

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



Agenda of:	June 14, 2012
Item No.:	9
Staff:	Mel Pabalinas

PLANNED DEVELOPMENT/TENTATIVE MAP REVISION

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

APPLICANT: Serrano Associates, LLC

REQUEST: The project consists of the following:

1. Revision to an approved Tentative Subdivision Map subdividing subject properties into 115 residential lots ranging in size from 7,200 to 17,625 square feet and six landscape lots;
2. Revision to an approved Development Plan for the subdivision with modifications to One-Family Residential (R1) Zone District development standards including lot width and setbacks;
3. Design Waiver of 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 E Courts; and
 3. Reduction of sidewalk width from 6 feet to 4 feet on one side of the streets;
 - B. Reduction of right-of-way for cul-de-sac turnarounds from 100 feet to 80 feet in diameter and improved surface diameter from 60 feet to 45.5 feet ;
 - C. Exceed the 3 to 1 width-to-length lot ratio standard for Lots 32, 33, 79, 80; and
 - D. Reduction of standard lot frontage width of 60 feet to a minimum 58 feet for Lots 99-101.

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 1 (Exhibit A).

APNs: 123-370-26 and -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 Revision PD10-0002-R subject to the Conditions of Approval in Attachment 1, based on the Findings in Attachment 2;
3. Approve Tentative Map Revision TM10-1496-R 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 E Courts; and
 3. Reduction of sidewalk width from 6 feet to 4 feet on one side of the streets;
 - B. Reduction of right-of-way for cul-de-sac turnarounds from 100 feet to 80 feet in diameter and improved surface diameter from 60 feet to 45.5 feet;
 - C. Exceed the 3 to 1 width-to-length lot ratio standard for Lots 32, 33, 79, 80; and
 - D. Reduction of standard lot frontage width of 60 feet to a minimum 58 feet for Lots 99-101.

BACKGROUND

El Dorado Hills Specific Plan

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. 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 F).

Serrano Village K

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. 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 reserved for future development (Exhibit G). Village K5 is generally located south of Greenview Drive, bordered to the south by the Serrano Country Club Golf Course.

In February 2005, the Village K5 portion of the approved tentative map was modified and administratively approved via substantial consistency (Exhibit H). The revised tentative map reconfigured the underlying lotting pattern and circulation layout. Specifically, the subject parcels for Village K5, Phase 2, APN 123-370-30 and APN 123-370-26 were recorded as large lots in 2007 and October 2008, respectively. The underlying tentative map lotting for Phase 2 totaled 108 lots.

In April 2011, the Planning Commission approved a tentative map and planned development for Village K5, Phase 2 consisting of total 142 residential lots. This map featured a clustered lot design accessed via shared driveway off the primary residential streets (Exhibit I).

Following approval of these entitlements and permits, the predominant portions of Village K and its corresponding sub-units have been constructed or improved. Exhibit K depicts some of the Village K5 lots that have had previously installed improvements. Table 1 below details the overall development status and recent approvals in Village K.

Table 1. Development in Serrano Village K

Village K Portion	Village K Phase/Unit	Quantity of Lots^A	Status
K1/K2	Phase 1-3, 6	128	Constructed
K1/K2	Phase 4 and 5	113	Approved Tentative Map
K3/K4	NA	148	Constructed
K5	Unit 1	93	Constructed
K5	Unit 2	5	Constructed
K5	Phase 2	142 ^B	Current Approved Tentative Map
K6	NA	74	Recorded Final Map (On-going residential construction)

Notes: A. Projected total of 703 residential lots in Village K; B. With proposed revision of 115 residential lots, the total projected lots in Village K would be 676.

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.

Site Description

The 32-acre vacant property is located near the easterly end of Village K in the EDHSP area (Exhibit J). The site is accessible via private roads Greenview Drive to the north and Van Gogh Drive to the east. As it exists, the site terrain ranges from 0% to 40% slope gradient with the predominant (88%) of the site is within the 0 to 10% gradient. Approximately two-thirds of the site has been previously graded to provide level building pads based on approved Improvement Plans.

