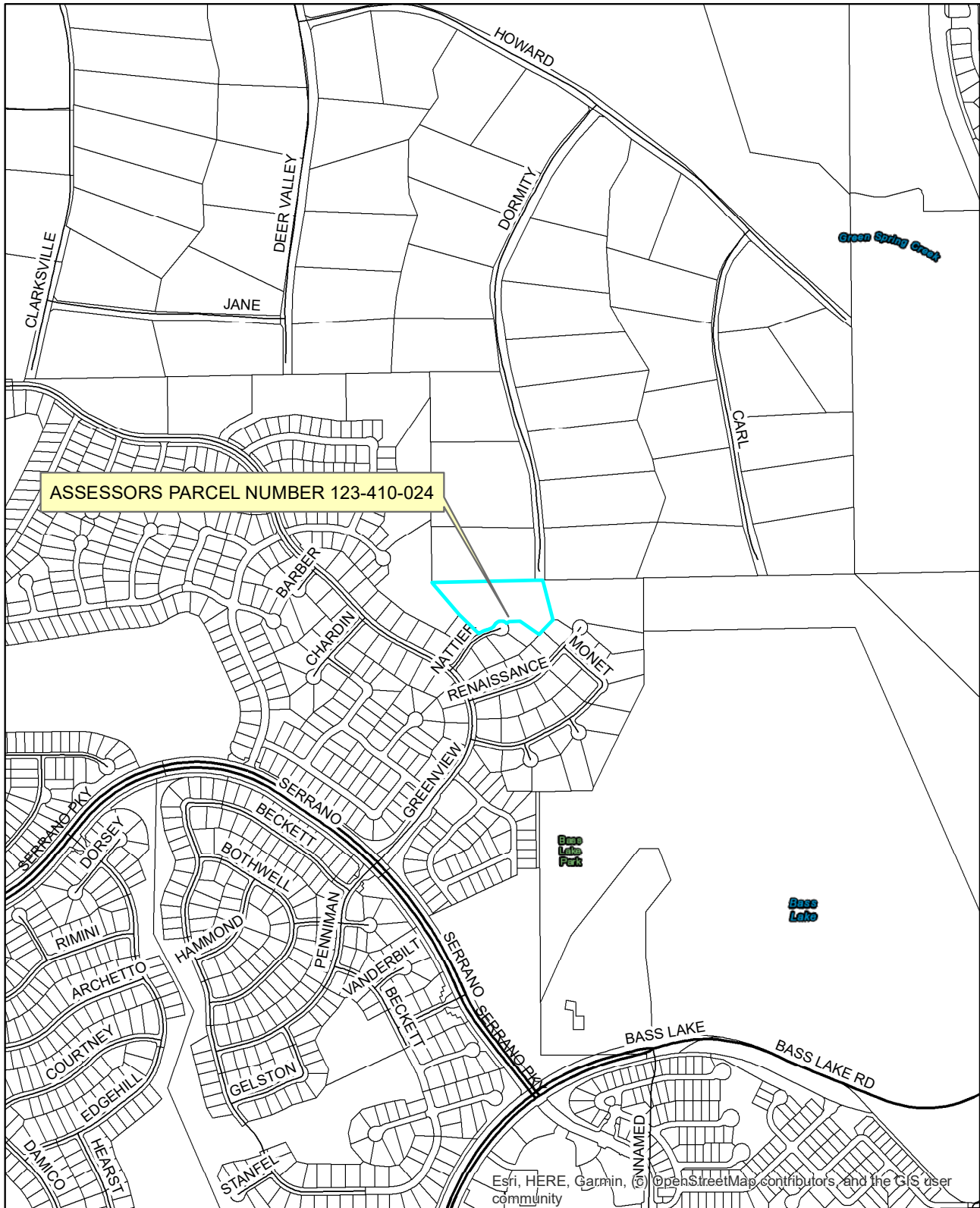


TM-R20-0001/PD-R20-0008 SERRANO VILLAGE J3B (LOT 66)
EXHIBIT A - VICINITY MAP

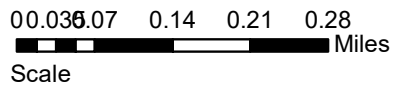
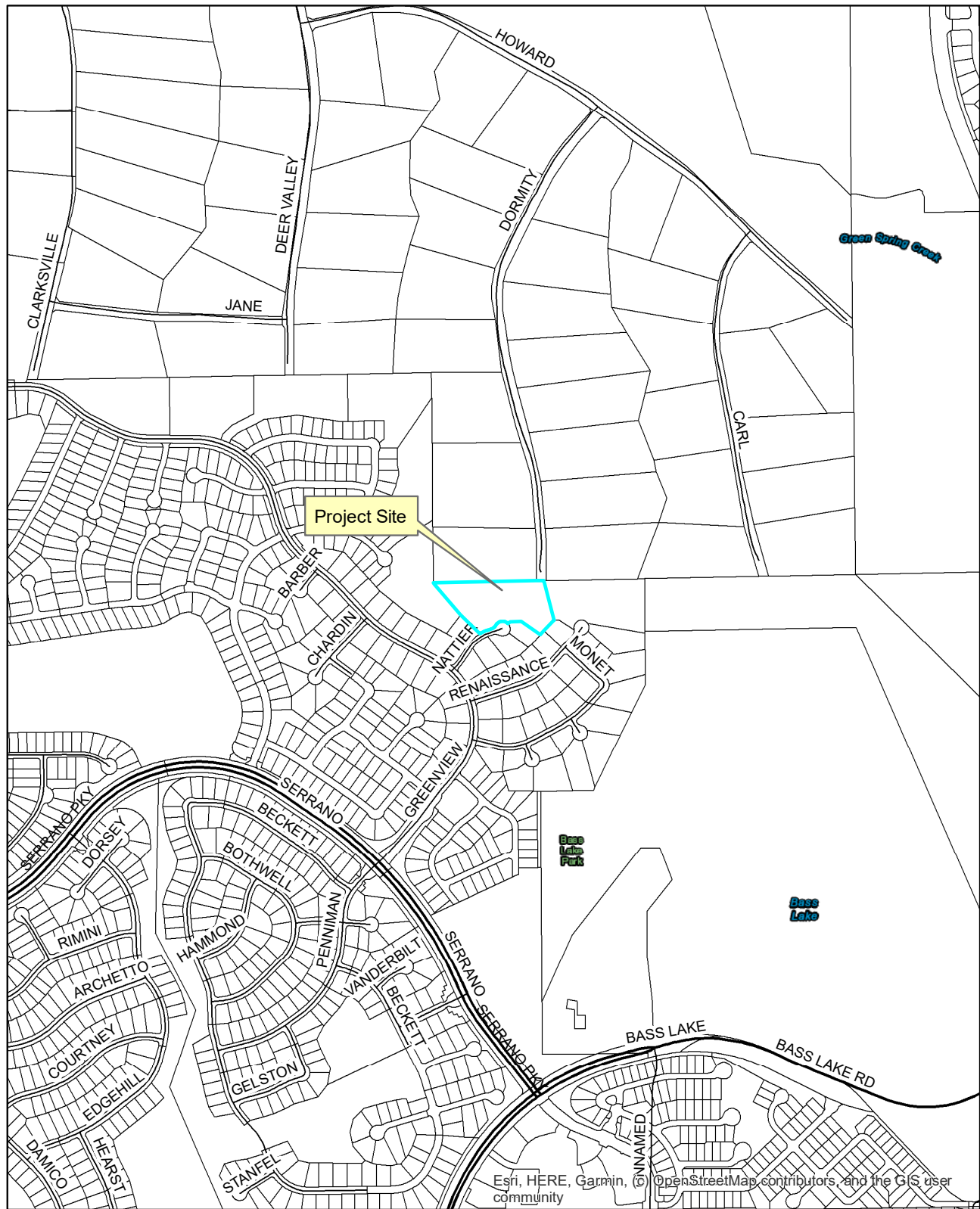


