EL DORADO COUNTY DEVELOPMENT SERVICES
STAFF REPORT

Agenda of:	December 13, 2007
Item No.:	8.d.
Staff:	Mel Pabalinas

REZONE/TENTATIVE SUBDIVISION MAP/PLANNED DEVELOPMENT

FILE NUMBER: Z07-0048/PD05-0006/TM05-1393, Serrano/Village M, Phase 4

APPLICANT: Serrano Associates, LLC

REQUEST: The project consists of the following:

1) Amendment of the El Dorado Hills Specific Plan Land Use Map to reconfigure an 16.81 acre portion of Open Space adjacent to Village M Phase 4 and re-designate to Residential Estate, and reconfigure 0.42 acres of Residential Estate and re-designate to Open Space;

2) Amendment of the El Dorado Hills Specific Plan Zone Map to reconfigure 16.81 acre portion of Open Space adjacent to Village M Phase 4 and re-designate to One-Family Residential/Planned Development (R1-PD), and reconfigure 0.42 acre of One-Family Residential and re-designate to Open Space;

3) Class 1 Tentative Subdivision Map subdividing 69 acres of Village M Phase 4 into 38 custom residential lots ranging from .46 acre to 4.84 acres in size and one Open Space lot totaling 15.68 acres; and

4) Planned Development Permit for the proposed residential subdivision, and allow modifications to the following One-Family Residential (R1) Zone District development standards:

Development Standards (Minimum)	Proposed Modified One-Family Residential/Planned Development(R1/PD)
Lot Size	20,000 square feet
Lot Width	Varies
Front Yard Setback	30 feet
Side Yard Setback	10 feet
Rear Yard Setback	30 feet

5) A request for design waivers of the following El Dorado County Design and Improvement Standard Manual (DISM) standards:

A) Reduction of road right-of-way to conform to actual street width improvements of 50 feet to 46 feet for Western Sierra Way and 50 feet to 36 feet for "I" Court; and

B) Reduction in cul-de-sac turnaround standard from 100 feet to 80 feet improved surface in a right-of-way from 47 feet radius (94 feet diameter).

LOCATION: North of Raphael Drive, along Western Sierra Way in the El Dorado Hills area, Supervisorial District I (Exhibit A)

APN: 123-260-06 and -07; and a portion of 123-260-05

ACREAGE: 69.03 acres

GENERAL PLAN: Adopted Plan (AP) El Dorado Hills Specific Plan (Exhibit B)

ZONING: APN 123-260-06, and -07: One Family Residential District /Planned Development (R1-PD); APN 123-260-05: One-half acre Residential District (R20,000K) and Open Space (OS) (Exhibit C)

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

RECOMMENDATION: Conditional Approval

BACKGROUND

Village M

The El Dorado Hills Specific Plan, Development Agreement (DA) and Environmental Impact Report (EIR) were adopted by the El Dorado County Board of Supervisors on July 18, 1988. The Plan was designed to be consistent with and a refinement of the El Dorado Hills/Salmon Falls Area Plan and provides comprehensive policies for the development of a Master Planned Community encompassed within approximately 4,000 acres of the property. The identified land uses vary from High Density Residential (ranging from three to five dwelling unit/acre with a Planned Development overlay), Commercial, Public and Private Open Space and recreational golf course. Though the Environmental Impact Report (EIR) for the Specific Plan analyzed the potential for approximately 7,300 units as the "worse case scenario" and basis of "providing the applicant and decision makers some latitude in their review of the project", the Plan officially authorized the creation of 6,160 dwelling units. However, at this time, it is projected that approximately 4,950 dwelling units would be developed at buildout.

Village M is located along the northern border of the El Dorado Hills Specific Plan characterized by areas of dense tree cover, wildlife habitat, and rolling-to-steep topography. This village is reserved for large residential lots within the Specific Plan ranging from 4 to 7 acres in size. These lots provide a buffer between the northern edge of the Plan Area and the large rural lots to the north and the agricultural preserve to the east. The rural character of Village M would be maintained by the use of a standard rural road system of aggregate or chip seal surface. Water and sewer lines would be located within the public right-of-way. Village M, though large in acreage, was contemplated to accommodate approximately 37 dwelling units.

The executed Development Agreement (DA) for the El Dorado Hills Specific Plan contains various rules, regulations, and procedures entered between the applicant and the County. Specifically related to this project, Section 1.8 (Modification to El Dorado Hills Specific Plan) allows for modification subject to review by the Planning Director if the modification "does not substantially alter the term, permitted uses, density or intensity of use, provisions for reservation and dedication of land, conditions, terms, restrictions and requirements..." Also, Section 2.1.1 (Transfer of Density) of the DA acknowledges that the number of dwelling units in any of the residential neighborhoods or any of the villages may vary within the Specific Plan, and that a density transfer between villages may occur provided that the following criteria are not exceeded: 1) the density for the village permitted by the El Dorado Hills/Salmon Falls Area Plan (5.0 dwelling units/acre) as it exists at the time of the effective date of the Agreement; 2) the total units (6,160 dwelling units) or gross (1.58 du/ac) and net (3.05du/ac) densities of the Specific Plan.

Tentative Map TM01-1381/ PD01-0009 (Village M1 and M2) and Village M4

Table 1 details the background of Village M Phase 4. Specifically, Village M4 consists of five (5) lettered large residentially designated lots and two (2) lettered open space lots originally approved on January 24, 2002 under Tentative Map TM01-1381/PD01-009 (M1/M2) (Exhibit D). Though the current request would technically be considered a revision, the applicant filed for a new subdivision

and planned development application based on the creation of 38 residential lots from the original five approved residential lots.

Table 1. Serrano Village M Tabulation and TM01-1381/PD01-009

Village M	Phase	Approval Date	Residential Lots	Note
Contemplated by Specific Plan	NA	NA	37	Entire Village M composed of 243.9 acres; 0.15 du/ac
TM01-1381/PD01-009 (*Original Application*)	M1/M2	January 24, 2002	90 (see note)	Phase 1: 17 Lots (Recorded)[A] Phase 2 and 3: 61 residential lots (remapped under *1st Revision*) Phase 4: 5 residential lots (subject to remapping under this Current Application) Phase 5: 7 residential lots (remapped under *2nd Revision*)
TM01-1381R/PD01-009R (*1st Revision*)	M2/M3	February 2, 2006	103[A]	Increase of 42 residential lots from *Original Application*
TM01-1381R/PD01-009R (*2nd Revision*)	M5	July 12, 2007	10[A]	Increase of 3 residential lots from *Original Application*
TM05-1393/PD05-006 (Current Application)	M4	Pending	38[A]	Increase of 33 residential lots from *Original Application*

Note:
A. With the approval of TM95-1393/PD05-006 the total residential lots in Village M would be 168.

STAFF ANALYSIS

Staff has reviewed the project for compliance with the County's regulations and requirements. An analysis of the proposal and issues for Planning Commission consideration are provided in the following sections.

Project Description

The project consists of the following:

Minor Amendment to Specific Plan Land Use and Zone Map

The proposed amendment to the El Dorado Hills Specific Plan Land Use and Zone maps would reconfigure 16.81 acres of 32.49 acres of Open Space to Residential Estate land use designation and One-Family Residential/Planned Development zoning designations, and reconfigure 0.42 acre of 36.54 acres of Residential to Open Space. Though the amendment consistent to Section 1.8 of the

Development Agreement, the land use and zone change is necessary in order to formally reflect and facilitate the proposed residential subdivision and planned development subject to consideration by the Planning Commission and the Board of Supervisors. Additional discussion regarding the open space is provided below.

Tentative Subdivision Map/ Planned Development

Considered a Class 1 subdivision, Phase 4 comprises 69 acres of remaining unmapped area within Village M to be divided into 38 residential lots that includes 32 custom lots (Lots # 127 to158) ranging from .46 to .99 acres in size, and 6 estate lots (Lots D-J) ranging from four to 4.96 acres in size (Exhibit E). The large estate lots would provide as a transitional buffer to the existing estate lots within the Green Springs Ranch Subdivision, bordering the project site and the edge of the El Dorado Hills Specific Plan Area to the northeast and east. Further, each estate lot contains a 100-foot perimeter setback adjacent to Green Springs Ranch Subdivision which was established under the originally approved tentative map/planned development application (TM01-1381/PD01-009). Each residential lot exceeds the applicable development standards (i.e. frontage width and minimum parcel size) required under Section 17.28.040 of the El Dorado County Zoning Ordinance (One-Family Residential Zone District) subject for modification through the Planned Development provisions.

Lots 127 through 145, 152 through 158, and estate lots D, G, H, J would be accessed along Western Sierra Way. Subject to the requested Design Waiver (see discussion below), the 34' wide Western Sierra Way would be constructed within 46' Right-of-Way (ROW). "I" Court, measuring 26' wide to be constructed within a 36' ROW, and would connect to Western Sierra Way, providing access to several custom and estate lots. The roads would contain curb and gutter but not sidewalks.

Western Sierra Way would provide as the primary residential collector, meandering east-west, connecting all of the phases within Village M. The section of the Western Sierra Way in Village M4 would connect to the adjacent villages to the north and south. The northwestern terminus would connect to Village M, Phase 2 subdivision while the southeastern end would connect to Village K1/K2, Unit 4. These modified road standards are consistent with the previous tentative map approvals.

In addition to the residential lots, Village M4 includes one Open Space Lot (Lot Z) measuring 15.68 acres, located along the southern portion of the project. This open space lot would encompass an intermittent stream (Allegheny Creek) that meanders west to east, splitting into a fork and traversing Lots F and G to the north and Lot J to the east and running along the rear of Lots 127 to 130. In conformance with General Plan Policy 7.3.3.4 (Wetland) and Section 1.4.8.2(d)(Riparian and Other Drainageways Policies) of the El Dorado Hills Specific Plan, a 50-foot development buffer would be established on either side of this jurisdictional wetland.