As shown in Table 2, 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 2. Surrounding Properties Land Use Information

	Zoning	General Plan	Land Use/Improvements
Project Site	One-Family Residential District/Planned Development (R1/PD)	Adopted Plan (AP) EDHSP-Residential	Vacant
North	One-Family Residential District/Planned Development (R1/PD)	Adopted Plan (AP) EDHSP- Residential	Village K-5, Phase 1 (undeveloped)

South	One-Family Residential District/Planned Development (R1/PD)	Adopted Plan (AP) EDHSP-Residential	Serrano Country Club Golf Course
East	One-Family Residential District/Planned Development (R1/PD)	Adopted Plan-(AP) EDHSP-Open Space	Village K-5, Phase 1 (partially constructed)
West	One-Family Residential District/Planned Development (R1/PD)	Adopted Plan (AP) EDHSP-Residential	Serrano Country Club Golf Course

Project Description

Overview

The Village K-5, Phase 2 residential project would include a total of 115 residential lots in a traditional lotting configuration. The site would be served by a private road network that connects to Greenview Drive, a collector road within Serrano. 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 with its master Covenants, Conditions, and Restrictions (CC&R’s).

1. Tentative Subdivision Map

The Village K-5, Phase 2 revised tentative map consists of a total of 115 residential lots and six landscape lots (Exhibit K). The detached residential lots are designed in a conventional configuration with each lot directly accessed via residential streets. As summarized in Table 3, the residential lots vary in size ranging from 7,200 square feet to 17,625 square feet with an average size of 9,994 square feet. The subdivision would also include a total of six landscape lots adding a vegetative amenity to the development, varying in size from 0.07 to 0.21 acre. Development of the site is anticipated to occur within five phases.

Table 3. Serrano Village K-5, Phase 2 (Revised)

Lot ID	Type/Use	Range of Lot Size	Notes
1 through 115	Detached Residential Lots	7,200 square feet to 17,625 square feet	Preliminary Development Phasing consists of the following: Phase 1: Lots 1-16, 102-115, A and B; Phase 2: Lots 50-70, and F; Phase 3: Lot 45-49, 71-84, and E; Phase 4: Lots 40-44, 85-89, and D; Phase 5: Lots 17-39, 90-101, and C;
A through F	Landscape Lots	0.2 acres to 1.2 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 Permit

The revised tentative map would be subject to a revised development plan. Each lot would anticipate the construction of a detached residential unit similar to the existing design and architecture within the Serrano development. Future home builders of the subdivision would be required to provide specific residential product design conforming to the development standards established for this project, subject to verification by Serrano Associates Design Review Committee.

The following topics detail specific components of the proposed development.

Circulation: All lots 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 at the westerly 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. Vermeer Court, Reni Court and E Court would connect to Van Gogh Drive along the southern perimeter of the site.

The proposed streets and courts would be constructed in accordance with the applicable standards of El Dorado County Design and Improvement Standard Manual (DISM) with proposed modifications subject to requested Design Waivers. Condition No. 9 summarizes the improvements necessary to serve the development which includes a 37-foot wide paved road for Hogarth Way and Van Gogh Drive, 4-foot sidewalk on one side of the street, and modified rolled curb and gutter.

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 residential development. The modified standards would regulate typical primary and ancillary uses including reduced yard setbacks, building coverage, and lot widths. Details of the specific R1 zone district development standards and proposed modifications for this residential development are summarized under Condition No.7. Similar modified development standards were previously approved and have been 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 residential building permit applications.

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.

Per 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 678 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.

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 filing of the final map. In order to receive adequate water, sanitary sewer and irrigation recycled water service, the subdivision would be required to extend 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 L).