00.036.07 0.14 0.21 0.28
Miles

Scale



TM-R20-0001/PD-R20-0008 SERRANO VILLAGE J3B (LOT 66)
EXHIBIT B - LOCATION MAP



TM-R20-0001/PD-R20-0008 SERRANO VILLAGE J3B (LOT 66)
EXHIBIT C - SITE AERIAL MAP



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Miles

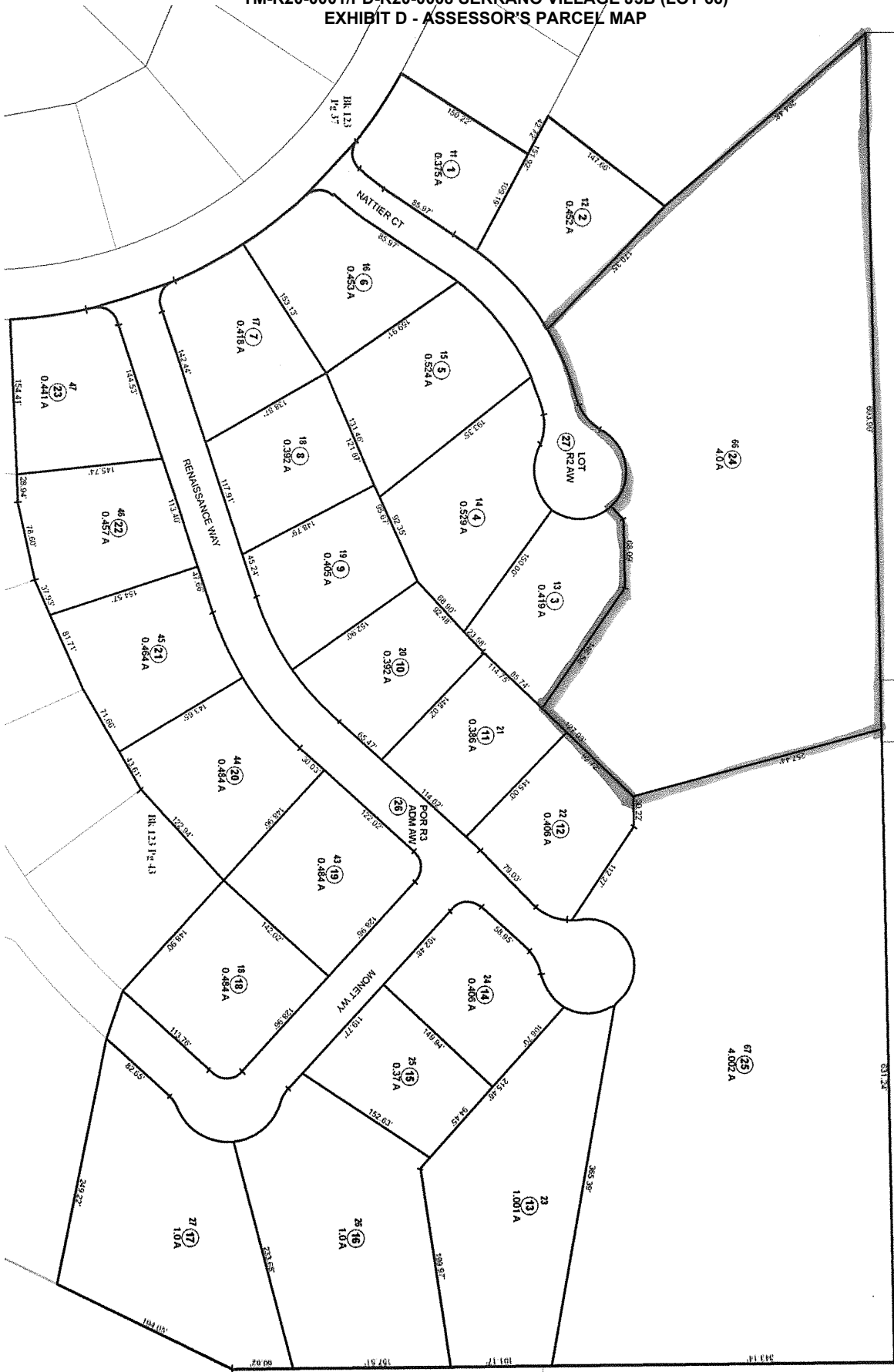
Scale



TM-R20-0001/PD-R20-0008 SERRANO VILLAGE J3B (LOT 66)
 EXHIBIT D - ASSESSOR'S PARCEL MAP

R. 35

POR. SEC. 31, T.10N., R.9E., M.D.M.
 SERRANO VILLAGE J3B UNIT NO. 2
 J - 65



F.A. SIBUYEV, Inc. prepared by the B. Donato Co.
 for assessment purposes only. Area calculations
 are not guaranteed. Users should verify items
 to and acreage.