Potable water, recycled water, and sewer services would be provided by the El Dorado Irrigation District (EID), and drainage service by El Dorado County. According to the Facilities Improvement Letter (FIL) describing the necessary improvements for Village M Phase 2-5, an 8" water line exists in Sangiovese Drive and Greyson Creek Drive which are located to the west. These lines would need

to be extended and adequately pressured in order to meet the required flow for water and fire suppression services. Similarly, sewer lines would also need to be extended. A six inch sewer line exists along Appian Way and an eight inch off-site line in Highland View Unit 1. Future sewer services would need to utilize the existing sewer lift station in Highland Hills. The utility lines for the project are proposed to be constructed underground along the collector roads. A Facility Plan Report (FPR), prepared in accordance with EID standards, would be required prior to approval of Improvement Plans.

Development of these custom residential lots is subject to a development notebook prepared by the applicant and provided at the time for Final Map for the tract. Subject to review by the Serrano Architectural Review Committee, the development notebook would detail various specific plan standards that would include site development and grading, utility layout, placement of the driveway entrance, oak tree and wetland protection measures, and architectural design. Subsequent development on each lot would be required to provide construction plans (e.g. improvement, grading, drainage) subject to review for conformance to County and other agency standards.

Design Waivers

In accordance with the El Dorado County Design and Improvement Standard Manual and subject to the findings under the El Dorado County Subdivision Ordinance, the project includes request for a Design Waiver of the following standards:

- Reduction of road right-of-way to conform to actual street width improvements 50 feet to 46 feet for Western Sierra Way and 50 feet to 36 feet for "I" Court;
- Reduction in cul-de-sac turnaround standard from 100 feet to 80 feet improved surface in a right-of-way from 47 feet radius (94 feet diameter)

Site Description

The project is located on slopes that range from 5 percent to over 40 percent. The dominant vegetation on the site consists of blue and live oak trees scattered within the project site, encompassing of approximately 45 acres of canopy size. Allegheny Creek, meanders from the west to east and north. Sections of the creek are contained with the proposed Open Space Lot Z.

Site Information

Tables 1 and 2 detail the specific land use information of the site and the surrounding properties.

Table 1. Current Site Land Use Information

	Project Site
General Plan Designation	Adopted Plan (El Dorado Hills Specific Plan)
Zoning	APN 123-260--06, and -07 : One Family Residential District /Planned Development (R1-PD); APN 123-260-05: One-half acre Residential District (R-20,000K) and Open Space (OS)
Use(s)	Undeveloped
Size (in acres)	69.03
Rare Plant Mitigation Area	Mitigation Area 2
School District	Buckeye Union
Fire District	El Dorado Hills Fire Protection District
Water/Sewer District	El Dorado Irrigation District
County Region	Community Region
Traffic Analysis Zone(s)	335
Supervisorial District	District No.1
Flood Zone	C
FIRM Panel Numbers	060040 0725C
Legal Parcels	Yes
Census Tract	307.03

Table 2. Surrounding Properties Land Use Information

	Zoning	General Plan	Land Use/Improvements
North	Open Space (OS) and Residential Estates 5-acre (RE-5)	Adopted Plan (El Dorado Hills Specific Plan)and Low Density Residential (LDR)	PGE Easement and Single Family Residential lots
South	Open Space and One- Family Residential/Planned Development (R1/PD)	Adopted Plan (El Dorado Hills Specific Plan)	Serrano Village K1/K2, Unit 4 Single family residential lots
East	Residential Estates 5-acre (RE-5)	Low Density Residential (LDR)	Single family residential lots
West	One-Family Residential/Planned Development (R1/PD)	Adopted Plan (El Dorado Hills Specific Plan)	Serrano Village M2/M3 Single family residential lots

General Plan

General Plan Policy (Land Use Element) 2.2.5.2 requires all discretionary projects to be reviewed for consistency with applicable General Plan Policies. The El Dorado County General Plan designates the subject site as Adopted Plan (AP), a description in reference to areas where Specific Plans have been designated and adopted within the County. The specific plans and the respective land use maps are accepted and incorporated by reference and are hereby adopted as the General Plan Land Use map for such area. Since the El Dorado Hills Specific Plan has been incorporated by reference under General Plan Land Use Element Policy 2.2.1.2 (General Plan Land Use Designation), the proposed changes to the specific plan land use and zone map, and tentative subdivision map/planned development are considered consistent with the General Plan.

Specific Plan (El Dorado Hills Specific Plan)

Corresponding with the land use designation amendment, the proposed tentative subdivision map/planned development would result in the creation of a total of 38 custom and estate residential lots. This is deemed substantially consistent with the density transfer provision in the El Dorado Hills Specific Plan Development Agreement in that the resulting density (.55 du/ac) is below the maximum density of 5.0 du/ac permitted by the El Dorado Hills/Salmon Falls Area Plan. The project would not exceed the maximum allowed density of 6,160 dwelling units for the Plan Area. Development of this phase would be subject to various development standards outlined in the Specific Plan and would maintain consistency with the previous tentative map approvals in the village. Therefore, the proposed tentative map revision is found to be consistent with the El Dorado Hills Specific Plan.

Zoning

Corresponding with the proposed zone change, the project would meet the required minimum standards under the One-Family Residential Zone District (R-1) and applicable Open Space (OS). Specifically, the proposed residential lots exceed the minimum lot size, lot width, and standard yard setbacks under R-1 standards (see Table 3), while the Open Space Lot Z exceeds the minimum lot size of 10 acres.

Planned Development

The Development Plan has been reviewed pursuant to Chapter 17.02 of the El Dorado County Zoning Ordinance (Planned Development). The Development Plan consists of the 38 custom residential lots and one Open Space lot. Table 3 details the modified minimum One-Family Residential (R1) development standards under Section 17.28.040 of ordinance applicable to Village M Phase 4:

Table 3. Modified Development Standards for Village M Phase 4

Development Standards (Minimum)	Current One-Family Residential (R1)	Proposed Modified One-Family Residential/Planned Development (R1/PD)
Lot Size	6,000 square feet	20,000 square feet
Lot Width	60 feet	Varies
Front Yard Setback	20 feet	30 feet
Side Yard Setback	5 feet	10 feet
Rear Yard Setback	15 feet	30 feet

These modified standards are consistent with the standards for Village M1/M2 original approved under Tentative Map and Planned Development TM01-1381/PD01-009.

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

Subdivision Ordinance

The proposed development is a Class I subdivision anticipating creation of 38 custom residential lots and one Open Space lot. The lots meet the minimum development standards of the One-Family Residential Zone District (R1-PD), conform to previous development approved within Village M, and would be developed in accordance with the applicable standards and policies of the El Dorado Hills Specific Plan. Village M4 is found to be consistent with Section 16.12.030 of the El Dorado County Subdivision Ordinance.

Design Waivers

Design Waivers have been requested for the following standards:

A) Reduction of road right-of-way to conform to actual street width improvements 50 feet to 46 feet for Western Sierra Way and 50 feet to 36 feet for "I" Court; and

B) Reduction in cul-de-sac turnaround from 100 feet to 80 feet improved surface in a right-of-way from 47 feet radius (94 feet diameter)

These reduced right-of way and cul-de-sac turnaround improvements are typical of the private road system within the overall Serrano development area and are consistent with the deviations approved in original tentative map and subsequent revisions. Both the Department of Transportation and the El Dorado Hills Fire Department recommend approval of the design waivers. As further discussed in Attachment 2, staff concludes that the required findings under Chapter 16.08.020 of the El Dorado County Subdivision Ordinance can be made to support the Design Waivers.

Other Issues

Open Space

Background
The Open Space Element of the El Dorado Hills Specific Plan identifies and designates approximately 978 acres (25%) of the Plan area as natural open space to be "preserved in perpetuity in an essentially unaltered condition". These open space areas are characterized by steep, prominent topography, and dense vegetation, and would provide for wildlife and passive recreation, aesthetic and visual values, and further define and separate residential villages. These lands, which are categorized as either public or private, are further classified as natural open space, residential open space, golf courses, drainageways, and parkland/school playfields. Section 3.2.3 of Development Agreement (DA) identifies the El Dorado Hill Community Services District (CSD) to be the primary recipient for dedication of certain park and open space lands.

The element mandates a preparation of an Open Space Management Plan that further specifies "procedures and responsibilities as to the ownership, preservation, and management of public and private natural open space areas". An original draft plan, dated February 1993, has been prepared and submitted to the County. The plan identifies the developer (Serrano Associates) as the Interim Land Manager of the open space lands provided that the developer "does not grade, ditch or channel these lands." According to the DA these natural open space lands would not be conveyed until all residential villages adjacent to public natural open space lands have had final maps approved and recorded." As further supported in Section 2.1 (Concept-Residential Land Use Element), it is acknowledged that a definitive boundary between open space lands and residential areas was not required. Until then, the management plan requires periodic evaluation and refinement as residential villages are designed. The ultimate adoption of the plan shall take place when the final village defining the boundaries of the open space lands is recorded.

Current Open Space Land
Based on the narrative and open space tabulation provided in Attachment 3, of the 978 acres of natural Open Space areas, the applicant is required to provide 808 acres; the remaining balance of 170 acres is the obligation the El Dorado Irrigation District (157 acres-Village R) and Community Services District (13 acres-Village W). Combined with 370 acres of Golf Course, the total Open Space obligation by the applicant is 1,178 acres.

In April 2000, the El Dorado County Planning Commission approved the abandonment of approximately182 acres of South Uplands Golf Course, which Serrano committed to natural open space. This increased the natural open space from 808 to approximately 990 acres. To date, the total open space that would be provided by Serrano is 1,216 acres which consists of 913 acres of public and 113 acres private lands composing the natural passive open space, and 188 acres of active open space with the remainder Golf Course land. This exceeds the required obligation by the applicant by approximately 38 acres. With regards to Village M4, the 16-acre Open Space Lot Z is accounted in the 113 acre of private lands currently owned by Serrano.