Drainage: 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, 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) by 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 involve mass pad grading of the subdivision creating finished developable pads on elevations ranging from 1,200 feet to the southeast corner to 1,261 feet at the southwest corner of the project site (Exhibit M). 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 required of 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 K and detailed in Table 2, development of the site would occur in five preliminary phases.

3. Design Waivers

The project includes a request for design waivers of specific DISM standard involving modification to proposed road and lot standards that would serve the development. The waivers are subject to findings under Section 16.08.020 of the El Dorado County Subdivision Ordinance. Some these modified standards are consistent with prior approved development in other villages in Serrano. The Design

Waivers are detailed below.

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

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 E Courts; and
3. Reduction of sidewalk width from 6 feet to 4 feet on one side of the streets;

Design Waiver B: Reduction of right-of-way for cul-de-sac turnarounds from 100 feet to 80 feet in diameter and improved surface diameter from 60 feet to 45.5 feet;

Design Waiver C: Exceed the 3 to 1 width-to-length lot ratio standard for Lots 32, 33, 79, and 80; and

Design Waiver D: Reduction of standard lot frontage width of 60 feet to a minimum 58 feet for Lots 99 to 101.

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. For this 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. Table 4 below details the policies and the corresponding consistency discussion.

EDHSP Policy Criteria	Policy Reference	Consistency Discussion
General Policy	1.4.1.a (Complimentary to EDH Community)	Consistent. Village K5, Phase 2 is an extension of the 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 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 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. Future residential development of the site would be subject to architectural design similar to existing theme in the other residential villages in EDHSP area. The design shall be verified 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 678 units on 343 net acres of land which equates to a net density of 1.98 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 development and ancillary uses.
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

Parks and Recreation	7.6.2.1	access to designated Open Space areas for recreational use. 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 which connects to other off-site sidewalks and trails that leads to parks and open space within the entire master planned community.
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Zoning

As identified in the EDHSP, the project site is zoned One-Family Residential-Planned Development District (R1-PD). The proposed single-family residential development is a use consistent with the district subject to the proposed modifications of specific development standards (see table under Condition of Approval No. 6) 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 development is a residential subdivision anticipating the creation of 115 residential lots and six 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

As discussed above, Design Waivers have been requested to deviate from specific DISM standards. Specific modifications to these road improvements would complement and support in implementing the objectives of the Planned Development for this proposed residential development. Section 16.08.020 of the El Dorado County Zoning Ordinance provides that the County may grant a Design Waiver subject to specific findings identified in this section. As further discussed in Attachment 2, staff concludes that the required findings under this section can be made to support the design waivers.

Conditions of Approval

Attachment 1 details the recommended comments and conditions of approval submitted by various responding agencies including, Department of Transportation (DOT), El Dorado Hills Fire Department (EDHFD), Area Planning Advisory Committee (APAC), and County of Surveyor Office (Exhibit N). As applicable, some of these comments are incorporated as project conditions.

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 \$50.⁰⁰ processing fee is required by the County Recorder to file the Notice of Exemption.

SUPPORTING INFORMATION

Attachments to Staff Report:

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	Current Zoning Map
Exhibit E	El Dorado Hills Specific Plan-Zone Map
Exhibit F	Serrano Map
Exhibit G	Original Village K5/K6 Tentative Map
Exhibit H	Revised Village K5 Tentative Map
Exhibit I	Current Approved Tentative Map for K5, Phase 2
Exhibit J	Aerial and Site Photos
Exhibit K	Proposed Village K-5, Phase 2 Tentative Map
Exhibit L	Proposed Village K-5, Phase 2 Utility Plan
Exhibit M	Proposed Village K-5, Phase 2 Preliminary Grading/Drainage Plan
Exhibit N	Agency Comments and Conditions

ATTACHMENT 1

CONDITIONS OF APPROVAL

**Planned Development Revision PD10-0002-R/Tentative Map Revision TM10-1496-R/
Serrano Village K-5, Phase 2
Planning Commission/June 14, 2012**

