

FINAL FINDINGS

Serrano Village K6 Subdivision Map Amendment/Serrano Village K6, Unit 2 Planned Development Revision TM-C22-0003/PD-R22-0003 (TM10-1496/PD10-0002) As Approved by the Board of Supervisors on August 15, 2023

1.0 CEQA FINDINGS

- 1.1 Staff reviewed the project and found it exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305, Minor Alterations in Land Use Limitations. Class Five exemptions consist of minor alterations in land use limitations in areas with an average slope of less than 20-percent, which do not result in any changes in land use or density, and do not create any new parcel.
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Building Department at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 GENERAL PLAN FINDINGS

2.1 The project is consistent with General Plan Policy 2.2.1.2.

General Plan Policy 2.2.1.2 identifies that the purpose of the Area Plan (AP) land use category recognizes areas for which specific land use plans have been prepared and adopted. These plans are accepted and incorporated by this reference, and the respective land use map associated with each such plan is hereby adopted as the General Plan map for each such area.

Rationale: Removal of the vehicular access restriction is consistent with this policy. The site is located in the El Dorado Hills Community Region. The proposed project is compatible with the land use designation.

2.2 The project is consistent with General Plan Policy 2.2.5.2.

This policy requires that all applications for discretionary projects or permits shall be reviewed to determine consistency with the policies of the General Plan.

Rationale: Staff has prepared this section on General Plan findings to document the project's consistency with the policies of the General Plan.

2.3 The project is consistent with General Plan Policy 2.2.5.21.

General Plan Policy 2.2.5.21 requires that development projects be located and designed in a manner that avoids incompatibility with adjoining land uses.

Rationale: The project site is undeveloped. The adjoining properties to the south, east, and west are similarly zoned as part of the same residential planned development. The adjoining properties to the north consist of lower density

residential parcels. Therefore, the project would not conflict with adjoining land uses.

2.4 General Plan Policy TC-Xa does not apply to the project.

(1) Traffic from residential development projects of five or more units or parcels of land shall not result in, or worsen, Level of Service (LOS) F (gridlock, stop-and-go) traffic congestions during weekday, peak-hour periods on any highway, road, interchange, or intersection in the unincorporated areas of the county.

Rationale: The project will not create residential units; therefore, this policy does not apply.

(2) The County shall not add any additional segments of U.S. Highway 50, or any other highways and roads, to the County's list of roads from the original Table TC-2 of the 2004 General Plan that are allowed to operate at LOS F without first getting the voter's approval.

Rationale: This is not applicable as the Project is not requesting any modifications to Table TC-2.

(3) and (4). Intentionally blank as noted in the General Plan.

(5) The County shall not create an Infrastructure Financing District unless allowed by a 2/3rds majority vote of the people within that district.

Rationale: This is not applicable as the Project is not requesting the County create an Infrastructure Financing District.

(6) Intentionally blank as noted in the General Plan.

(7) Before giving approval of any kind to a residential development project of five or more units or parcels of land, the County shall make a finding that the project complies with the policies above. If this finding cannot be made, then the County shall not approve the project in order to protect the public's health and safety as provided by state law to assure that safe and adequate roads and highways are in place as such development occurs.

Rationale: This project will not result in five or more units or parcels of land for residential development.

2.5 General Plan Policy TC-Xb does not apply to the project.

Policy TC-Xb ensures that potential development in the County does not exceed available roadway capacity.

Rationale: This policy is not applicable as this policy refers to the county preparing a Capital Improvement Program (CIP), preparing a Traffic Impact Mitigation (TIM) Fee Program, and monitoring traffic volumes.

2.6 General Plan Policy TC-Xc does not apply to the project.

Policy TC-Xc directs that developer paid traffic impact fees combined with any other available funds shall fully pay for building all necessary road capacity improvements to fully offset and mitigate all direct and cumulative traffic impacts from new development.

Rationale: This policy is not applicable as this policy directs how the County will pay for building the necessary road capacity.