Overview of Open Space Land

As a result of previous Planning Commission approval of various villages in the El Dorado Hills Specific Plan Area, the contemplated open space areas have adjusted allowing the expansion of residential area in some villages, while other villages providing more open space. The largest section of the open space (ranging from 70 to 290 acres) exists between El Dorado Hills Boulevard and Village D1, Villages A and C, Village C and Carson Creek, and Silva Valley Parkway/Village B and Village H. Smaller expanses (50 acres and under) exists throughout Villages E, F G, K, L and M which function as a natural separation and define these villages and preservation of natural drainageway. These areas are visually prominent and occur in steep portions of the Plan Area, are interconnected enhancing the passive recreational needs of the community, and provides connectivity supporting movement of species.

Oak Canopy

As detailed in Attachment 3, the Specific Plan identified 477 acres of oaks to be impacted by residential development at total buildout. To date, the actual impact related to the implementation of the Plan is estimated at 437 acres, which is a conservative worst case analysis assuming 100% of the canopy cover included within the development area is actually impacted.

As part of the 437 acres anticipated to be impacted, the worst case scenario removal within Village M4 is approximately 42 acres. Given that custom residential lots are anticipated, actual development impacts on oaks are contingent on the final determination of the building envelopes on each lot. In accordance with the adopted mitigation measures in the EIR, the development of the Village M4 lots would be required to maintain conformance to El Dorado Hills Specific Plan Policies minimizing impacts to oak trees. Specifically, Policy 1.4.1.1.f limits the removal of oaks, where feasible, that have trunk circumference of 25 inches, and Policy 1.4.1.1.g prohibits construction activity under the canopy of oaks identified to be preserved.

Agency Comments

Attachment 4 details the recommended comments and conditions of approval submitted by various affected agencies including Resource Conservation District (RCD), Department of Transportation (DOT), Air Quality Management District (AQMD), and County of Surveyor Office. Some of these comments are incorporated as project conditions.

Conditions of Approval

Attachment 1 contains the conditions for the project. The list includes approved conditions from the original Village M1/M2 tentative map/ planned development application (TM01-1381/PD01-009) that are considered applicable to this project. Specifically, these conditions are numerically itemized (not in sequence) in *italics* and ~~strikethrough~~. Some of these conditions include deleted texts depicted with ~~double strikethrough~~, while updated text and new conditions are shown with double underline.

ENVIRONMENTAL REVIEW

The project is a residential project and a part of an adopted El Dorado Hills Specific Plan Environmental Impact Report (EIR), this project is statutorily exempt from the requirements of CEQA pursuant to Section 15182 stating that a residential project is exempt where a public agency has prepared an EIR on a specific plan after January 1, 1980. No impacts have been identified which were not discussed and mitigated in the EIR. Implementation of the project is subject to conformance with applicable mitigation measures detailed in the Mitigation Monitoring Plan in the EIR. No further environmental analysis is necessary

Pursuant to Resolution No. 240-93, a $50.^{00}$ processing fee is required by the County Recorder to file the Notice of Determination.

RECOMMENDATION: Recommend approval

SUPPORTING INFORMATION

Attachment 3.....Applicant Memorandum
Attachment 4.....Agency Comments

Exhibit A.....Vicinity Map
Exhibit B.....General Plan Land Use Map
Exhibit C.....Zoning Map
Exhibit D.....Lotting under Previous Village M Approval
Exhibit E.....Rezone/Tentative Subdivision Map

SERRANO ASSOCIATES, LLC

4525 Serrano Parkway • El Dorado Hills, CA 95762
Telephone 916/939-4060 • Facsimile 916/939-4116

Memorandum

TO: **Greg Fuz, Larry Appel, Paula Franz, Gina Hunter, and Mel Pabalinas**

FROM: **Kirk Bone, Mike Cook, and Andrea Brown**

DATE: **March 21, 2007**

SUBJECT: **Serrano Village M4 Tentative Map**
Discussion of EDH Specific Plan Open Space Requirements

MESSAGE

At our last meeting on January 24th, the County expressed some concern about the transfer of residential uses to areas originally shown as open space within the Specific Plan. It was our understanding that the primary concern was the quality and connectivity of the preserved open space. We have examined the impacts analyzed in the Specific Plan EIR, we offer the following:

PROPOSED LAND USES

Page 2-6 of the El Dorado Hills Specific Plan EIR says:

> "The EIR analysis requires that a project description be established upon which to base the various section evaluations. To fulfill the needs of the EIR consultant, the project description was established as shown in Table 2-1. During subsequent EIR and County review, the project description has been refined as shown on Table 2-1A. **Although the project residential units have been reduced, the original numbers have been retained to provide a "worst-case" analysis and to provide the applicant and decision makers some latitude in their review of the project."** (emphasis added)

Summaries of Tables 2-1 and 2-1A follow on the next page.

ATTACHMENT 3

Land Use	Table 2-1 Acreage	DU's	Table 2-1A Net Acreage		DU's
Residential:					
H, I, J, K, L, M	-	-	865		1,977
C, E, F, G	-	-	660		2,222
A, B, D	-	-	454		1,869
Serrano subtotal			1,979		6,068
P, O, V (by others)	-	-	124		385
Residential subtotal	2,184	7,346	2,103		6,453
Commercial	260		256		
Open Space	1,020		808	(Serrano)	
R (EID-Bass Lake)	-		157	(Others)	
W (CSD triangle)	-		13	(Others)	
Open Space subtotal	1,020		978		
Golf Courses (Serrano)	370		370		
Park land	26		-		
Schools	60		60		
Village Green	27		27		
Major Streets	139		139		
TOTALS	**4,086**	**7,346**	**3,933**		**6,453 ***

* Note: This figure is inconsistent with the Specific Plan, which was approved for 6,162 dwelling units.

Serrano Discussion:

The EIR analyzed the potential for 7,300 units +/- however the Specific Plan authorizes the creation of 6,100 units +/-. Impacts associated with 1,200 units (7,300 less 6,100) will never be realized and as emphasized by the bold text on the previous page, the Specific Plan EIR acknowledges the existence of a "worst case scenario" giving the County expressed flexibility to review and approve further discretionary applications.

This "worst case scenario" is compounded by the fact that Serrano estimates final build out of the Plan Area to be 5,000 units (including Village M4 as proposed with 38 lots), or more than 1,000 units less than entitled. This equates to a 17% reduction in the allowable unit count. Practically and realistically, the EIR will have analyzed the effects of 2,200 (1,200 plus 1,000) units that will never materialize. This reduction in overall density should be a favorable consideration in the review of specific discretionary applications.

NATURAL OPEN SPACE

Serrano Discussion:
In reviewing the EIR and Specific Plan, the intent of the open space areas is to provide a minimum of 808* acres of open space to be left in a natural condition, occur in large sections with few breaks, occur predominantly in areas that are steep and visually prominent (SP pg. 57), and protect wildlife and plant habitats (EIR pg. 12-22).

- **Minimum Acreage**: In 2000, the Planning Commission voted to approve abandonment of the South Uplands Golf Course and Serrano committed to transfer the acreage associated with this 2nd course to natural open space, increasing the 808 acres required by the Specific Plan to 990 acres. As we have demonstrated with a tabulation of open space acreage, we currently calculate 1,028 acres of natural open space, 38 acres over that as amended by the Planning Commission. The minimum acreage considers the 38 lots in Village M4 as proposed and the intent of the Specific Plan is being met.

  In addition to minimum acreage, the Specific Plan indicates "the configuration of the Open Space areas will also change to reflect the design of the golf course and **adjustments in the village boundaries**" (emphasis added – SP pg. 25). Planning Commission approval of each village in the Plan Area over the past 10 years has resulted in adjustments to the open space configuration. Some village boundaries have been expanded to allow for more residential development and others have been reduced to provide for more open space. The emphasized phrase establishes flexibility for design, so long as the minimum acreage is being achieved.

- **Large Sections, Visually Prominent**: The largest sections of open space (70-290 acres) exist between El Dorado Hills Boulevard and Village D1; between Villages A and C; between Village C and Carson Creek; and between Silva Valley Parkway / Village B and Village H. Smaller expanses (50 acres and under) exist throughout Villages E, F, G, K, L and M to separate and define the villages and preserve natural drainageways. All of these areas are either visually prominent and/or occur in steep portions of the Plan Area and are inter-connected to enhance the passive recreational needs of the community with long segments of walking trails (some of which are to be constructed in the future). More importantly, the connectivity of the open space supports movement by wide-ranging species.

- **Habitat Protection**: The following discussion focuses on the pre-project Live Oak Forest (LOF) and Blue Oak Woodland (BOW), and the resulting impacts associated with implementation of the Specific Plan.

  Implementation of the Plan began with development of Villages H, I, and L, which are custom villages of lots ½ acre in size and larger, and require individually graded homesites. Custom lots allow flexibility in home design and orientation, and rely upon topography and tree location for appropriate placement and configuration in an effort to preserve as many natural resources as possible. In these areas, the highest concentration of oak forest has been preserved in the drainage between Villages H5/6B

* Serrano portion only

and Village L, and northward between the powerline easement and Appian Way. Scattered oaks west of Village H have remained untouched by site development activities, except for linear impacts associated with construction of utility lines. To the greatest extent feasible, scattered oaks remain between common property lines of the custom homesites.

Construction of the Golf Course occurred concurrently with Villages H, I and L. Construction of the driving range and certain fairways required some oak tree removal, but the course layout was carefully designed to incorporate the natural woodlands as an amenity and to buffer adjoining residential villages instead of removing large expanses.

Development of the Plan Area proceeded to Villages B, D1, and D2, all of which are production villages that required mass pad grading yet resulted in very few oak tree impacts. Isolated impacts were associated with construction of Villages B and D2. Village D1 was carefully designed to avoid the stand of BOW and LOF along the ridge and resulted in minimal perimeter impacts. The large expanse of BOW and LOF remains present today.