Project Description

1. The Revised Tentative Subdivision Map and Planned Development, and Design Waivers are based upon and limited to compliance with the project description, the exhibits marked Exhibits K through M 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. Revision to approved Tentative Subdivision Map subdividing subject properties into 115 residential lots ranging from 7,200 to 17,625 square feet in size and six landscape lots;
- B. Revision to approved Development Plan for the approved subdivision with modifications to One-Family Residential (R1) Zone District development standards including lot coverage and setbacks;
- C. Design Waiver of the following El Dorado County Design and Improvement Standards Manual (DISM) 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 Hogarth, Vermeer, and E Courts; and
 - C. Reduction of sidewalk width from 6 feet to 4 feet on one side of the streets;
 2. Reduction of right-of-way for cul-de-sac turnarounds from 100 feet to 80 feet in diameter and improved surface diameter from 60 feet to 45.5 feet;
 3. Exceed the 3 to 1 width-to-length lot ratio standard for Lots 32, 33, 79, 80; and
 4. Reduction of standard lot frontage width of 60 feet to a minimum 58 feet for lots 99 to 101.

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 Tentative Map shall remain in effect for three years from the date of approval. This map shall supersede the previously 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.
6. The Revised Development Plan permits development of 115 residential lots ranging from 7,200 to 17,625 square feet in size and six landscape lots with modifications to development standards of R1-zone as shown in the table below.

The expiration of the Development Plan adopted as part of the project shall run concurrently with the expiration of the tentative map.

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

Standard	Required by Zoning Ordinance	Proposed Modifications	Notes
Primary Use- Residential			
<i>Minimum Front Yard Setback</i>	20 feet	20 feet (to front load garage) 15 feet (to side-loaded garage)	
<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 Width</i>	60 feet	58 feet	Applies to Lots 99 to 101
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

7. 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.

Department of Transportation

Project Specific

8. Road Design Standards: The applicant shall construct all roads in conformance with the Design and Improvements Standard Manual (DISM), as shown in table below, as modified by the approval of the design waivers. 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:

Road Improvements for Serrano Village K-5, Phase 2

Road Name	DISM PLAN	Road Width	ROW	Exceptions/Notes
Hogarth Way and Van Gogh Drive (onsite)	Modified Std Plan 101B (3"AC over 8"AB Min.)	37ft / 4ft sidewalk on one side	42ft	Modified Type 1 rolled curb and gutter. Sidewalk is measured from back of walk to back of curb.
Hogarth Court (onsite)	Modified Std Plan 101B (3"AC over 8"AB Min.)	29ft / 4ft sidewalk on one side	36ft	Modified Type 1 rolled curb & gutter adjacent to residential lots. Sidewalk is measured from back of walk to back of curb.
Vermeer, Reni Court and E Courts (onsite)	Modified Std Plan 101B (3"AC over 8"AB Min.)	29ft / 4ft sidewalk on one side	36ft	Modified Type 1 rolled curb & gutter adjacent to residential lots. Sidewalk is measured from back of walk to back of curb.

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

9. Turnaround: The applicant shall provide a turn around at the end of the roadways to 80-foot diameter improved surface and 45.5-foot radius right-of-way. 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.

10. 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.
11. Offer of Dedication (onsite roadways): An irrevocable offer of dedication, in fee, shall be made of 45.5 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.
12. 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 Van Gogh Drive and a 36 foot wide non-exclusive road easement for the on-site access roadways Hogarth, Vermeer Reni and 'E' Courts prior to the filing of the final map.

Standard Conditions

13. Easements: All applicable existing and proposed easements shall be shown and verified on the project plans.
14. 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. This condition shall be verified prior to approval of Improvement Plan.
15. 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.
16. Curb Returns: All curb returns, at pedestrian crossing, shall include a pedestrian ramp with truncated domes per Caltrans Standard A88A and four feet of sidewalk/landing at the back of the ramp. This condition shall be verified prior to approval of Improvement Plan.
17. 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.

