  - a. There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustments or waiver. The adjusted right-of-way will better conform to the surrounding landlords, resulting in reduced grading an impact on the natural resources. The land area thus made available results in an increase in the actual acreage of open space provided in the Specific Plan.
  - b. Strict application of County design and improvement requirements would cause extraordinary and unnecessary hardship in developing the property. The increased right-of-way will require more extensive grading and drainage work with increased impacts to an area that is sensitive to soil disturbance. The larger cut and fill slopes, due to the increased right-of-way, may result in additional erosion and sediment discharge from the site.
  - c. The adjustment or waiver would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public. The El Dorado Fire Protection District has indicated in previous approvals that the requested right-of-way reduction will not be detrimental to health, safety, and welfare of the public.
  - d. The waiver would not have the effect of nullifying the objectives of this article or any other law or other ordinance applicable to the subdivision.

3. Cul-de-sac improvements (~~1, 2, 3, 4, 5, 6, 7 and 8 Courts; and B and E Courts~~ Martin Court, Crivelli Court, Bronzino Court, Cosivo Court, Mondrian Court, Boldin Court, Klee Court, Van Eyck Court, 7 Court, 8 Court, Da Vinci Court, Raphael Court) shall have a minimum right-of-way radius of 47 feet and an improved diameter of 80 feet.
  - a. There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustments or waiver. This waiver was approved by the Board of Supervisors and applied project-wide on August 30, 1995. As an element of the grant of waiver at that time, the County required the developer to include in the project Codes, Covenants and Restrictions (CC&Rs) specific language which requires the following: a) a prohibition against parking of vehicles within the cul-de-sacs, and b) a permanent method of funding for enforcement of the parking prohibition.
  - b. Strict application of County design and improvement requirements would cause extraordinary and unnecessary hardship in developing the property. The increased right-of-way and improvements will require more extensive grading and drainage

work with increased impacts to an area that is sensitive to soil disturbance. The larger cut and fill slopes, due to the increased right-of-way, may result in additional erosion and sediment discharge from the site.

- c. The adjustment or waiver would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public. The El Dorado County Department of Transportation has indicated in previous approvals that the requested right-of-way reduction will not be detrimental to health, safety and welfare of the public.
- d. The waiver would not have the effect of nullifying the objectives of this article or any other law or ordinance applicable to the subdivision.

# **ATTACHMENT 3**

## **OTHER STANDARD SUBDIVISION REQUIREMENTS OF LAW**

**FILE NUMBER TM01-1377R/PD01-0004R**

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

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

conditions for reducing or mitigating erosion and sedimentation from the project. No building permit shall be issued by the County until final grading plans and erosion control plans are approved by the Department of Transportation and the grading is completed.

7. The timing of construction and method of revegetation shall be coordinated by the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to the Department of Transportation. The Department of Transportation shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.
8. Improvement plans shall incorporate protective measures toward existing oak trees per Volume IV, Design and Improvement Standards Manual, Oak Tree and Wetlands Preservation Requirements and Specifications (County Resolution No. 199-91).
9. All survey monuments shall be set prior to the presentation of the final map to the Board of Supervisors for approval; or the developer shall have a surety of work to be done by bond or cash deposit and shall provide 50 percent labor and materials bond. Verification of set monuments, work completed, or work to be completed, and cost of completion is to be determined by the County Surveyor.
10. All roads shall be named by filing a completed road naming petition for each proposed road with the county Surveyor's office prior to filing the final map.
11. The location of fire hydrants and systems for fire flows are to meet the requirements of the responsible fire Protection district. The location of hydrants shall be shown on the improvement plans which shall be subject to the approval of the fire protection district.
12. If blasting activities are to occur in conjunction with subdivision improvements, the subdivider shall ensure that such blasting activities are conducted in compliance with state and local regulations.
13. If burning activities are to occur during the construction of the subdivision improvements, the subdivider shall obtain the necessary burning permits from the California Department of Forestry and air pollution permits from the County prior to said burning activities.
14. Pursuant to Resolution ~~33-98~~ 292-2005, this project is subject to the ~~El Dorado Hills/Salmon Falls Area Road Impact Fee~~ **Interim 2004 General Plan Traffic Impact Mitigation Fee Program**. Said fee shall be due upon the issuance of a building permit. If prior to the application for a building permit for said project, a revised fee is established, such revised fee amount shall be paid.
15. Pursuant to Resolution ~~31-98~~, this project is subject to the ~~Transportation Impact Fee for State System's Capacity and Interchanges~~ **El Dorado Hills/Salmon Falls**. Said fee shall be due upon the issuance of building permit. If prior to the application for a building permit for

~~said project, a revised fee is established, such revised fee amount shall be paid.~~

16. Prior to filing a final map, if the subject property is subject to liens for assessment or bonds, pursuant to the provisions of Government Code Section 66493, the owner or subdivider shall either: (a) Pay the assessment or bond in full, or (b) File security with the Clerk of the Board of Supervisors, or (c) File with the Clerk of the Board of Supervisors the necessary certificate indicating provisions have been made for segregation of bond assessment responsibility pursuant to Government Code Section 66493 (d).
17. If human remains are discovered at any time during the subdivision improvement phase, the County Coroner and Native American Heritage Commission shall be contacted per Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. The procedures set forth in Supplementary Document J, Section VIII, of the California Environmental Quality Act (CEQA) Guidelines concerning treatment of the remains shall be followed. If archaeological sites or artifacts are discovered, the subdivider shall retain an archaeologist to evaluate the resource.
18. If the resource is determined to be important, as defined in Appendix K of the CEQA Guidelines, mitigation measures, as agreed to by the subdivider, archaeologist, and Planning Department shall be implemented. Treatment of Native American remains and/or archaeological artifacts shall be the responsibility of the subdivider and shall be subject to review and approval by the County Planning Director.