Development of Villages A, K3/K4, C1, E, F, and G occurred next, again mass-padded production villages. Lotting patterns were carefully designed around stands of oaks to minimize removal, and development of Villages F and G resulted in small impacts. The majority of the BOW and LOF along Carson Creek and adjoining tributaries remains largely intact today and is set aside in designated open space.

Site development of the majority of Village K5, Village J3A and Village J3B was completed last year and home construction is underway. Village K5 contains production lots with virtually no oak tree impacts. Pre-project oak canopy cover at Villages J3A and J3B ranged in density and to reduce impacts, Village J3 was designed with a mixture of mass pad and individually graded production lots. The higher density, mass pad lots of Village J3A were designed to occur in the scattered oak forest next to the golf course. Where canopy cover increased to the east, Village J3B was designed with lower density lots approximately ½ acre, 1-acre, and 4-acres in size that require individually graded homesites. Through careful placement of lot sizes, sensitivity to oaks has been maximized and in the production area of Village J3B, preserved oaks will be scattered along the side and rear common property lines.

The highest concentration of BOW and LOF occurs in Villages I-FGH, K1/K2, L3/4, and M. All of these villages contain lower density, custom lots ranging in size from approximately ½ acre to 4 acres, each with individually graded homesites. As is the case in Villages H, I, and L, the custom villages provide flexibility in home design and orientation and consider natural resources. At buildout, scattered oaks will remain among common property lines.

As for the future, site development activities associated with Villages A14, C2, and D1 Lot C will cause some impact to the existing LOF and BOW as contemplated by the Specific Plan EIR. However, full implementation of the Plan will result in the scattering of oak forests and woodlands throughout the Plan Area to provide various opportunities of food, cover, and nesting habitat for the wildlife species that depend on them, as well as connectivity to allow for the movement of wide-ranging wildlife.

SUMMARY OF ENVIRONMENTAL IMPACTS & MITIGATION MEASURES

Table 3.1 of the EIR provides a summary of the environmental impacts and suggested mitigation measures to guide the implementation of the Plan. We have selected text from the table that is appropriate and relates to the quality of the open space that is being set aside. Please refer to the enclosed attachment for a more detailed discussion.

CONCLUSION

- Implementation of the Specific Plan has been improved through a significant reduction in unit count. The EIR acknowledges a "worst-case" analysis of environmental impacts associated with project development giving the County expressed flexibility in review of further discretionary projects such as Village M4.

- Considering the 38 lots proposed in Village M4, open space obligations are being achieved consistent with the EIR analysis through minimum set aside acreage, creation of large, visually prominent expanses scattered throughout the community, and connectivity of these spaces to the benefit of wildlife in the form of food, cover and nesting habitat.

- The Specific Plan EIR identified certain impacts associated with buildout of the Plan Area as significant or potentially significant. As to each, mitigation measures were recommended to lessen the associated impacts and Serrano is implementing those measures as approved by the Board of Supervisors.

We hope staff concurs that Village M4 as proposed is consistent with the intent and policies of the Specific Plan and EIR.

EL DORADO HILLS SPECIFIC PLAN
FEIR TABLE 3-1.
SUMMARY OF PROJECT-SPECIFIC ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

(selected text relating to the quality of open space to be achieved within the Plan Area)

Line	Issue Area	Impact	Level of Impact	Mitigation Measure	Level of Impact after mitigation	Mitigation measure being met?	Serrano Remarks
1	**LAND USE**	Reduction in the amount of open space in El Dorado Hills.	LS	Specific Plan designates 25 percent of the land as open space.	LS	Yes, and slightly exceeded.	Serrano owns approximately 3,550 acres of the Specific Plan and is required to set aside 990 acres for open space, or 28% (990 / 3550) of their portion of the Plan Area.
	VEGETATION, WILDLIFE, AND AQUATIC RESOURCES						
2	Vegetation	Loss of blue oak trees.	PS	Establish guidelines that limit the amount of oak trees removed and that protect oak trees from construction and landscaping impacts.	LS	Yes	This mitigation measure is addressed by Specific Plan Policy 1.4.1.1.f which limits the removal of oaks, where feasible, that have a trunk circumference of 25 inches and Policy 1.4.1.1.g prohibiting construction activity under the canopy of oaks to be saved.
3	Wildlife	Wildlife could be subject to harassment and harm by motor vehicles, dogs, and cats.	PS	Specific Plan includes policies to enforce leash laws and prohibit motor vehicles in all open space.	LS	Yes	The mitigation measure related to leash laws is addressed by Specific Plan Policy 9.4.1.4. and is repeated in Article 8.21 of Serrano's CC&Rs. Except for maintenance purposes, motor vehicles are not allowed within designated open space.
4	Wildlife	Fencing can impede movement of wildlife.	PS	Minimize fencing to permit movement of wide-ranging wildlife.	LS	Yes	In the custom neighborhoods of Villages H, I, L, K1/K2, and M where lots abut natural open space, fencing is optional. Approximately 25% of the residents choose not to fence their properties, which blends the natural and private residential open spaces to the benefit of wildlife.

EL DORADO HILLS SPECIFIC PLAN
FEIR TABLE 3-1.
SUMMARY OF PROJECT-SPECIFIC ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

(selected text relating to the quality of open space to be achieved within the Plan Area)

Line	Issue Area	Impact	Level of Impact	Mitigation Measure	Level of Impact after mitigation	Mitigation measure being met?	Serrano Remarks
5	Wildlife	Large unbroken tracts of turf or playing fields can impede the movement of wildlife.	PS	Maximize the amount of vegetation cover in all open space designations.	LS	Yes	To be discussed on lines 7b, 7c, and 8b.
6	Wildlife	Elimination of 54 percent of blue oaks in the Plan Area.	S	Retain a minimum of 50 percent of the blue oak woodland in relatively contiguous open space through careful design of the golf courses.	LS	Yes	See discussion in Exhibit A.

Continued on next page

EL DORADO HILLS SPECIFIC PLAN
FEIR TABLE 3-1.
SUMMARY OF PROJECT-SPECIFIC ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES
(selected text relating to the quality of open space to be achieved within the Plan Area)

Line	Issue Area	Impact	Level of Impact	Mitigation Measure	Level of Impact after mitigation	Mitigation measure being met?	Serrano Remarks
7a	Vegetation	Direct loss of 305 acres, on 52.8 percent of live oak forest.	S	Establish guidelines that limit the amount of oak tree removal and protect oaks trees from construction and landscaping impacts;	LS	Yes	Previously discussed on line 2.
7b				Landscape golf course edges, roadsides, and other publicly owned lands with trees and shrubs indigenous to the Plan Area;		Yes	In many locations, natural vegetation has been retained along the edges of the North Uplands Golf Course (e.g. 2nd, 3rd, 5th, 6th and 8th holes) or otherwise supplemented with plantings consistent with the Master Landscape Plant List contained in the Design Guidelines of the Specific Plan (e.g. 15th hole). Edges of public streetscapes have been softened with indigenous plants to transition the hardscape improvements with the natural open space, such as the segment of Serrano Parkway west of Village D2 and the north and south sides of the Serrano Parkway split, or provide frontage improvements that buffer the developed villages from the major roadways. Other publicly owned lands such as the Village Green Community Park and neighborhood parks are improved with materials consistent with the Plant List.
7c				Develop an oak reestablishment program.		Yes	Serrano Associates began an oak reestablishment program in 1994-95 by planting 37 acres of acorns within the natural open space and to date has planted a total of 6 phases equaling 145

EL DORADO HILLS SPECIFIC PLAN
FEIR TABLE 3-1.
SUMMARY OF PROJECT-SPECIFIC ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES
(selected text relating to the quality of open space to be achieved within the Plan Area)

Line	Issue Area	Impact	Level of Impact	Mitigation Measure	Level of Impact after mitigation	Mitigation measure being met?	Serrano Remarks
							acres. Plantings have mainly occurred in the vicinities of Villages A, B, C, D1, D2, E, F and H. Based on current survival rates, Serrano's planting efforts have resulted in the introduction of over 7,700 new oak trees in the community's designated open space. Additionally, the Design Guidelines of the Serrano El Dorado Owners' Association set forth certain minimum planting requirements resulting in at least one dominant street tree of an oak species within the front yard of each production residence and three oak species in each custom front yard. Using an estimated buildout of 4,100 production units and 900 custom units, the introduction of oaks within developed villages is as much as 6,800 oak trees. Combined with the oaks in the open space, this figure reaches 14,500 within the entire community.
8a	Wildlife	Removal of 52.8 percent of the live oak forest and reduction in density and diversity of wildlife.	S	Retain about 50 percent of live oak forest through careful design of golf courses.	LS	Yes	See discussion entitled Exhibit A.
8b				Plant or permit the establishment of riparian vegetation along creeks and		Yes	Serrano has enhanced existing riparian areas throughout the project, the most visible being between the Serrano Parkway split and the west side of Silva

EL DORADO HILLS SPECIFIC PLAN
FEIR TABLE 3-1.
SUMMARY OF PROJECT-SPECIFIC ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES
(selected text relating to the quality of open space to be achieved within the Plan Area)