2.7 The project is consistent with General Plan Policy TC-Xd.

LOS for County-maintained roads and state highways within the unincorporated areas of the county shall not be worse than LOS E in the Community Regions or LOS D in the Rural Centers and Rural Regions except as specified in Table TC-2. The volume to capacity ratio of the roadway segments listed in Table TC-2 shall not exceed the ration specified in that table. LOS will be as defined in the latest edition of the Highway Capacity Manual (Transportation Research Board, National Research Council) and calculated using the methodologies contained in that manual.

Analysis periods shall be based on the professional judgement of the County’s Department of Transportation (DOT) which shall consider periods including, but not limited to, Weekday Average Daily Traffic (ADT), AM Peak Hour, and PM Peak hour traffic volumes.”

Rationale: This project will not worsen LOS for any county-maintained road or state highway.

2.8 The project is consistent with General Plan Policy TC-Xe.

For the purposes of this Transportation and Circulation Element, “worsen” is defined as any of the following number of project trips using a road facility at the time of issuance of a use and occupancy permit for the development project:

- (1) A two-percent increase in traffic during the a.m. peak hour, p.m. peak hour, or daily,
or
- (2) The addition of 100 or more daily trips, or
- (3) The addition of ten or more trips during the a.m. peak hour or the p.m. peak hour.

Rationale: This project would not generate more traffic as the project does not create new uses or increase the intensity of allowed uses. Therefore, this project would not worsen the LOS from the current baseline and is not subject to a traffic study.

2.9 The project is consistent with General Plan Policy TC-Xf.

At the time of approval of a tentative map for a single family residential subdivision of five or more parcels that worsens (defined as a project that triggers Policy TC-Xe [A] or [B] or [C]) traffic on the County road system, the County shall do one of the following: (1) condition the project to construct all road improvements necessary to maintain or attain LOS standards detailed in this Transportation and Circulation Element based on existing traffic plus traffic generated from the development plus forecasted traffic growth at ten-years from project submittal; or (2) ensure the commencement of construction of the necessary road improvements are included in the County's ten-year CIP.

For all other discretionary projects that worsen (defined as a project that triggers Policy TC-Xe [A] or [B] or [C]) traffic on the County road system, the County shall do one of the following: (1) condition the project to construct all road improvements necessary to maintain or attain Level of Service standards detailed in this Transportation and Circulation Element; or (2) ensure the construction of the necessary road improvements are included in the County's 20-year CIP.

Rationale: The project will not create residential units and will not worsen traffic on the County road system. Therefore, this policy does not apply.

2.10 The project is consistent with General Plan Policy TC-Xg.

Each development project shall dedicate right-of-way, design and construct or fund any improvements necessary to mitigate the effects of traffic from the project. The County shall require an analysis of impacts of traffic from the development project, including impacts from truck traffic, and require dedication of needed right-of-way and construction of road facilities as a condition of the development. This policy shall remain in effect indefinitely unless amended by voters.

Rationale: The project will not worsen traffic. A traffic study was not required. Therefore, this policy does not apply.

2.11 The project is consistent with General Plan Policy TC-Xh.

All subdivisions shall be conditioned to pay the traffic impact fees in effect at the time a building permit is issued for any parcel created by the subdivision.

Rationale: This project does not propose a subdivision. Any Traffic Impact Fees would be paid at the time a building permit is issued.

2.12 General Plan Policy TC-Xi does not apply to the project.

General Plan TC-Xi directs the County to coordinate and work with other agencies to plan for the widening of U.S. Highway 50.

Rationale: This policy is not applicable to the project as it is directed to the County to coordinate with other agencies.

2.13 The project is consistent with General Plan Policy 5.1.2.1

General Plan Policy 5.1.2.1 requires a determination of the adequacy of the public services and utilities to be impacted by that development.

Rationale: The project does not seek changes to utility services as approved per prior Subdivision Map and Planned Development Permit approvals.