18. 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 Codes and Restrictions (CC&Rs). This condition shall be verified prior to recordation of Final Map.
19. 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. This condition shall be verified prior to approval of Improvement Plan.
20. 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. This condition shall be included as a note on Improvement Plan.
21. 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.
22. 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.
23. 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.
24. Grading Permit / Plan: A grading permit is required for the project. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department of Transportation for review and approval. The plan shall be in conformance with the County of El Dorado "*Design and Improvement Standards Manual*", the "*Grading, Erosion and Sediment Control Ordinance*", the "*Drainage Manual*", the "*Off-Street Parking and Loading Ordinance*", and the State of California Handicapped Accessibility Standards. All applicable plan check 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.
25. 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.

26. RCD Coordination: The timing of construction and method of re-vegetation 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.
27. 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.
28. Drainage Study / SWMP Compliance: The applicant shall provide a drainage report at time of improvement plans or grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation.

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

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

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

29. 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 to be designed to accept any drainage from uphill lots and the Master or Village Homeowners' Association shall enforce this condition. This condition shall be verified prior to recordation of Final Map.
30. 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. This condition shall be verified prior to recordation of Final Map.
31. 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. This condition shall be verified prior to approval of Improvement Plan.
32. 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.
33. 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.
34. 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. In accordance with the State Fire Safe Regulations and DISM, the subdivision shall be constructed to include sufficient circulation and access at any given phase of the development. This condition shall be verified prior to Final Map recordation.

37. The potable water system with the purpose of fire protection for this residential development shall provide a minimum fire flow of 1,000 gallons per minute with a minimum residual pressure of 20 psi for 2-hour duration. This requirement is based on a single-family dwelling 6,200 square feet or less in size. All homes shall be sprinklered in accordance with NFPA 13D and Fire Department requirement. 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 this system shall be supplied to the Fire Department for review and approval. This condition shall be verified prior to Final Map recordation.
38. 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. This condition shall be verified prior to approval of Improvement Plan.
39. 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. This condition shall be verified prior to approval of Improvement Plan.
40. This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway. This condition shall be verified prior to approval of Improvement Plan.
41. Prior to construction of combustibile materials, all access roadways and fire hydrant systems shall be installed and in service per EDHFD Standard B-003. This condition shall be verified prior to Final Map recordation.
42. This development shall implement all applicable provisions of the approved Serrano Wildfire Management Plan dated January 2001. Prior to Final Map recordation, the applicant shall provide narrative to Planning Services detailing the provisions implemented for this development.
43. Lots that back up to wildland open space shall be required to use non-combustible type fencing. This condition shall be verified prior to approval of Improvement Plan.

Air Quality Management District

44. 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.

45. Project construction shall adhere to District 224 Cutback and Emulsified Asphalt Paving Materials and the county ordinance concerning asbestos dust.
46. 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.
47. Prior to approval of Improvement Plan, the applicant shall submit a list to the District indicating which of the following mitigation measures shall be applied to reduce impacts on air quality from equipment exhaust emissions during all project construction

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

48. 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.

49. The roads serving the development shall be named by filing a complete Road Name Petition with the County Surveyors Office prior to filing the Final Map.