Line	Issue Area	Impact	Level of Impact	Mitigation Measure	Level of Impact after mitigation	Mitigation measure being met?	Serrano Remarks
				retention ponds;			Valley Parkway South. The supplemental vegetation has prospered in these areas providing significant habitat cover and resources for a wide range of wildlife species such as deer, hawks, owls, turtles, and beavers.
8c				Landscape roadways and golf courses with native species;		Yes	Previously discussed on line 7b.
8d				Plant vegetation of high value to wildlife;		Yes	Previously discussed on lines 7b, 7c, and 8b.
8e				Plant trees and shrubs in deficient portions of blue oak woodland;		Yes	Figure 12-3 of the EIR identifies large expanses of BOW along Carson Creek and an upper unnamed tributary. BOW is also interspersed throughout the LOF in much of the northern part of the Plan Area. Through Serrano's oak reestablishment program, young oaks (in the form of acorns) have been planted along the edges of natural BOW along Carson Creek, as well as west of the Village D1 ridge and west of the Village H ridge in an effort to expand and enhance the woodlands that are surviving naturally. Additionally, the planting efforts undertaken by each community resident in the landscaping of their yards introduces trees and shrubbery that provide habitat value to wildlife, and Serrano has planted 6,000

EL DORADO HILLS SPECIFIC PLAN
FEIR TABLE 3-1.
SUMMARY OF PROJECT-SPECIFIC ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

(selected text relating to the quality of open space to be achieved within the Plan Area)

Line	Issue Area	Impact	Level of Impact	Mitigation Measure	Level of Impact after mitigation	Mitigation measure being met?	Serrano Remarks
8f				Install artificial water sources.		Yes	cottonwoods along natural drainages throughout its open space areas. Notable areas of cottonwoods can be found in the drainages between Villages A and C and between the Serrano Parkway split. Instead of artificial water sources, Serrano has replicated natural sources of water throughout the project. A water feature has been created at the Village Green Community Park that has become an attraction for large flocks of migratory geese. Permanent detention basins have been incorporated into the Village E park and the golf course (2nd and 15th holes). Over 10 acres of on-site wetland mitigation ponds have been created within the open space areas of Serrano Parkway West, Silva Valley Parkway South, ~~Serrano Parkway~~ split, Village E (~~2) and Village~~ H/L through a mixture of open water, tule-cattail marsh, and seasonal and riparian habitats that support various wildlife species. In addition to on-site mitigation, Serrano completed 80 acres of newly created Cosumnes River floodplain in 1998.

EL DORADO HILLS SPECIFIC PLAN
FEIR TABLE 3-1.
SUMMARY OF PROJECT-SPECIFIC ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES
(selected text relating to the quality of open space to be achieved within the Plan Area)

Line	Issue Area	Impact	Level of Impact	Mitigation Measure	Level of Impact after mitigation	Mitigation measure being met?	Serrano Remarks
9a	Vegetation and Wildlife	Loss of creekside habitats and removal of native streamside vegetation.	S	Avoid or minimize impacts to creek channels; establish native riparian vegetation after construction;	LS	Yes	Impacts to creek channels have been limited to construction of certain road and utility crossings authorized by Serrano's 404 permit and all fills contemplated by that permit were completed by December 2004. All exposed / disturbed fill slopes barren of vegetation as a result of construction activities have been restored to a natural state by seeding with a mix recommended by the local Resource Conservation District.
9b				Establish 200-foot-wide-building setbacks for intermittent creeks in nondevelopable open space;		Yes	Specific Plan Policy 1.4.8.2.a requires a 200 foot wide undeveloped buffer zone along Carson Creek and Policy 1.4.8.2.d requires a 100 foot wide buffer of natural vegetation along intermittent creeks. Consistent with this policy, Serrano's wetland delineation requires a 100 foot setback on identified drainages, which are virtually all set aside within designated natural open space areas. Several avoidance areas (100 feet in width) occur within the larger residential lots of Villages M and K1/K2 and will be preserved in private open space. Building envelopes are (or will be in the case of future villages) located beyond the 50 foot buffer as measured from the centerline of the drainage.

EL DORADO HILLS SPECIFIC PLAN
FEIR TABLE 3-1.
SUMMARY OF PROJECT-SPECIFIC ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES
(selected text relating to the quality of open space to be achieved within the Plan Area)

Line	Issue Area	Impact	Level of Impact	Mitigation Measure	Level of Impact after mitigation	Mitigation measure being met?	Serrano Remarks
9c				Permit the establishment of riparian and wetland vegetation in retention ponds and along watercourses;		Yes	Previously discussed on line 8b.
9d				Revegetate disturbed creekside habitats with riparian trees and shrubs indigenous to the area;		Yes	Previously discussed on line 9a.
9e				Establish undeveloped open space.		Yes	The minimum required open space acreage is being achieved as discussed on line 1.
9f				Establish a 200-foot-wide buffer zone (100 feet on each side of the creek) along Carson Creek.		Yes	This mitigation measure is addressed by Specific Plan Policy 1.4.8.2.a.
10	Vegetation	Elimination of freshwater marshes, seepages, and stock ponds.	LS	No mitigation is required because of small acreage, low diversity, and high alteration by livestock.	LS	None required.	None.
11a	Wildlife	Elimination of freshwater marshes.	S	Encourage the development of riparian and marsh vegetation around retention ponds;	LS	Yes	Previously discussed on line 8b.

EL DORADO HILLS SPECIFIC PLAN
FEIR TABLE 3-1.
SUMMARY OF PROJECT-SPECIFIC ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES
(selected text relating to the quality of open space to be achieved within the Plan Area)

Line	Issue Area	Impact	Level of Impact	Mitigation Measure	Level of Impact after mitigation	Mitigation measure being met?	Serrano Remarks
11b				Develop small alternative sources of water on the golf courses or open space areas.		Yes	Previously discussed on line 8f.
12	Wildlife	Loss of seeps and stock ponds.	LS	No mitigation is required because seeps and stockponds are degraded.	LS	None required.	None.
13	Vegetation	No special-status plant species.	LS	No mitigation is required.	LS	None required.	None.
14a	Wildlife	Impacts to tricolored blackbirds	PS	Encourage the development of riparian and marsh vegetation around retention ponds and along watercourses.	LS	Yes	Previously discussed on line 8b.
14b		Impacts to southern bald eagle and peregrine falcon.	LS	No mitigation is required.	LS	None required.	None.
14c		Impacts to mule deer.	PS	Retain extensive, contiguous tracts of oak forest and blue oak woodland in undeveloped open space;	LS	Yes	See discussion entitled Exhibit A.

EL DORADO HILLS SPECIFIC PLAN
FEIR TABLE 3-1.
SUMMARY OF PROJECT-SPECIFIC ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES
(selected text relating to the quality of open space to be achieved within the Plan Area)

Line	Issue Area	Impact	Level of Impact	Mitigation Measure	Level of Impact after mitigation	Mitigation measure being met?	Serrano Remarks
14d				Enforce leash laws;		Yes	Previously discussed on line 3.
14e				Minimize fencing to permit movement of wide-ranging wildlife.		Yes	Previously discussed on line 4.
15	**CULTURAL RESOURCES**	Impacts to bedrock mortars and rock walls.	LS	No mitigation is required; preservation is preferable but not essential.	LS	None required.	Impacts to bedrock mortars and rock walls have been very limited and are mostly preserved within the open space areas.
16		Impacts to unknown sites.	PS	Stop work if cultural resources are uncovered during construction.	LS	Yes	This is a standard condition of approval on all tentative maps. To date, unknown sites have not been encountered during construction activities.
17		Impacts to ED-2 (historic), EDH-2, EDH-4, EDH-5 (structures), EDH-8, EDH-11 (pre-historic), EDH-11 (historic), EDH-13, EDH-15, EDH-21 (pre-historic), EDH-23, EDH-24, EDH-25, EDH-28, and EDH-29 (other historic features).	PS	Require test excavations as a condition of approval on the tentative subdivision maps.	LS	This is not a developer obligation.	For informational purposes, Serrano completed an archaeological data recovery program in March 2000 fulfilling the requirements of their Memorandum of Agreement with the Corps and SHPO and accompanying Historic Properties Treatment Plan.

EL DORADO HILLS SPECIFIC PLAN
FEIR TABLE 3-1.
SUMMARY OF PROJECT-SPECIFIC ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

(selected text relating to the quality of open space to be achieved within the Plan Area)

Line	Issue Area	Impact	Level of Impact	Mitigation Measure	Level of Impact after mitigation	Mitigation measure being met?	Serrano Remarks
18		Impacts to EDH-26, EDH-29 (Tong Cemetery), and EDH-29 (historic).	S	Avoid the sites.	LS	Yes, with respect to EDH-26.	EDH-26 lies within Serrano's portion of the Specific Plan and is preserved within the split of Serrano Parkway (designated open space). EDH-29 lies outside of Serrano's boundary.
19	**AESTHETICS**	Onsite views would be significantly impacted as a result of the change in visual resources.	S	Specific Plan includes policies regarding architecture, site development and grading, retaining trees, design guidelines, etc.	LS	Yes	Mitigation measure is self-explanatory.
20		Change in scenic character.	LS	No mitigation is required.	LS	None required.	None.
21		Impacts to Carson Creek.	LS	No mitigation is required; see "Vegetation, Wildlife, and Aquatic Resources."	LS	None required.	None.
22		Offsite change in views from US Highway 50, El Dorado Hills Blvd., and Bass Lake Road.	LS	No mitigation is required.	LS	None required.	None.

EXHIBIT A
El Dorado Hills Specific Plan FEIR Table 3-1.
Summary of Project-Specific Environmental Impacts and Mitigation Measures

Line — Impact:
Mitigation Measure:
Is mitigation measure being met?
Discussion:

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6 — Elimination of 54 percent of blue oaks in the Plan Area.
Retain a minimum of 50 percent of the blue oak woodland in relatively contiguous open space through careful design of the golf courses.
Yes.

8a — Removal of 52.8 percent of the live oak forest and reduction in density and diversity of wildlife.
Retain about 50 percent of live oak forest through careful design of golf courses.
Yes.

The Specific Plan contemplated a portion of the North Uplands Golf Course as a separation between Villages I and K. However, this area is heavily wooded and construction of three of the tee boxes, fairways, and greens would have significantly altered the natural landscape. To avoid these impacts, Serrano shifted construction of the holes westward between Village 1 Phase 1 and Village I, Lots F, G, and H where there was relatively no existing canopy cover. This area, slated for course development on the Specific Plan, has instead been preserved in designated open space in its natural state. This avoidance effort preserved habitat to the benefit of mule deer discussed in the following section.