2.14 The project is consistent with General Plan Policy 5.2.1.2.

General Plan Policy 5.2.1.2 requires that adequate quantity and quality of water for all uses, including fire protection, be provided with proposed development.

Rationale: The project does not propose changes to water provision as approved per prior approved Subdivision Map and Planned Development approvals.

2.15 The project is consistent with General Plan Policy 5.7.1.1.

General Plan Policy 5.7.1.1 (Fire Protection in Community Regions) requires the applicant to demonstrate that adequate emergency water supply, storage, conveyance facilities, and access for fire protection would be provided concurrent with development.

Rationale: The El Dorado Hills Fire Protection District currently provides fire protection service to the project site. The Fire Authority sent comments stating that there are no concerns with the project as proposed. Fire protection service and requirements would remain unchanged.

2.16 The project is consistent with General Plan Policy 6.2.3.2.

Policy 6.2.3.2 (Adequate Access for Emergencies) requires the applicant demonstrate that adequate access exists, or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area.

Rationale: The Fire Authority reviewed the application materials and found that the project as proposed would not result in conflicts with fire protection services. Therefore, the project is consistent with this policy.

3.0 ZONING FINDINGS

3.1 The project is consistent with Section 130.24.030.

Section 130.24.030 (Residential Zone Development Standards) prescribes site-specific development standards for new lots, allowed uses and associated structures within the R1-PD Zone District.

Rationale: The proposed removal of a vehicular access restriction would not involve the addition of new site uses or result in an increase in the density of planned development. An approval of this request would not result in new conflicts with the zoning ordinance. Therefore, the request is consistent with the R1-PD zoning.

4.0 PLANNED DEVELOPMENT FINDINGS

4.1 The proposed development plan is consistent with the General Plan, any applicable specific plan, and Chapter 130.28 (Planned Development (-PD) Combining Zone) in Article 2 (Zones, Allowed Uses, and Zoning Standards) of this title.

Rationale: As discussed in Section 2.0 above, the project is consistent with the General Plan.

4.2 The site is adequate in shape and size to accommodate proposed uses and other required features.

Rationale: The project as proposed is consistent with all base zoning development standards. There are no design waiver requests or exceptions applied.

4.3 That any exceptions to the development standards of the zone are justified by the design or existing topography.

Rationale: The project as proposed does not request any exceptions to the zoning

development standards.

- 4.4 Adequate public services and facilities exist or will be provided to serve the proposed development including, but not limited to, water supply, sewage disposal, roads, and utilities.

Rationale: As discussed throughout the General Plan findings above, the project site has been determined to include adequate public services and facilities for water supply, sewage disposal, roads, and other utilities per prior Subdivision Map and Planned Development Permit approvals.

- 4.5 If mixed-use development is being proposed, the development conforms to the standards in Section 130.40.180 (Mixed Use Development) in Article 4 (Specific Use Regulations) of this Title.

Rationale: The project does not propose mixed-use development.

- 4.6 The proposed development complies with the provisions of the -PD Combining Zone Section 130.28.010 (Planned Development (-PD) Combining Zone Established) in Article 2 (Zones, Allowed Uses, and Zoning Standards) of this Title.

Rationale: As discussed within this Planned Development findings section, the project is consistent with planned development provisions of the -PD Combining Zone Section 130.28.010 of the El Dorado County Zoning Ordinance.

5.0 MAP AMENDMENT FINDINGS

- 5.1 **That there are changes in circumstances which make any and all of the conditions of such a map no longer appropriate or necessary.**

The original Tentative Map was approved by the Planning Commission on July 26, 2001. The Board of Supervisors approved the subdivision final map on August 9, 2011. In the intervening time, community preferences in size, shape and style of single-family residences has changed significantly. The reconfigurations as proposed, allow the property owner to better satisfy these market forces and increase housing supply consistent with market and community preferences.