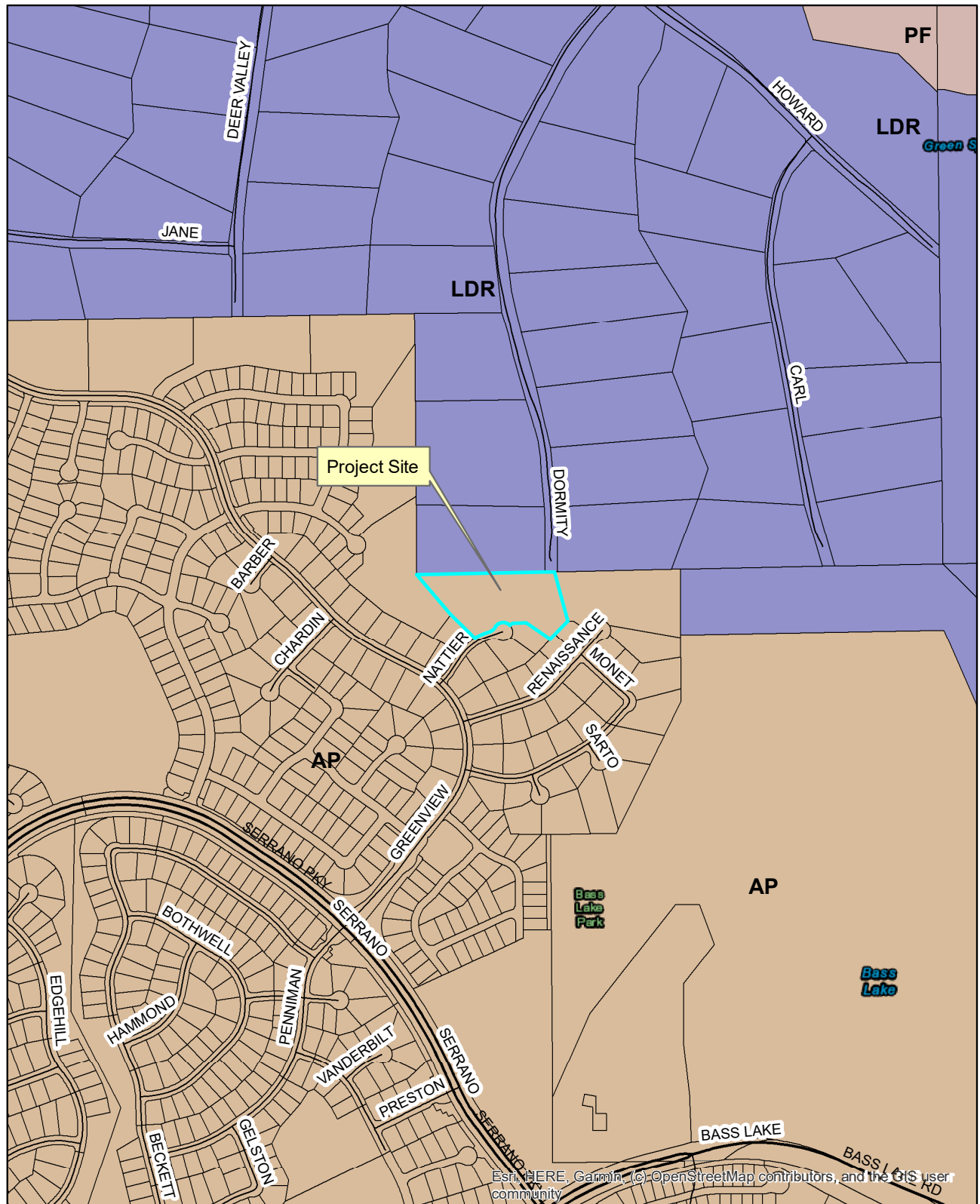
Acreages Are Estimates

Adjacent Map Pages Shown in Grey Tint
 Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

Rev. July 12, 2006

Assessor's Map
 County of E

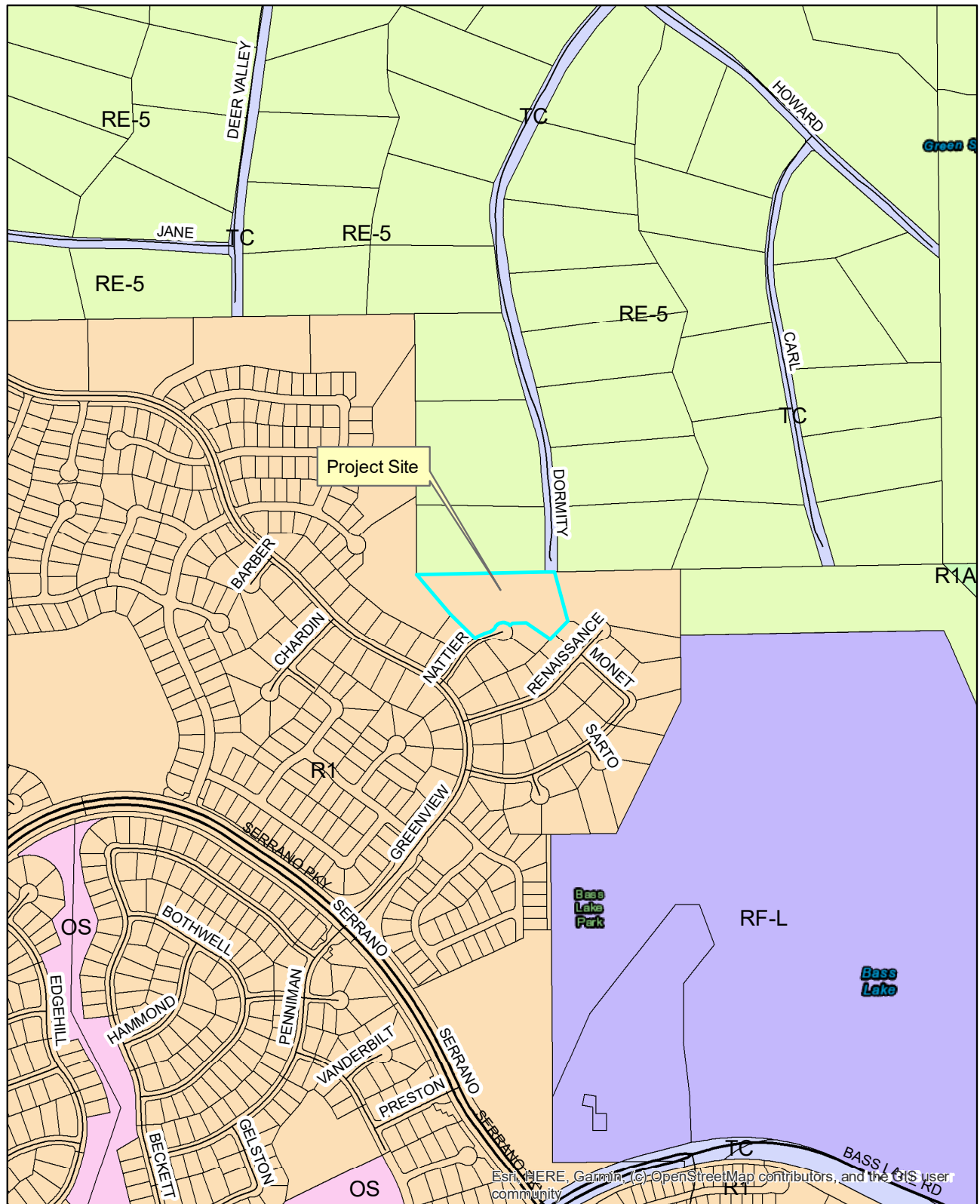
TM-R20-0001/PD-R20-0008 SERRANO VILLAGE J3B (LOT 66)
EXHIBIT E - GENERAL PLAN LAND USE MAP



0 0.035 0.07 0.14 0.21 0.28
Miles
Scale



TM-R20-0001/PD-R20-0008 SERRANO VILLAGE J3B (LOT 66)
EXHIBIT F - ZONING MAP



0 0.035 0.07 0.14 0.21 0.28
Miles

Scale



NICHOLSON RESIDENCE

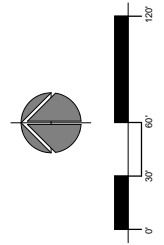
331 NATTIER COURT
EL DORADO HILLS, CA

PREPARED FOR:
CHRIS & CINDY
NICHOLSON

SITE PLAN NOTES:
1. POOL AND SPA SHALL BE FILLED USING WATER FROM THE MAIN RESIDENCE. NO WELL WATER SHALL BE USED BY THE POOL/SPA SYSTEM.