Overall, the North Uplands Golf Course contains 188 acres. Oak tree impacts associated with construction are conservatively estimated at 10 acres. This is just 5% of the course area and this low level of impact demonstrates that Serrano carefully designed the course layout to retain as many oaks as possible.

While the cited mitigation measures concentrate on oak preservation in the context of golf course design, Table 12-2 of the Specific Plan EIR summarizes acreage by habitat type under pre-project and post-project conditions as follows:

	Pre-project Acres (A)	*Open Space Acres (B)*	*Included within Residential Areas (A) – (B)*	*Post-project Residential Impacts (C)*
BOW	*714*	*214*	*500*	*279*
LOF	*577*	*129*	*448*	*198*
TOTAL	*1291*	*343*	*948*	*477 (50% of residential areas)*

The Specific Plan identified 477 acres of oaks to be impacted by residential development. A tabulation of the net residential development areas associated with implementation of the Plan so far provides a very conservative, worst-case analysis of the oak impacts because this methodology assumes that every oak within a lot boundary has been impacted. While this is mostly true in production villages, this is certainly not the case in custom villages where individually graded homesites preserve oaks along their common property lines.

For those villages in heavily wooded forests, net acreages are:

	Net Acres	*% cover*	*Worst case removal (in acres)*
Approved Tentative Maps:			
Village G	-	-	*10*
Village H5 and H6B	*63*	*50*	*32*
Village I – Lots F, G and H	*23*	*100*	*23*
Village K1 & K2	*173*	*90*	*173*
Village K6	*46*	*50*	*23*
Village J3A	-	-	*5*
Village J3B	*43*	*80*	*35*
Village M2 and M3	*88*	*40*	*35*
Village L2, and L3/4	*56*	*60*	*34*
Pending Tentative Maps:			
Village M4 (as proposed)	*53*	*80*	*42*
Future Tentative Maps:			
Village C2	*16*	*40*	*6*
Village D1 Lot C	*32*	*60*	*19*
TOTAL			*437*

Actual impacts related to implementation of the Plan are estimated at 437 acres, or 40 acres less than analyzed by the Specific Plan EIR. This is a conservative worst case analysis assuming that 100% percent of the canopy cover included within the development areas is actually impacted. When considering preserved trees between common property lines of the custom villages, where the highest concentration of canopy exists, the 40 acres is certain to be exceeded.

14c Impacts to mule deer.

Retain extensive, contiguous tracts of oak forest and blue oak woodland in undeveloped open space.
Yes.

Large and inter-connected tracts of habitat are being retained in open space for the benefit of the resident mule deer.

The sections occur:

- *between El Dorado Hills Boulevard and Village D1. This area is scattered with pre-project BOW and LOF and has been supplemented by Serrano's oak reestablishment program. As contemplated by the Specific Plan, future impacts will occur with development of Village D1 Lot C.*

- *between Village C and Carson Creek, and extending east along the tributary to Carson Creek. Except for impacts associated with future development of Villages C2 and A14 as contemplated by the Specific Plan and small impacts caused by construction of Villages F and G, the pre-project BOW and LOF remains largely in tact today and is protected in designated open space.*

- *between Silva Valley Parkway / Village B and Village H, and extending northward under the powerline and eastward around Village H. This area contains scattered BOW and LOF and the densest cover is preserved in open space.*

- *throughout Villages I-FGH, K1/K2, L3/4 and M. Each of these villages is separated and defined by interconnecting open space areas that contain a combination of BOW and LOF, as well as natural drainageways, that provide substantial cover and habitat for the mule deer.*

Open Space and Golf Course Accounting

SERRANO ASSOCIATES, LLC

August 9, 2006

ID	Assessor's Book	Page	Parcel	Description	Acreage	Private or Public?		Type	Comments
3.1	118	050	5	por. Lot BB, EDHSP#2	12.750	Public		Open Space	
3.2	113	660	18	Vlg. M1, Lot N	2.436	Private		Open Space	
3.3A	118	050	47	Vlg. M1, por. Lot G	44.410	Public		Open Space	
3.3B	118	050	51	Vlg. M1, por. Lot G	58.595	Public		Open Space	
3.3C	118	100	12	Vlg. M1, por. Lot G	157.924	Public		Open Space	
3.4				Vlg. M2 Tent. Map, Lot X	3.050	Private		Open Space	
3.5				Vlg. M2 Tent. Map, Lot V	29.670	Private		Open Space	
3.6				Vlg. M2 Tent. Map, Lot W	20.840	Private		Open Space	
3.7A				Vlg. M3 Tent. Map, Lot Y	19.180	Private		Open Space	23.58 less 4.4 acres for K1/K2 Phase 4
3.7B				Vlg. M4 Tent. Map, Lot Z	16.100	Private		Open Space	
3.8	[illegible]	050	[illegible]	por. Lot BB, EDHSP#2	2.130	Public		Open Space	
3.9	[illegible]	050	[illegible]	por. Lot BB, EDHSP#2	18.730	Public		Open Space	
3.10				intentionally blank					
3.11				intentionally blank					
3.12	113	080	70	PM 47/120/4	52.293	-		Golf Course	
3.13	113	080	75	PM 47/130/4	12.930	-		Golf Course	
3.14				intentionally blank					
3.15	[illegible]	430	[illegible]	Vlg. H6B, Lot A	0.524	Public		Open Space	
3.16	[illegible]	450	[illegible]	Vlg. I-A, Remainder	3.770	Public		Open Space	
3.17	113	500	41	Vlg. I-FGH, Remainder	2.713	Private		Open Space	
3.18	to be assigned			PM 49/68/A	123.065	-		Golf Course	
3.19				K1/K2 Phase 5 & 6 PD amendment map	19.920	Private		Open Space	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	Public		Open Space	
[illegible]	[illegible]	020	[illegible]	PM 47/1[illegible]	26.038	Public		Open Space	[illegible] less 4 acres for [illegible] Lot J and [illegible] acres for D Lot [illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	Public	(1)	Open Space	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	Public		Open Space	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	Public		Open Space	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	Public	(1)	Open Space	[illegible]
4.7	[illegible]	[illegible]	[illegible]	Vlg. C1, Lot [illegible]	[illegible]	Public	(1)	Open Space	[illegible] 12.0 for A1[illegible]
4.8	[illegible]	[illegible]	1	Vlg. C1-8, Lot N	12.086	Public	(1)	Open Space	
4.9	[illegible]	[illegible]	2	Vlg. C1-8, Lot [illegible]	4.069	Public	(1)	Open Space	
4.10	[illegible]	[illegible]	[illegible]	Vlg. C1-[illegible], Lot F	[illegible]	Public	(1)	Open Space	
4.11	[illegible]	350	[illegible]	Vlg. C1-[illegible], Lot E	5.799	Public	(1)	Open Space	
4.12	[illegible]	[illegible]	[illegible]	Vlg. C1-[illegible], Lot [illegible]	4.602	Public	(1)	Open Space	
4.13	[illegible]	370	[illegible]	Vlg. C1-7, por. Lot L	2.580	Public	(1)	Open Space	
4.14	114	370	29	Vlg. C1-7, Lot M	2.466	Public	(1)	Open Space	
4.15	[illegible]	370	28	Vlg. C1-7, por. Lot L	2.078	Public	(1)	Open Space	
4.16	114	380	24	Vlg. C1-6, Lot J	4.237	Public	(1)	Open Space	
4.17	[illegible]	380	25	Vlg. C1-6, Lot K	2.788	Public	(1)	Open Space	
4.18	[illegible]	390	44	Vlg. C1-5, Lot H	1.178	Public	(1)	Open Space	
4.19	114	390	45	Vlg. C1-5, por. Lot I	2.925	Public	(1)	Open Space	

RECEIVED

OCT 0 2 2006

EL DORADO COUNTY DEVELOPMENT SERVICES DEPT.

Open Space and Golf Course Accounting

SERRANO ASSOCIATES, LLC

August 9, 2006

ID	Assessor's Book	Page	Parcel	Description	Acreage	Private or Public?		Type	Comments
[illegible]									
4.41				intentionally blank					
[illegible]									
					1216.004				
						Specific Plan		*Increase /*	
				SUMMARY:		*per Table 1*		*(Decrease)*	
				Open Space	1027.716	*808*		219.716	
				Golf Course (1)	188.288	*370*		(181.712)	
					1216.004	*1178*		*3%*	
					Acres Over / (Under)	38.004			

NOTE:

(1) In April 2000, the Planning Commission voted to approve abandonment of the 2nd golf course described in the Specific Plan in favor of open space a

Open Space - Public	**913.807**
Open Space - Private	**113.909**
	1027.716

El Dorado Hills Fire Department

July 28, 2005

Ms. Gina Hunter
El Dorado County Planning Department
2850 Fair Lane
Placerville, CA 95667

Re: TM 05-1393V and PD05-0006
PD 01-0009
Serrano Village M Phase 4

Dear Ms. Hunter:

The El Dorado Hills Fire Department has reviewed the above-referenced project and submits the following comments regarding the ability to provide this site with fire and emergency medical services consistent with the El Dorado County General Plan, State Fire Safe Regulations, as adopted by El Dorado County and the Uniform Fire Code.

1. The potable water system for the purpose of the fire protection for this residential development shall provide a minimum fire flow of 1,500 gpm with a minimum residual pressure of 20 psi for a two-hour duration. This requirement is based on a single family dwelling 4,800 square feet or less in size. Any home larger than 4,800 square feet shall be required to provide the fire flow for the square footage of that dwelling or shall be fire sprinklered in accordance with NFPA 13D and Fire Department requirements. This fire flow rate shall be in excess of the maximum daily consumption rate for this development. A set of engineering calculations reflecting the fire flow capabilities of this system shall be supplied to the Fire Department for review and approval.