- 5.2 **That the modifications proposed do not impose any additional burden on the present fee owner of the property.**

The amendment's reconfiguration would benefit, and not burden, the current owners of the property. The amendment's reconfiguration will allow the owners to develop more favorable driveway access to the project parcel, thereby increasing the use and value of the project parcel. Accordingly, the amendments proposed would not negatively impact the

adjacent lands, uses or roadways in the vicinity.

5.3 That the modifications proposed do not alter any right, title or interest in the real property reflected in the recorded map.

The amendment's proposed reconfiguration is a minor change resulting in the partial removal of a vehicular access restriction recorded per previously approved maps. The amendment would provide the project parcel with a private driveway access point. As such, the amendment will not alter any right, title, or interest in the real property reflected on the map.

6.0 SUBDIVISION MAP ACT FINDINGS

6.1 *The amending map or certificate of correction certified by the county surveyor shall be filed or recorded in the office of the county recorder in which the original map was filed.*

The tentative subdivision map (TM01-1378) was approved by the Planning Commission on July 26, 2001. The Serrano Village K5 & K6 subdivision final map J-113C was approved by the Board of Supervisors on August 9, 2011. Approval of this subdivision map amendment will require a revised map to be filed and recorded with the El Dorado County Surveyor's Office and El Dorado County Recorder's Office, consistent with their requirements.

6.2 *That the map as modified conforms to the provisions of Section 66474 of the Government Code.*

The provisions of Section 66474 of the Government Code (Subdivision Map Act) list the findings for approval or denial of a parcel map. The findings include consistency with the General Plan, suitability of the site for the type and density of development, significant environmental effects or public health problems, and conflicts with public access easements. The proposed amendments do not affect any of the provisions of findings for approval of the Final Map. The amended Final Map remains suitable for the type and density of development, no physical change to the environment will occur that are inconsistent with discretionary and/or ministerial entitlements for development currently in existence, and the Final Map remains consistent with the General Plan.

CONDITIONS OF APPROVAL

Serrano Village K5 & K6 Subdivision Map Amendment/Serrano Village K6, Unit 2 Planned Development Revision TM-C22-0003/PD-R22-0003 (TM10-1496/PD10- 0002)/Board of Supervisors/August 15, 2023

Conditions of Approval

1. This Subdivision Map Correction is based upon and limited to compliance with the project description, Conditions of Approval set forth below, and the hearing exhibits marked:

Exhibit G..... Proposed Serrano Village K6 Revised Map

Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approved would constitute a violation of permit approval.

The project description is as follows:

A Subdivision Map Correction and Planned Development Revision request to remove a portion of a vehicular access restriction over the southern portion of Lot 73 (Sub. J-113C) to allow driveway access directly to Greenview Drive for the future single-family residence to be built on the lot.

The development, use, and maintenance of the property, the size, shape, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased, or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

Planning Services Division

2. **Permit Implementation:** In compliance with County Code Section 130.54.060, implementation of the project must occur within 24 months of approval of this Subdivision Map Correction, or the permit becomes null and void. It is the responsibility of the applicant to monitor the time limit and make diligent progress toward implementation of the project and compliance with conditions of approval.
3. **Notice of Exemption (NOE) Recording Fee:** The applicant shall submit to the Planning Services Division a \$50.00 recording fee for the County Recorder to file the Notice of Exemption. Checks shall be payable to El Dorado County. No permits shall be issued, or parcel map filed until said fees are paid.
4. **Archeological Resources:** In the event of the discovery of human remains, all work shall cease, and the County coroner shall be immediately notified pursuant to subdivision(c) of

Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or in his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendant of the deceased Native American.

Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged, or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in Section 5097.98 of the Public Resources Code, with the most likely descendants regarding their recommendations. The descendants shall complete their inspection and make their recommendation within 48 hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials or other proper method(s) for handling the remains in accordance with Section 5097.98(b-h). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken.

5. **Indemnity:** In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.

The developer and landowner shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a Parcel Map.