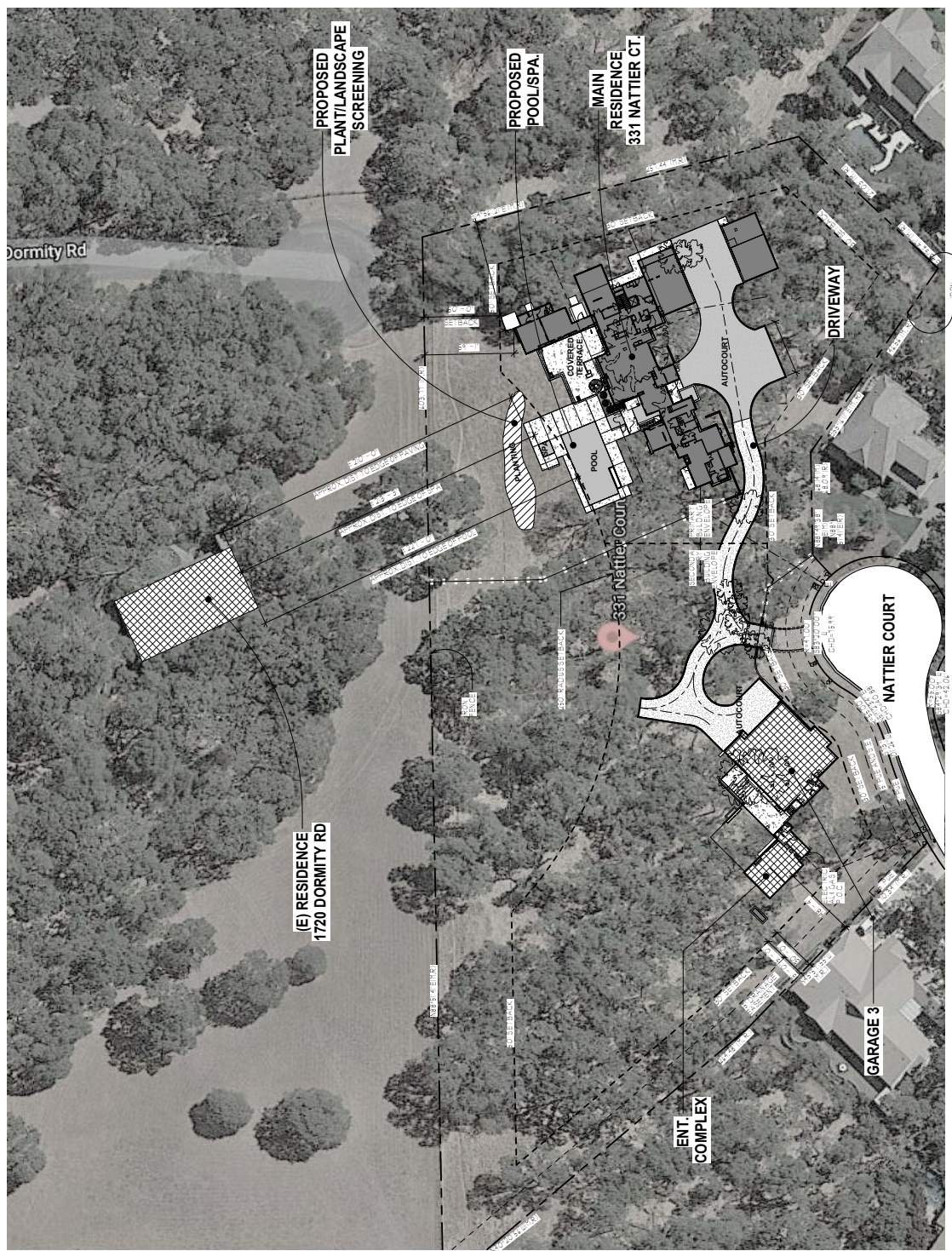
SCHEDULE OF DISTANCES:
ALL DISTANCES APPROXIMATED FROM EDGE OF (E) RESIDENCE AT 1720 DORMITY ROAD. TO LOCATION SPECIFIED BELOW:
EDGE OF PAVING: 210'-0"
EDGE OF SPA: 213'-3"
EDGE OF POOL: 227'-0"

**TM-R20-0001/PD-R20-0008 SERRANO VILLAGE J3B (LOT 66)
EXHIBIT G - SITE PLANS**



**SITE PLAN
EXHIBIT**
SCALE: 1" = 30'-0"

DATE: 09/11/10, 2019
SHEET: 1



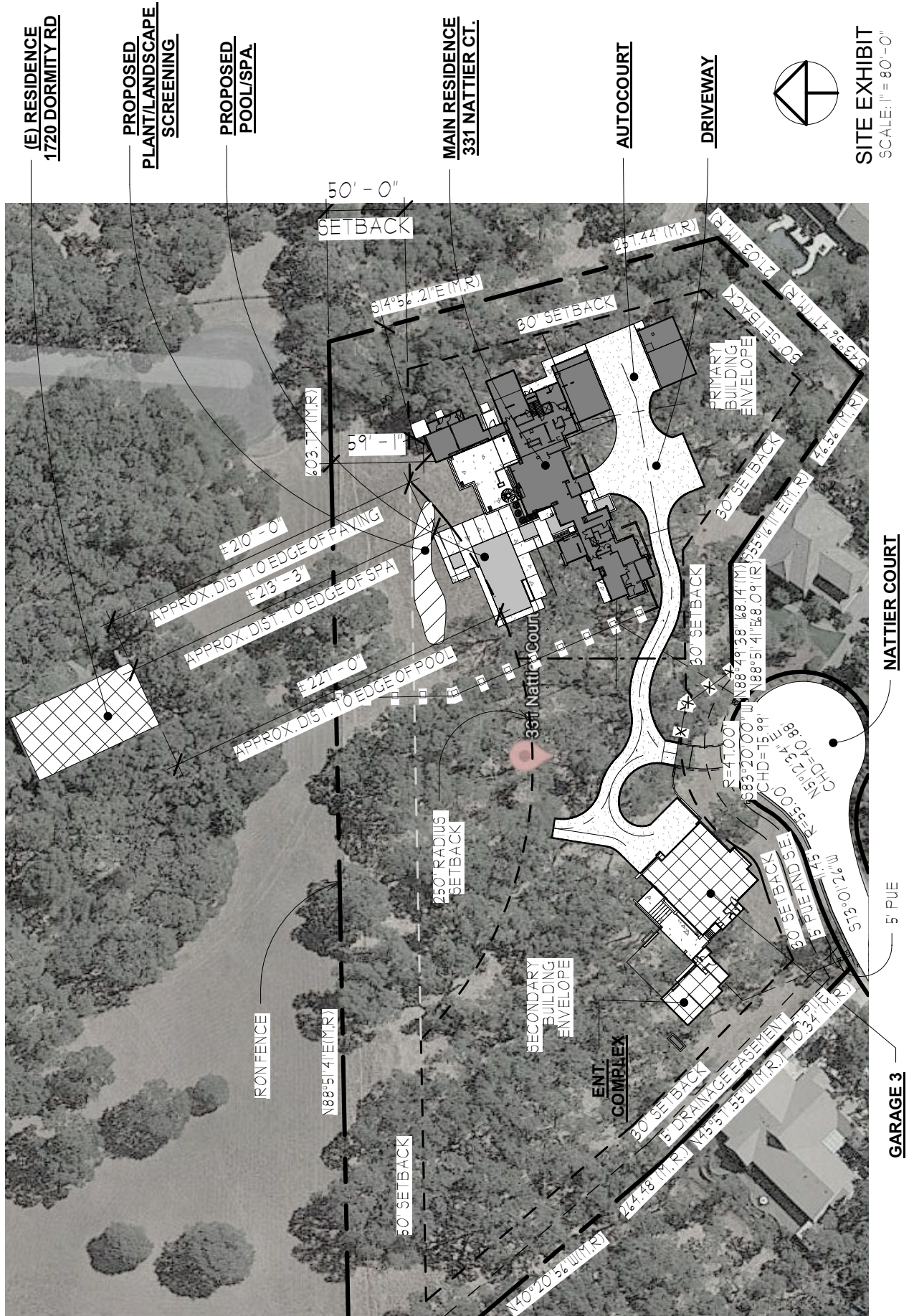
NICHOLSON RESIDENCE

SEPT. 10, 2019

331 NATTIER COURT
EL DORADO HILLS, CA

DONALD JOSEPH INC.
ARCHITECTURE + INTERIOR DESIGN
2620 21st Street Sacramento, CA 95818
916.456.2300 • www.donaldjoseph.com

TM-R20-0001/PD-R20-0008 SERRANO VILLAGE J3B (LOT 66)
EXHIBIT G - SITE PLANS



SITE EXHIBIT
SCALE: 1" = 80'-0"

August 25, 2020

2020 SEP -3 PM 12: 51

Narrative responses to questions anticipated from EDC regarding Pool/Spa Setback Issue.