2. 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. The exact location of each hydrant shall be determined by the Fire Department.

3. To enhance nighttime visibility, each hydrant shall be painted with safety white enamel and marked in the roadway with a blue reflective marker as specified by the Fire Department and the Fire Safe Regulations.

ATTACHMENT 4

1050 Wilson Blvd. • El Dorado Hills, California 95762 • Tel (916) 933-6623 • Fax (916) 933-5983

4. 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.

5. The open space Lot Z has no access for emergency personnel and equipment to suppress a wildland fire within this area. The applicant shall be required to provide all-weather access roadways into these areas in accordance with Fire Department requirements.

6. The lots that back up to Wildland Open Space shall be required to use non-combustible type fencing.

7. During any phase of construction, this development shall be required to provide two independent, non-obstructed points of access.

8. The driveways serving this project shall be designed to a maximum of 20% grade as required by the Uniform Fire Code.

9. This development shall be conditioned to develop and implement a Wildland Fire Safe Plan that is approved by the Fire Department.

10. This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump section of roadway.

11. This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump section of roadway.

If you have any questions, please don't hesitate to contact me.

Sincerely,

EL DORADO HILLS FIRE DEPARTMENT

Fred H. Russell
Fire Marshal

FHR:ss

Pacific Gas and Electric Company
Land Services Office
343 Sacramento Street
Auburn, CA 95603

Direct: (530) 889-5089
Fax: (530) 889-3392
Email: dlkn@pge.com

August 12, 2005

El Dorado County
2850 Fairlane Court
Placerville, CA 95667

RE: Serrano Village
APPLICATION NUMBER: TM 05-1393 V and PD 05-0006

Dear El Dorado County:

PG&E has reviewed this project and has the following comments:

PG&E operates and maintains tower lines in a 100 foot easement which are located within or adjacent to the proposed project boundaries. **Land use is restricted within the easement.** The Vesting Tentative Map shows Western Sierra Way going throughout the proposed development and extending to the Northwest of the Parcel. One of PG&E's concerns is for continued access to the structures and lines with heavy equipment for maintenance and repair of the towers, insulators, and wires. Another is for adequate ground clearance from the wires as set forth in California Public Utilities Commission General Order No. 95 for the proposed improvements as shown on the plan. PG&E will need to review and approve the road improvement plans. Should an infraction occur, the developer will be responsible for the costs of raising or the relocating of the facilities. The planting of trees is considered an unacceptable use within our easements. Unless approved by PG&E's Vegetation Management personal.

Dedicate a standard 12.5 foot Public Utility Easement for underground facilities and appurtenances adjacent to all public ways, private drives and/or Irrevocable Offer of Dedication.

Sincerely,

Donald Kennedy

Donald Kennedy
Land Agent

COUNTY OF EL DORADO
OFFICE of COUNTY SURVEYOR

05 AUG 15 AM 11:54
RECEIVED
PLANNING DEPARTMENT

MEMO

DATE: August 15, 2005

TO: Gina Hunter, Project Planner

FROM: Rich Briner phone (530) 621-5440 fax (530) 626-8731

SUBJECT: TM05-1393 – Serrano Village M4 / Serrano Assoc.

We have looked over the application and have the following comments.

1) All survey monuments must be set prior to the presentation of the final map to the Board of Supervisors for approval, or the developer shall have surety of work to be done by bond or cash deposit. Verification of set survey monuments, or amount of bond or deposit to coordinated with the County Surveyors Office.

2) The roads serving the development shall be named by filing a completed Road Name Petition with the County Surveyors Office prior to filling the Final Map

COUNTY OF EL DORADO
OFFICE of COUNTY SURVEYOR

MEMO

DATE: August 15, 2005

TO: Gina Hunter, Project Planner

FROM: Rich Briner phone (530) 621-5440 fax (530) 626-8731

SUBJECT: TM05-1393 – Serrano Village M4 / Serrano Assoc.

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2) The roads serving the development shall be named by filing a completed Road Name Petition with the County Surveyors Office prior to filling the Final Map

El Dorado County Resource Conservation District
100 Forni Road, Suite A • Placerville, CA 95667 • Phone (530) 295-5630, FAX (530) 295-5635

05 AUG -4 PM 12: 56

RECEIVED
PLANNING DEPARTMENT

August 1, 2005

Gina R. Hunter, Project Planner
El Dorado County Planning Department
2850 Fairlane Court
Placerville, CA 95667

Subject: Initial Review for TM 05-1393 V and PD 05-006 – Serrano Village M4 (Serrano Associates, Kirk Bone).

Dear Gina:

The Resource Conservation District (District) has reviewed the Initial Consultation information for the proposed TM 05-1393 V and PD 05-006 – Serrano Village M4 (Serrano Associates, Kirk Bone) project. The District recommends that the following three issues be addressed during your environmental review: 1) construction erosion and sediment control and control of non-storm water discharges 2) management of post-construction storm water volumes and peak discharges and 3) post-construction water quality impacts.

Construction Erosion and Sediment Control and Control of Non-Storm Water Discharges

The Natural Resources Conservation Service (NRCS) has mapped soils on the site as Auburn very rocky silt loam, 2 to 30 percent slopes (AxD) and Auburn Silt Loam, 2 to 30 percent slopes (AwD). Attached are the soil compatibility data sheets for each of these soil types.

Auburn very rocky silt loam, 2 to 30 percent slopes and Auburn Silt Loam, 2 to 30 percent slopes have a permeability classification of moderate. Surface runoff is slow to medium, and the erosion hazard is slight to moderate.

It appears from the plans in the initial consultation information that most of the 76.79 acres of the project area will be exposed during construction. This exposed area, if untreated, could result in accelerated rates of erosion from wind and water and potentially increase rates of sedimentation.

It is possible that the current soils do not resemble those mapped for the 1974 soil survey. In addition, site-specific analysis is necessary to gather detailed engineering information that is unavailable in soil surveys. For these reasons, the District suggests that a detailed, site-specific soils report be prepared by a Registered Civil Engineer and/or Certified Engineering Geologist. The report should identify existing soil and groundwater conditions in the project area and, if necessary, identify potential mitigation measures (e.g. importation of suitable soils and/or structural containment).

In order to comply with the District's Erosion Control Requirements and Specifications, the applicant will need to implement erosion control measures (including runoff control measures and soil stabilization measures) and sediment control measures (e.g. straw rolls, sediment fence, sediment basins). The types of practices chosen are site-specific and dependant on the time of year construction activities occur. The applicant is encouraged to contact the District to identify suitable measures to include in the planning document. The applicant will also need to control non-storm water discharges (e.g. wash water), potentially hazardous materials such as hydraulic fluid from construction vehicles and paint materials, and all potential pollutants on the construction site.

Management of Post-Construction Storm Water Volumes and Peak Discharges

The applicant should attempt to mimic existing drainage patterns to the extent practicable, account for runoff flowing onto the site from adjacent development, and ensure that the post-construction storm water volumes and peak discharges from the site approximate existing conditions. The District would like to see the applicant maximize vegetated area to reduce runoff volume and peak flow and use basins as a secondary practice. A description of the proposed storm water management system design should be included in the planning document.

Post-Construction Water Quality

Post-construction water quality impacts (e.g. nutrients associated with lawn care products and metals and hydrocarbons from parked cars) are a concern in urbanizing areas. Educating residents about source control of pollutants will result in long-term benefits to water quality. In addition, practices such as grass swales can be used to trap pollutants prior to discharge of storm water off-site. Pollutants tend to be taken up by vegetation and/or bind to soil particles in the upper soil horizon.

The District appreciates the opportunity to comment on this project. An on-site consultation can be arranged if desired.