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

Office of the County Surveyor

6. **Certificate of Correction:** A Certificate of Correction to the Serrano Village K6 Unit 2 Final Map, J-113C, must be filed with the County Surveyor's Office in accordance with the Subdivision Map Act.
7. **Boundary Monuments:** All boundary monuments disturbed during project construction shall be reset by a Professional Land Surveyor or Qualified Engineer as defined by Section 8771 of the California Business and Professions Code (Land Surveyors Act).

TM01-1378 - As approved by the Planning Commission on July 26, 2001

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
F, G, H, I and J Streets	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
10, 11, 12, 13, 14, 15, 16, 17, and 18 Courts; and J Court	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 mens 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&R's) 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&R's shall include a provision for off-street parking to compensate for lack of parking normally provided within the cul-de-sac. The CC&R's shall contain a provision that lots fronting on a cul-de-sac bulb shall either provide a three-car driveway or provide sufficient depth of driveway (18 feet per parking stall) to accommodate longitudinal and/or lateral parking for three spaces.
5. A Vehicular Access Restriction for lots contiguous to Greenview Drive shall be shown on the final map(s) for those corner lots having access to intersecting minor roadways.
6. Off-site road improvements shall be completed in compliance with the requirements set forth within the El Dorado Hills Specific Plan, Appendix F, and the El Dorado Hills Specific Plan Public Improvements Financing Plan, more specifically:

Prior to the issuance of the 1,500 building permits for dwelling units within the combined projects of Village C, Village E, Village F, Village G, Village H, Village I, Village J and Village K, the applicant shall construct Serrano Parkway as a two-lane divided road between its current terminus and Bass Lake Road. The connection to Bass Lake Road shall be configured as shown on the Exhibit entitled "Exhibit A - Connection of Serrano parkway and Bass Lake Road" and dated May 2001. The Bass Lake Road construction shall provide for a two-lane paved roadway per County Standards together with roadway grading for the ultimate four-lane roadway.
7. Bus turnouts shall be constructed at locations required by El Dorado Transit and the appropriate school district.
8. A final drainage plan shall be prepared in accordance with the County of El Dorado Drainage Manual, subject to review and approval by the Department of Transportation Drainage facilities shall be designed and shown on the project improvement plans consistent with the final drainage plan and the El Dorado Hills Specific Plan Master Drainage Study. The developer shall install said drainage facilities with the respective phase of construction, or as specified in the final drainage plan.
9. Cross lot drainage shall be avoided wherever possible. The CC&R's for Village K5 and K6 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&R's 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 K5 and K6, the CC&R's 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&R's 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. The current section of Greenview Drive serving as access for this phase of development has not been constructed. If, at such time, this phase is developed and the Greenville Drive access has not been constructed, a means to provide two full time access roadways shall be provided.
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. All homes adjacent to the open space area will have stucco siding construction with metal fences. Should any lot be afforded the opportunity to cantilever a deck, the deck shall be enclosed with fire resistant material.
25. This village shall comply with all requirements as set forth in the Serrano Wildfire Management Plan.

Department of Planning

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. 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.

30. 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.
31. 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.
32. 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.
33. 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.
34. 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.

35. 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.
36. The lot configuration for the map shall be that submitted and dated July 26, 2001.
37. 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.
38. All wells within the borders of the map shall be abandoned in conformance with the requirements of the County Environmental Health Department. The wells must be abandoned as a first step in the development of the subdivision and may not be used in any way.

Conditions – Development Plan

39. The Development Plan permits the following:

A tentative subdivision map creating 212 parcels, ranging in size from 6,708 square feet to 177,725 square feet, including a 3.74-acre park site, open space lots and golf course lots.
40. Construction of duplex units and creation of duplex lots for lots fronting the golf course and on corner lots as well as lots fronting the Serrano County Club Golf Course.
41. Construction of triplex units on the lots along the streets adjacent to the 13th and 14th fairways.
42. Construction of homes with up to 45 percent coverage on lots under 9,500 square feet or for duplex and/or triplex lots.
43. 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.
44. Building side yard setbacks shall be five feet regardless of building height.

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.