RECEIVED
PLANNING DEPARTMENT

- 1. General Background on us and the project:** My wife and I both grew up in El Dorado County and attended Oak Ridge High School in El Dorado Hills (Class of 1988). We met there and even went to Senior Prom with each other. Most of our family (on both sides) continues to live in El Dorado County. After spending over 30 years away from EDC (for school and career) and after our children were through college and on their own, we decided to “move home.” It has always been our dream to build a special home, large enough to be a “family magnet” for gatherings and a place to enjoy our retirement. This will be is our “forever home.” We have already spent years on finding a suitable lot and working on the design with our architect and builders. Although we understand that some of the details of our plans might not seem significant to others, they are important to us and our overall vision of how friends and family will enjoy the property for many years to come.
- 2. Any other anticipated requests for exceptions?:** Construction of all structures on the property is well underway and we do not anticipate making any further requests for County approvals (other than ordinary-course revisions of our permits to address issues that may arise during construction). We actually didn’t expect to need to request County approval for this issue, either. We were under the impression (perhaps erroneously, we now realize) that an in-ground pool/spa (in contrast to structures) was generally permitted within the setback, subject to minimum distances from the property line. We believe that our plans would be fully compliant with the strict Serrano DRC rules if our setbacks weren’t defined by special arrangements at the County level. In fact, we’re still not sure if the core intent of the operative language precludes our plans—especially when interpreted with the benefit of almost 20 years of evolution of this area of Serrano and Green

TM-R20-0001/PD-R20-0008 SERRANO VILLAGE J3B (LOT 66)
Springs Ranch. This belief is underscored by the approval
EXHIBIT H - LETTER FROM PROPERTY OWNERS
of our project by our neighbors and the Green Springs
Ranch HOA itself (the people for whom these special
restrictions were intended to benefit).

3. **Why can't you just relocate the Pool/Spa? You have a four-acre lot.**: A core design element/theme for our home is the very large windows at the entry and at the rear foyer wall, allowing you to "look through" the house in this area. In addition to the spa and pool at issue here, we have a water feature on the front porch and two more water features visible through the house to the rear—all arranged in a straight line. The proposed position/alignment of the pool and spa continue this linear sequence of water that gives the impression of water flowing under the home from the front porch through the backyard. This is why we care so much about maintaining the proposed locations of these items.

**TM-R20-0001/PD-R20-0008 SERRANO VILLAGE J3B (LOT 66)
EXHIBIT I - LETTERS OF SUPPORT FROM NEIGHBORS**

2020 SEP -3 PM 12: 52

RECEIVED
PLANNING DEPARTMENT

Ron Peek 1720
Dormity Road
Rescue, CA 95762

May 26, 2020

Re: Setback Variance for 331 Nattier Court.

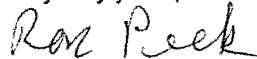
To Whom it May Concern:

My name is Ron Peek and I am the owner of 1720 Dormity Road in Green Springs Ranch in Rescue. I share a property line with 331 Nattier Court in Serrano in El Dorado Hills. I have met with Chris & Cindy Nicholson, the owners, and am familiar with their plans.

I understand that the Nicholson's land has a setback of approximately 250 feet from the center of my home. I understand that the main structure of their home will be outside of that setback but that their proposed pool/spa/hardscape/landscape elements would be partially within the setback, placing it approximately 210 feet from the nearest edge of my house.

I do not object to their plans and support whatever approvals/permits/waivers/variances/etc. as may be required by Serrano and/or the County to allow the Nicholson's to proceed with their project as proposed.

Very truly yours,



Ron Peek

PD-R20-0008/TM-R20-0001

**TM-R20-0001/PD-R20-0008 SERRANO VILLAGE J3B (LOT 66)
EXHIBIT I - LETTERS OF SUPPORT FROM NEIGHBORS**

July 15, 2020

2020 SEP -3 PM 12: 52

To Whom It May Concern,

RECEIVED
PLANNING DEPARTMENT

We, Kevin and Constance McClain, are the owners of 360 El Greco Court, El Dorado Hills, CA 95762. We share a property line with 331 Nattier Court, owned by Chris and Cindy Nicholson. Both parcels located within Serrano adjoin 1720 Dormity Road, Rescue located to the north of 331 Nattier Ct and east of 360 El Greco Ct.

We recently met with Chris and Cindy to review their proposed Site Exhibit dated Sept 10, 2019 that accompanies their residence currently under construction. It was discussed that 331 Nattier Ct has a setback of approximately 250 feet from the center of the home at 1720 Dormity Road. We understand that the main structures of the Nicholson's residence will be outside of the required setback with only minor encroachments with the proposed pool/spa/hardscape/landscape elements.

It is our understanding that Ron Peek, owner of 1720 Dormity Road is most impacted with this variance and has provided his support.

We do not object to the proposed Site Exhibit and support the necessary approvals/permits/waivers/variances/etc. as required by Serrano and/or El Dorado County to allow the Nicholsons to proceed with their proposed project.

Best Regards,



Kevin McClain and Constance McClain

PD-R20-0008/TM-R20-0001

**TM-R20-0001/PD-R20-0008 SERRANO VILLAGE J3B (LOT 66)
EXHIBIT I - LETTERS OF SUPPORT FROM NEIGHBORS**

Re: Setback Variance for 331 Nattier Court

To Whom it May Concern:

My name is Craig Bury, and along with my wife Kim, we are the owners of 330 Nattier Court in Serrano. We share a property line (we are next-door neighbors) with 331 Nattier Court in Serrano in El Dorado Hills. We have met with Chris & Cindy Nicholson, the owners, and are familiar with their plans.

We understand that the Nicholson's land has a setback of approximately 250 feet from the center of the home in Rescue to the North. We understand that the main structure of their home will be outside of that setback but that their proposed pool/spa/hardscape/landscape elements would be partially within the setback. We understand that Ron Peek, the neighbor to the north who would be most impacted, supports their plans.

We do not object to their plans and support whatever approvals/permits/waivers/variances/etc. as may be required by Serrano and/or the County to allow the Nicholsons to proceed with their project as proposed.

Very truly yours,



Craig Bury

2020 SEP -3 PM 12: 52

RECEIVED
PLANNING DEPARTMENT

PD-R20-0008/TM-R20-0001

**TM-R20-0001/PD-R20-0008 SERRANO VILLAGE J3B (LOT 66)
EXHIBIT J - GREEN SPRINGS RANCH APPROVAL**

From: George Kucera gwkucera@gmail.com
Subject: Re: Fw: Setback variance for bordering lot in Serrano
Date: July 30, 2020 at 9:21 PM
To: c.cnicholson@gmail.com
Cc: Diane Barclay the_barclays@sbcglobal.net

2020 SEP -3 PM 12: 52

Mr. Nicholson,

The board agreed to approve your plans as included above tonight. Please take this email as confirmation you have the ranch's approval for the plans included in your original email to us. Thanks and enjoy your new property.

Regards,
George

On Wed, Jul 22, 2020 at 7:59 AM Green Springs Ranch <gsrla2000@yahoo.com> wrote:

Begin forwarded message:

On Tuesday, July 21, 2020, 3:37 PM, Chris Nicholson <c.cnicholson@gmail.com> wrote:

[This is the only email address I could find, but I think I am trying to contact George Kucera (President and Borders Committee) and Diane Barclay (Architectural Review)]

Hello future neighbors and sorry to bother you with what is probably an unusual request.