ATTACHMENT 2

FINDINGS

**Planned Development Revision PD10-0002-R/Tentative Map Revision TM10-1496-R/
Serrano Village K-5, Phase 2
Planning Commission/June 14, 2012**

FINDINGS FOR APPROVAL

1.0 CEQA FINDINGS

- 1.1 The project is a residential subdivision as contemplated in the certified 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 residential development conforms to the One-Family Residential (R1) Zone District standards, as modified under Section 17.04.030.B of the El Dorado County Code (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 design and use of the 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 115 residential lots in conformance with the anticipated uses, applicable standards, and design provisions of the El Dorado Hills Specific Plan, as adopted in 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, as modified, 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 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 residential subdivision is subject to the applicable provisions of El Dorado Hills Specific Plan and mitigation measures under the certified Environmental Impact Report (EIR) including regulation of subdivision 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 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)*

All applicable 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

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:

- *There are special conditions or circumstances peculiar to the property proposed to be subdivided which would justify the waiver.*
- *Strict application of the design or improvement requirements of this chapter would cause extraordinary and unnecessary hardship in developing the property.*
- *The waiver would not be injurious to adjacent properties or detrimental to the health, safety, convenience, and welfare of the public.*
- *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 A: Modification of the following Standard Plan 101 B standards:

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 E Courts; and
3. Reduction of sidewalk width from 6 feet to 4 feet on one side of the streets;

As part of a typical Class I subdivision improvements, 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. 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. Construction of these proposed improvements is unique to Serrano as these improvements would be privately owned and maintained by the Serrano El Dorado Master HOA. Strict application of the standard design or improvement requirements would cause additional unnecessary grading effects, impacts to resources and conflict with existing similar improvements within the existing villages. These improvements have been designed to sufficiently meet the vehicular and pedestrian circulation and safety needs of the future residents of this village and public in general. Therefore, granting of the design waiver would not nullify the objectives of the ordinance.

Design Waiver B: Reduction of right-of-way for cul-de-sac turnarounds from 100 feet to 80 feet in diameter and improved surface diameter from 60 feet to 45.5 feet;

The proposed reduced right-of way and cul-de-sac turnaround improvements are typical of the existing private road system Serrano development commonly owned and maintained by the established homeowner's association. Strict application of standard requirement would result in additional development impacts and conflict with existing similar improvement in Serrano. Implementation of the modified improvements would sufficiently meet the circulation needs of the future residents of this village. Both the Department of Transportation and the El Dorado Hills Fire Department have reviewed the modifications and support this design waiver. Granting of the design waiver would not nullify the objectives of the ordinance as these specific to the design of this subdivision and other applicable provisions of the DISM remains in effect.

Design Waiver C: Exceed the 3 to 1 width-to-length lot ratio standard for Lots 32, 33, 79, and 80.

Several of the proposed lots within the proposed subdivision exceeds the DISM lot width-to-length ratio standard of 3 to 1 as a result of subdivision design. The area where Lots 79 and 80 located was previously disturbed and improved under previous tentative map approval.

These lots would incorporate and preserve existing sloped area in excess of 30% gradient in the rear portions of the lot. Lots 32 and 33 are located near the westerly end of the project site. The design of its configuration is constrained given its location at the intersection of Hogarth Way and Van Gogh Drive. Strict application of the standard would result in the elimination of one or more lots. These lots are not significantly irregularly shaped, would remain developable and therefore, would not be injurious or detrimental to health and safety of the public. This modified standard would only apply to the lots of this subdivision and would not have any affect to other applicable standards and regulations.

Design Waiver D: Reduction of standard lot frontage width of 60 feet to 58 feet for Lots 99 to 101.

As regulated, the minimum standard lot frontage width under the R1-zone district is 60 feet. Residential Lots 99 to 101 have a minimum frontage width of 58 feet. These lots are within a row of lots along Hogarth Way where the predominant of lots maintains 60-foot wide. Each of the affected lot has a wider rear width, which if average with the front width would sufficiently achieve the frontage width standard. Any adjustments to the front widths of these lots would require adjustments to adjacent lots within the row. Lot 92 could possibly accommodate the width adjustments given its larger area but its residential pad would be limited by the reduction of lot width and preservation of a 30" oak tree within the lot. Granting of waiver from this standard would not be injurious to adjacent properties or detrimental to the health and safety of the public as these affected lots would still be developable and useable and would not have any nullifying effect to applicable standards and regulations.