This is Chris Nicholson. My wife, Cindy, and I are building a home at 331 Nattier Court in Serrano. We share a property line with Ron Peek at 1720 Dormity Road in Green Springs Ranch.

Our lot is a four acre "border lot" which, per Conditions of Approval negotiated between Serrano and Green Springs Ranch (I think around 2001), has a 250 foot setback from the center of Ron Peek's home. We have honored (what we thought were) the rules here and no part of our home or other buildings will be within this setback. However, the proposed location of our spa is (at the closest point) about 20 feet inside the 250 foot setback. The location is important to us because we want it to "line up" with the pool and other planned water features. See attached drawings.

Under normal Serrano rules, this would not be a problem, since in-ground pools and spas can generally be within the setback. That's why our proposed design places the spa there. But, since this 250 foot setback is "special," Serrano HOA is not willing to grant our permit unless El Dorado County approves. Furthermore, Serrano has asked that we approach you folks to make sure you don't have an issue with our plans because Serrano doesn't want to do anything that might be seen as going against the terms of the deal negotiated with you all in the past (without your consent).

FYI, I have walked my property with Ron Peek and his wife and shown them our plans. They have no objections (see attached support letter). I also have approval letters from my Serrano neighbors. I don't think anyone has any problem with what we're doing, but everyone wants to make sure no one else has a problem. Kind of a "Catch-22." We consider the setback encroachment to be pretty minor and it won't really be visible to anyone (even from the Peek's home), since it will mostly be at ground level and blocked from view by landscaping and existing oak trees.

I'm not exactly sure what I am asking of you. If your HOA doesn't have any objections, maybe your Board would be willing to say (perhaps at your next regular meeting) that you don't object as long as the Peeks don't object and as long as Serrano and the County don't object? I think that would satisfy Serrano and create a public record that all interested parties had a chance to chime-in/object.

For reference I am also attaching an excerpt from the Conditions of Approval (See Item #39) and our recorded Lot Notebook page which implements the requirements of the Conditions of Approval.

I would be happy to chat by phone and/or meet with your Board (or relevant committee(s)) to discuss

PD-R20-0008/TM-R20-0001

Serrano El Dorado

TM-R20-0001/PD-R20-0008 SERRANO VILLAGE J3B (LOT 66)
EXHIBIT K - SERRANO ARCHITECTURAL COMMITTEE APPROVAL

4525 Serrano Parkway Suite 110
El Dorado Hills, CA 95762
Ph: 916-939-1728
Fax: 916-939-3401

December 7, 2020

CHRISTOPHER NICHOLSON TRUSTEE / CYNTHIA NICHOLSON TRUSTEE
7014 Hearst Drive
El Dorado Hills CA 95762 USA

RE: Architectural Modification Approved
331 NATTIER CT / Customer ID #: SELDO-4026-01

Dear Christopher Nicholson Trustee / Cynthia Nicholson Trustee :

We are pleased to inform you that your Easement Encroachment and Conceptual Pool/Spa plans were approved on 12/1/2020 by the Design Review Committee.

Please ensure that you comply with the conditions noted below:

- The conceptual plans showing proposed pool/spa more than 50-feet from the rear property line is approvable under the following conditions:
 - Obtain County approval to modify Serrano Development Plan and Tentative Map to reduce setback from 250-feet to 50-feet.
 - No further improvements are to be installed anywhere on property within the initial 250-foot setback requirement.
 - Pool/spa/hardscape to be located as proposed or further within primary building envelope.

(1) The Committee approves plans and specifications based on aesthetics and compliance with the community guidelines. They do not review for engineering design or structural integrity. Zoning and building permits are the responsibility of the homeowner.

(2) The Committee has the right to inspect improvements, constructed or being constructed, to determine that such improvements have been or are being built in compliance with the plans and specifications approved.

(3) Please see any other comments noted on your plan. Please refer to the Serrano Standard Lots Design Guidelines as they may apply to your project, in addition to any other attachments that may be enclosed.

(4) Please be aware that your plan approval is valid for 240 days after issuance. If you do not start your project within this time frame, it may be necessary to have your plans re-instated by the DRC. Please contact our office for advisement if this applies.

(5) Please call the Architectural Department to schedule a final inspection when your project is complete (allow a minimum of 48 hours advanced notice).

(6) In addition to the Association's approval and inspection process, please adhere to and follow any applicable EID or county approval and inspection process.

Deposits: If you have submitted a deposit, once you pass the final inspection your compliance deposit refund will be processed, less any costs incurred by the Association related to enforcing compliance or assessment fees.

Note: Please provide your contractor with a copy of the approved plans and this letter so they are made aware of the details that pertain to this project. Please submit completed Contractor Forms prior to the start of your project.

Thank you for your patience and cooperation. If you have any questions, please refer to your Community Policies or contact me at 916-939-1728 or at Wendy.Muehleisen@fsresidential.com. Thank you.

Sincerely,

Wendy Muehleisen
Architectural Review Coordinator



EL DORADO HILLS FIRE DEPARTMENT

"Serving the Communities of El Dorado Hills, Rescue and Latrobe"

October 14, 2020

Bianca Dinkler, Project Planner
El Dorado County Planning Department
2850 Fair Lane
Placerville, CA 95667

Re: **331 Nattier CT – PD-R20-0008, TM-R20-0001 – FIRE COMMENTS – Initial Consultation**

Dear Ms. Dinkler:

The El Dorado Hills Fire Department has reviewed the request by the applicant to reduce the 250-foot setback to allow the construction of a pool and spa. The Department has no comments and/or concerns related to this request. We recommend that the request be approved.

The Fire Department reserves the right to update the following comments to comply with all current Codes, Standards, Local Ordinances, and Laws in respect to the official documented time of project application and/or building application to the County. Any omissions and/or errors in respect to this letter, as it relates to the aforementioned codes, regulations and plans, shall not be valid, and does not constitute a waiver to the responsible party of the project from complying as required with all Codes, Standards, Local Ordinances, and Laws.

Please do not hesitate to contact me within the Community Risk Reduction Division of the El Dorado Hills Fire Department with any questions at 916-933-6623, Extension 1018.

Sincerely,

Ronald A. Phillips
Project Management Specialist

TM-R20-0001/PD-R20-0008 SERRANO VILLAGE J3B (LOT 66)
EXHIBIT M - ORIGINAL FINDINGS TM01-1376/PD01-0003

TM01-1376/PD01-03 - As approved by the Planning Commission on July 26, 2001

Findings

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.

Planned Development

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

Design Waivers

1. 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.
 - 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 Street (B Street to C Street), E Street - 46 feet; C Court, D Court; 1, 2, 3, 4, 5, 6, 7, 8 and 9 Courts - 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 and 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.
 - 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 for C Court, D Court, 1, 2, 3, 4, 5, 6, 7, 8 and 9 Courts 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.
 - 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.

Conditions

Department of Transportation

- 1. 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
A, B, C Streets, D Street (B Street to C Street), E Street	Std Plan 101B	36 ft. (46' R/W), plus utility/slope easements	46 feet plus utility/slope easements	Type 1 rolled curb & gutter*
C Court, D Court; 1, 2, 3, 4, 5, 6, 7, 8 and 9 Courts	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

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.

Conditions

Department of Transportation

- 1. 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
A, B, C Streets, D Street (B Street to C Street), E Street	Std Plan 101B	36 ft. (46' R/W), plus utility/slope easements	46 feet plus utility/slope easements	Type 1 rolled curb & gutter*
C Court, D Court; 1, 2, 3, 4, 5, 6, 7, 8 and 9 Courts	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 , 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 J2 and J3 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 J2 and J3, 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. This project is proposing mass pad grading. Section 15.14.460 of the County of El Dorado Grading, Erosion and Sedimentation Ordinance (Amended Ordinance 4170, 8/20/91) states that a mass pad grading project application shall be transmitted for comment to the supervisor of the district where the project is located, prior to the issuance. The district supervisor will be allowed fifteen (15) calendar days to respond, before the grading permit is issued.
14. 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.
15. 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.
16. 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.
17. Should asbestos-containing rock be exposed during grading, construction of roads, excavation for underground facilities, building foundations or any construction related activity, County Ordinance No. 4548 shall apply.

Fire Department

18. The potable water system for the purpose of fire protection for this residential development shall provide a minimum fire flow of 1,000 gpm with a minimum residual pressure of 20 psi for a two-hour duration. This fire flow rate shall be in excess of the maximum daily consumption rate for this development. A set of engineering calculations reflecting the fire flow capabilities of the system shall be supplied to the fire department for review and approval.
19. This development shall install Mueller Dry Barrel fire hydrants conforming to El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The spacing between hydrants in this development shall not exceed 500 feet on center.
20. To enhance the night-time visibility, each hydrant shall be painted with safety white enamel and marked in the roadway with a blue reflective marker as specified by the fire department and Fire Safe Regulations.
21. In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to framing of any combustible members as specified by El Dorado Hills Fire Department Standard 103.
22. 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.
23. 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.
24. The applicant shall provide a 20-foot wide all-weather surfaced emergency access road connection from the terminus of Serrano parkway at the entrance to Village J3 to a connection with Bass lake Road. This emergency access roadway may be gated at the terminus of the fully improved section of Serrano Parkway. The design and installation of this electronic gate shall meet the requirement of the fire department. This emergency access shall be constructed and made operational by June 1, 2001, or within six months of the completion of Serrano parkway to the entrance of Village J3, whichever is later.
25. This village shall comply with all requirements as set forth in the Serrano Wildfire Management Plan.

Planning Department

26. 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.
27. The applicable conditions of the Development Plan shall be satisfied prior to recordation of the final map.
28. 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.
29. Lots 19 through 24 of phase 1A of the tentative map and lots 1 and 2 of phase 1G of the tentative map will not be recorded until a preliminary plan for the school and adjoining park layout have been developed. The two districts shall have two years from the date of approval of the tentative map to complete the preliminary plan.
30. Residential lots located on the boarder 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.
31. 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.

32. 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.
33. 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.
34. 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.
35. The applicant shall install a fire hydrant of the type indicated in Condition 19 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.
36. The applicant shall install a fire hydrant on the property line at points adjacent to the terminus of Dormity Road and Deer Valley Road. The hydrant shall be of the type indicated in Condition 19 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.
- ✓ 37. 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.
38. The lot configuration for the map shall be that submitted and dated July 26, 2001.
39. 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.

40. 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.

OTHER STANDARD SUBDIVISION REQUIREMENTS OF LAW

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, this project is subject to the **El Dorado Hills/ Salmon Falls Area** Road Impact Fee. 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.

Conditions - Development Plan

1. The Development Plan permits the following:

A tentative subdivision map creating 148 residential lots ranging from 7,784 square feet to 4.31 acres, a 12.41 acre school site, a 11.01 acre park site, open space lots and landscape corridors.

TM-R20-0001/PD-R20-0008 SERRANO VILLAGE J3B (LOT 66)
EXHIBIT N - ORIGINAL CONDITIONS OF APPROVAL TM01-1376/PD01-0003 Page 13 of 13
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Findings/Conditions of Approval

2. Construction of duplex units and creation of duplex lots for lots fronting the golf course and on corner lots within the subdivision.
3. Construction of homes with up to 45 percent coverage on lots under 9,500 square feet or for duplex and/ or triplex lots.
4. Place air conditioning equipment and pool equipment within 2.5 feet of a side property line so long as the line is defined by a solid fence.
5. Building side yard setbacks shall be five feet regardless of building height.

Lot coverage amended to 45% for all lots.

See Planning Commission Clerk transmittal dated July 14, 2006 for PD01-0003K.

FROM THE MINUTES OF JULY 26, 2001

12. TENTATIVE SUBDIVISION MAPS/PLANNED DEVELOPMENTS (Public Hearing)

- a. **TM01-1376/PD01-03/Serrano, Village J2 and J3**; submitted by SERRANO ASSOCIATES, LLC (Agent: Sam Miller) proposing to create 148 residential lots ranging in size from 7,784 to 187,744 square feet, a 12.41 acre school site, and a 11.01 park site. Design waivers have been requested which would allow the following: a. reduction of road right-of-way to conform to actual street width improvements from 50 to 46 feet for Streets A, B, C, D, and E, and 36 feet for C Court, D Court, and 1, 2, 3, 4, 5, 6, 7, 8, and 9 Courts; 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. The properties, identified by Assessor's Parcel Numbers 113-070-02, -03, -04, 08; 114-080-04, -26; 113-090-01, -02, -04, and -05, consist of 92.02 acres, are located on the north side of Serrano Parkway, approximately two miles northeast of the intersection with Silva Valley Parkway, in the **El Dorado Hills area**. (Statutorily exempt pursuant to Section 15182 of the CEQA Guidelines)

Sam Miller explained this project. Staff recommended conditional approval. He informed the Commission of some changes that have been made to the conditions after discussions with property owners from one of the adjacent projects. The average setback will now be 300 feet. Using the display maps, Mr. Miller further explained.

Commissioner Tolhurst asked if there will be a restriction pertaining to the setbacks. Mr. Miller said it will be shown on the map. They will also extend water service from their project to three locations on the adjacent property. The lots along the boundary have been enlarged. There has also been a condition added regarding the abandonment of wells. Mr. Miller informed the Commission of the fencing that will go northeast from J-3, extend due west, and go due north along the boundaries of K-5/K-6 to Deer Valley Road. That fence will be approximately six feet high and will be constructed before any homes are constructed.

Mr. Miller gave the Commission some proposed written modifications of the conditions. He said the conditions could be placed on all three maps.

First Vice Chair Coalwell asked if the water for this project will be gravity fed. Mr. Miller said the principal source of water will be Folsom Lake. He explained the 3,000,000 gallon water tank that will be built on the hill by the Catholic Church in about one year.

Commissioner Mac Cready asked if the 7,500 acre feet from Folsom Lake is sufficient to supply El Dorado Hills. Mr. Miller said it is not.

Bill Annis, Vice President of the Board of Directors of the Green Springs Ranch Homeowners Association, said they have worked with Bill Parker and Sam Miller over the past few years on issues regarding their mutual boundaries. He said Mr. Miller covered the additional conditions very well. Mr. Annis said their association is very satisfied with the proposed conditions. They have reached agreement on these conditions and are in support of these projects.

Harriett Segel, resident of El Dorado Hills, said they fully encourage the use of cul-de-sacs. There was concern about the six-foot high fence hindering wildlife. The fence will not deter the deer. Mrs. Segel said the advisory committee is in support of these projects. First Vice Chair Coalwell asked if Mrs. Segel's comments apply to all three projects. Mrs. Segel replied in the affirmative.

First Vice Chair Coalwell asked about the water service letter. Conrad Montgomery said when they come in for their final map, they have to have proof of water meters. First Vice Chair Coalwell said she is concerned about possibly creating dry lots. The EIR speaks to the Auburn Dam, Texas Hill Reservoir, and Crawford Ditch. Mr. Miller said approval of the Serrano project did not assume those water projects would ever be constructed.

Commissioner Mac Cready asked about the map expiring three years ago. Mr. Miller explained. He said they are before the Commission for the tentative map, not zoning, etc. Mr. Montgomery explained the specific plan approval. These maps are in substantial conformance with the plan that was originally approved.

There was no one else in the audience wishing to give input.

Commissioner Tolhurst said it is nice to have neighbors support a project.

Commissioner Mac Cready asked to which projects the additional conditions should be applied. Mr. Montgomery said those conditions should apply to all three maps.

First Vice Chair Coalwell said she will not be able to vote for these projects due to her water concerns. Commissioner Larsen-Hallock said she would like to have some discussion about entitlements before the final map. Mr. Montgomery said there must be proof from EID that they have water meters prior to the map being finalized. Paula Frantz, County Counsel, said they have entitlements under the development agreement to build up to the original number of houses that were proposed. The development agreement does not guarantee the water. They have gambled that water will be available. Water meters are not required with the tentative map application but with the final map. Commissioner Larsen-Hallock

said she feels the County is guaranteeing that dry lots will not be approved. Mr. Miller briefly explained the facilities plan report.

Mr. Montgomery spoke about the public services section of the General Plan. EID has indicated that water is available for the projects in this area. Mr. Miller has presented a very detailed update of the development agreement. Commissioner Larsen-Hallock said we have to recognize the amount of recycled water these projects are utilizing. EID has said they will serve, and safe guards are in place to assure water meters are there. This project is being very proactive in reducing their amount of consumption.

Commissioner Mac Cready spoke about Marble Valley applying for annexation to the water district. Mr. Miller said there was an application by the previous property owner. Commissioner Larsen-Hallock said these projects must be considered on their own merits and not other possible projects.

Commissioner Larsen-Hallock asked about sidewalks. Where is it appropriate to have sidewalks? Mr. Montgomery said all but the cul-de-sacs would have sidewalks on them. Mr. Miller agreed. Mr. Montgomery said, typically, those are shorter streets.

ON MOTION OF COMMISSIONER LARSEN-HALLOCK, SECONDED BY COMMISSIONER TOLHURST AND CARRIED BY THE FOLLOWING VOTE: AYES - COMMISSIONERS LARSEN-HALLOCK, MAC CREADY, MACHADO, AND TOLHURST; NOES - COMMISSIONER COALWELL, IT WAS MOVED TO FIND THE PROJECT STATUTORILY EXEMPT PURSUANT TO SECTION 15182 OF THE CEQA GUIDELINES, AND APPROVE TM00-1376, BASED ON THE FINDINGS PROPOSED BY STAFF, SUBJECT TO THE CONDITIONS AS MODIFIED.

Findings

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.

Planned Development

1. The Development Plan is consistent with the El Dorado Hills Specific Plan and zoning for the applicable site.

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

Design Waivers

1. 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 landforms, 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.
 - 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 Street (B

Street to C Street), E Street - 46 feet; C Court, D Court; 1, 2, 3, 4, 5, 6, 7, 8 and 9 Courts - 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 landforms, resulting in reduced grading an impact on the natural resources. The land area thus made available results in an increase in the actual acreage of open space provided in the Specific Plan.
 - b. Strict application of County design and improvement requirements would cause extraordinary and unnecessary hardship in developing the property. The increased right-of-way will require more extensive grading and drainage work with increased impacts to an area that is sensitive to soil disturbance.
 - 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 for C Court, D Court, 1, 2, 3, 4, 5, 6, 7, 8 and 9 Courts 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.
- 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.

Conditions

Department of Transportation

- 1. 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
A, B, C Streets, D Street (B Street to C Street), E Street	Std Plan 101B	36 ft. (46' R/W), plus utility/slope easements	46 feet plus utility/slope easements	Type 1 rolled curb & gutter* with 4 ft. sidewalks
C Court, D Court; 1, 2, 3, 4, 5, 6, 7, 8 and 9 Courts	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 , 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 J2 and J3 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 J2 and J3, 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. This project is proposing mass pad grading. Section 15.14.460 of the County of El Dorado Grading, Erosion and Sedimentation Ordinance (Amended Ordinance 4170, 8/20/91) states that a mass pad grading project application shall be transmitted for comment to the supervisor of the district where the project is located, prior to the issuance. The district supervisor will be allowed fifteen (15) calendar days to respond, before the grading permit is issued.

14. 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.

15. 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.

16. 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.

17. Should asbestos-containing rock be exposed during grading, construction of roads, excavation for underground facilities, building foundations or any construction related activity, County Ordinance No. 4548 shall apply.

Fire Department

18. The potable water system for the purpose of fire protection for this residential development shall provide a minimum fire flow of 1,000 gpm with a minimum residual pressure of 20 psi for a two-hour duration. This fire flow rate shall be in excess of the maximum daily consumption rate for this development. A set of engineering calculations reflecting the fire flow capabilities of the system shall be supplied to the fire department for review and approval.

19. This development shall install Mueller Dry Barrel fire hydrants conforming to El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The spacing between hydrants in this development shall not exceed 500 feet on center.

20. To enhance the night-time visibility, each hydrant shall be painted with safety white enamel and marked in the roadway with a blue reflective marker as specified by the fire department and Fire Safe Regulations.

21. In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to framing of any combustible members as specified by El Dorado Hills Fire Department Standard 103.

22. 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.

23. 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.

24. The applicant shall provide a 20-foot wide all-weather surfaced emergency access road connection from the terminus of Serrano parkway at the entrance to Village J3 to a connection with Bass lake Road. This emergency access roadway may be gated at the terminus of the fully improved section of Serrano Parkway. The design and installation of this electronic gate shall meet the requirement of the fire department. This emergency access shall be constructed and made operational by June 1, 2001, or within six months of the completion of Serrano parkway to the entrance of Village J3, whichever is later.

25. This village shall comply with all requirements as set forth in the Serrano Wildfire Management Plan.

Planning Department

26. 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.

27. The applicable conditions of the Development Plan shall be satisfied prior to recordation of the final map.

28. 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.

29. Lots 19 through 24 of phase 1A of the tentative map and lots 1 and 2 of phase 1G of the tentative map will not be recorded until a preliminary plan for the school and adjoining park layout have been developed. The two districts shall have two years from the date of approval of the tentative map to complete the preliminary plan.

30. Residential lots located on the boarder 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.

31. 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.

32. 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.

33. 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.

34. 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.

35. The applicant shall install a fire hydrant of the type indicated in Condition 19 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.

36. 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 19 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.

37. 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.

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

39. 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.

40. 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.

OTHER STANDARD SUBDIVISION REQUIREMENTS OF LAW

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, this project is subject to the **El Dorado Hills/ Salmon Falls Area** Road Impact Fee. 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.

Conditions - Development Plan

1. The Development Plan permits the following:

A tentative subdivision map creating 148 residential lots ranging from 7,784 square feet to 4.31 acres, a 12.41 acre school site, a 11.01 acre park site, open space lots and landscape corridors.

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

3. Construction of homes with up to 45 percent coverage on lots under 9,500 square feet or for duplex and/ or triplex lots.

4. Place air conditioning equipment and pool equipment within 2.5 feet of a side property line so long as the line is defined by a solid fence.

5. Building side yard setbacks shall be five feet regardless of building height.

TM-R20-0001/PD-R20-0008 SERRANO VILLAGE J3B MINOR REVISION (LOT 66)
EXHIBIT O - MINUTES FROM PLANNING COMMISSION, JULY 26, 2001

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Minutes, July 26, 2001

First Vice Chair Coalwell said the action today is appealable to the Board of Supervisors within ten working days.