For:
Robert L. Beegle, President
Board of Directors

By:
Mark Egbert
District Manager

cc: James Kimmel, DC, NRCS

PARCEL # 11355005,06,07
El Dorado County, California

El Dorado County & Georgetown Divide
Resource Conservation Districts

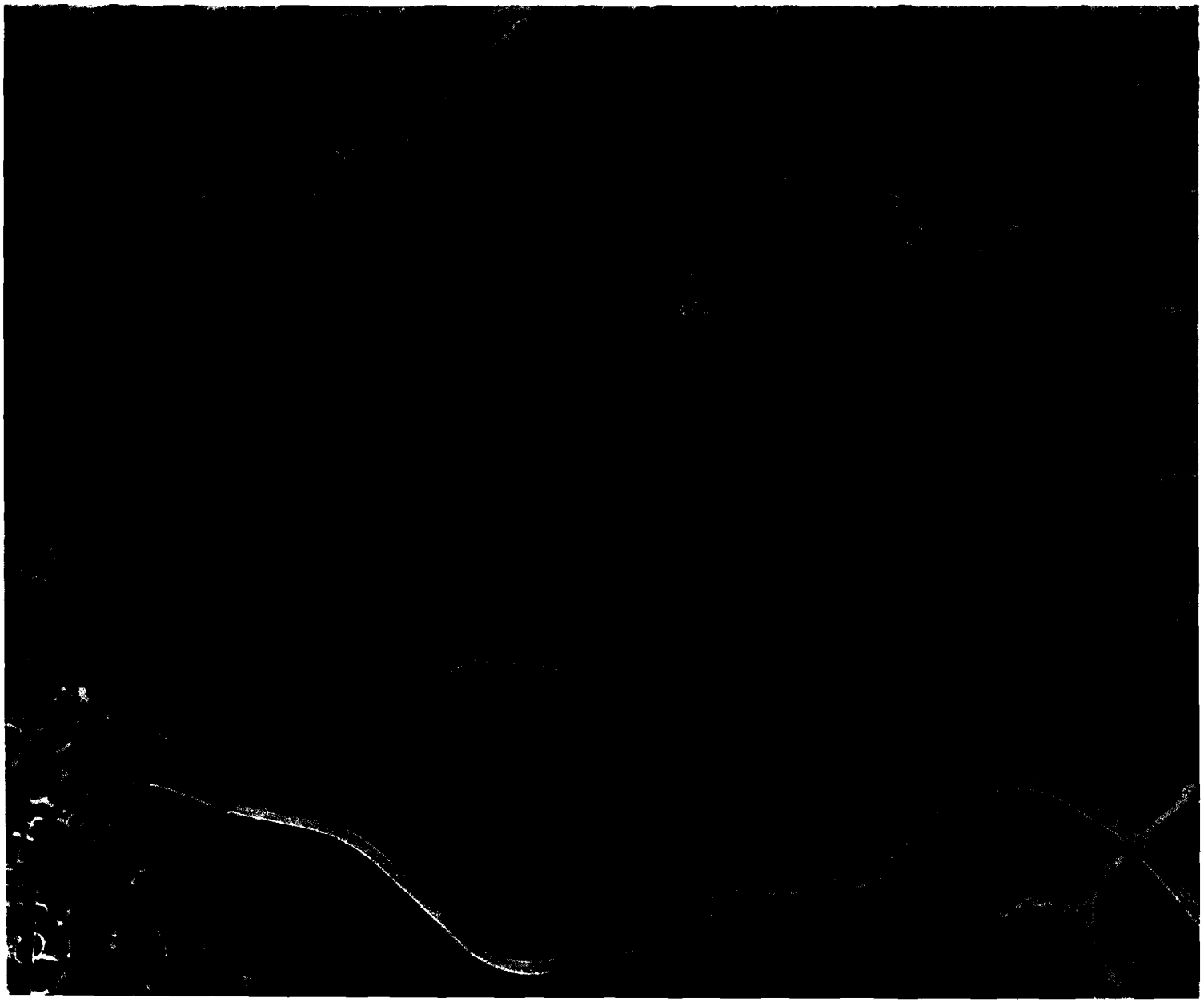
August2005
Scale 1:6000

In partnership with the USDA, Natural Resources Conservation Service.

Soil Survey Digitized to SSURGO2 1 (Soil Data Mart)

Aerial Flight
July 2004

N
W E
S



Soils represent Auburn Very Rocky Silt Loam (AxD), Auburn Silt Loam (AwD)

Soils Report

Map Unit Name

A soil map unit is a collection of soil areas or miscellaneous areas delineated in a soil survey. Each map unit is given a name that uniquely identifies the unit in the soil survey.

Soil Survey: El Dorado Area, California
Survey Status: Out-of-date
Correlation Date: 06/01/1968
Distribution Date: 10/25/2001

Map Symbol	Soil Name	Rating
AxD	AUBURN VERY ROCKY SILT LOAM, 2 TO 30 PERCENT SLOPES	AUBURN VERY ROCKY SILT LOAM, 2 TO 30 PERCENT SLOPES

USDA United States Department of Agriculture

Natural Resources Conservation Service

Soils Report

Hydrologic Group - Dominant Condition

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are placed into four groups A, B, C, and D, and three dual classes, A/D, B/D, and C/D. Definitions of the classes are as follows:

A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

Dual hydrologic groups, A/D, B/D, and C/D, are given for certain wet soils that can be adequately drained. The first letter applies to the drained condition, the second to the undrained. Only soils that are rated D in their natural condition are assigned to dual classes.

Soil Survey: El Dorado Area, California
Survey Status: Out-of-date
Correlation Date: 06/01/1968
Distribution Date: 10/25/2001

Map Symbol	Soil Name	Rating
AxD	AUBURN VERY ROCKY SILT LOAM, 2 TO 30 PERCENT SLOPES	D

Soils Report

Soil Shrink-Swell - Dominant Soil

Top Depth : 0

Bottom Depth : 0

Soil Shrink-Swell is measured as the linear extensibility percent(LEP). Linear extensibility percent is the linear expression of the volume difference of natural soil fabric at 1/3 bar or 1/10 bar water content and oven dryness. The volume change is reported as percent change for the whole soil. Shrink-Swell class are low if LEP is less than 3, moderate if LEP is 3 to 6, high if LEP is 6 to 9, and very high if LEP is greater than 9.

If the shrink-swell potential is rated moderate to very high, shrinking and swelling can damage buildings, roads, and other structures. The high degree of shrinkage associated with high and very high shrink-swell potentials can damage plant roots.

Soil Survey: El Dorado Area, California
Survey Status: Out-of-date
Correlation Date: 06/01/1968
Distribution Date: 10/25/2001

Map Symbol	Soil Name	Rating
AxD	AUBURN VERY ROCKY SILT LOAM, 2 TO 30 PERCENT SLOPES	1.5

Soils Report

Map Unit Name

A soil map unit is a collection of soil areas or miscellaneous areas delineated in a soil survey. Each map unit is given a name that uniquely identifies the unit in the soil survey.

Soil Survey: El Dorado Area, California
Survey Status: Out-of-date
Correlation Date: 06/01/1968
Distribution Date: 10/25/2001

Map Symbol	Soil Name	Rating
AwD	AUBURN SILT LOAM, 2 TO 30 PERCENT SLOPES	AUBURN SILT LOAM, 2 TO 30 PERCENT SLOPES

Soils Report

Hydrologic Group - Dominant Condition

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

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Soil Survey: El Dorado Area, California
Survey Status: Out-of-date
Correlation Date: 06/01/1968
Distribution Date: 10/25/2001

Map Symbol	Soil Name	Rating
AwD	AUBURN SILT LOAM, 2 TO 30 PERCENT SLOPES	D

Soils Report

Soil Shrink-Swell - Dominant Soil

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Bottom Depth : 0

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If the shrink-swell potential is rated moderate to very high, shrinking and swelling can damage buildings, roads, and other structures. The high degree of shrinkage associated with high and very high shrink-swell potentials can damage plant roots.

Soil Survey: El Dorado Area, California

Survey Status: Out-of-date

Correlation Date: 06/01/1968

Distribution Date: 10/25/2001

Map Symbol	Soil Name	Rating
AwD	AUBURN SILT LOAM, 2 TO 30 PERCENT SLOPES	1.5

COUNTY OF EL DORADO

ENVIRONMENTAL MANAGEMENT DEPARTMENT

EL DORADO COUNTY

ENVIRONMENTAL MANAGEMENT DEPARTMENT

Jon A. Morgan
Director

Environmental Health

Air Quality Management District

Solid Waste & Hazardous Materials

Water Quality & Protection

Tahoe Office/ Vector Control

PLACERVILLE OFFICE
2850 Fairlane Ct.,
Building 'C'
Placerville, CA 95667

Ph. 530.621.5300
Fax 530.642.1531
Fax 530.626.7130

SOUTH LAKE TAHOE OFFICE
3368 Lake Tahoe Blvd.
Ste. 303
South Lake Tahoe, CA
96150

Ph. 530.573.3450
Fax 530.542.3364

DATE: July 20, 2005

TO: Gina Hunter, Project Planner
El Dorado County Planning Department

FROM: Cathy Keeling, Sr. Environmental Health Specialist
El Dorado County Environmental Management

SUBJECT: **TM 05-1393V AND PD 05-0006**
SERRANO VILLAGE M4

El Dorado County Environmental Management Department, **Environmental Health Division** has reviewed the proposed project and has no comments as the project is serviced by public water and sewer:

If you have any questions, I can be reached at (530) 621-6651.

COUNTY OF EL DORADO

ENVIRONMENTAL MANAGEMENT DEPARTMENT

EL DORADO COUNTY
ENVIRONMENTAL MANAGEMENT DEPARTMENT

Jon A. Morgan
Director

Environmental Health

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3368 Lake Tahoe Blvd.
Ste. 303
South Lake Tahoe, CA
96150

Ph. 530.573.3450
Fax 530.542.3364

05 JUL 29 AM 7:23
RECEIVED
PLANNING DEPARTMENT

July 26, 2005

Gina R. Hunter, Project Planner
El Dorado County Planning Department
2850 Fairlane Court
Placerville, CA 95667

SUBJECT: TM 05-1393 V & PD 05-0006 – Serrano Village M4 (Serrano Associates, Kirk Bone)/APN 113-550-05, -06 and -07

Dear Ms. Hunter:

The El Dorado County Air Pollution Control District (District) has been asked to express comments which identify our concerns regarding the proposed project under Application: **TM 05-1393 V & PD 05-0006 – Serrano Village M4 (Serrano Associates, Kirk Bone)/APN 113-550-05, -06 and -07**. The project is a vesting tentative map and planned development for Serrano Village M, Phases 4 to create 38 lots, ranging in size from 20,000 to 4.84 acres. The property, identified by Assessor's Parcel Number 113-550-05, -06, and –07 consisting of 76.79 acres is located approximately 1,500 feet north of the intersection with Greenview Drive and Raphael Drive, in the El Dorado Hills area.

El Dorado County violates the state and federal ambient air quality standard for the criteria pollutant ozone at the Western Slope area of the county. As of June 1, 1995, El Dorado County nonattainment area classification status for ozone has been reclassified from a "serious" to a "severe" ozone nonattainment area (40 CFR [Code of Federal Regulations] Part 81 CFR Update Service). Monitoring data from the California Air Resources Board have indicated the town of "Cool" to have the highest ozone concentration in the Sacramento Metro area. The county violates state ambient air quality standard for the criteria pollutant fine particulate matter (PM10) at both the Western Slope and South Lake Tahoe area of El Dorado County. The California Clean Air Act of 1988 requires the state's air pollution control program meet the state's ambient air quality standards. The efforts of the District are focused primarily on attainment of state and federal ambient air quality standards for criteria air pollutants.

It is recommended the applicant refer to the following document, **"El Dorado County Air Pollution Control District Guide to Air Quality Assessment, Determining Significance of Air Quality Impacts under the California Environmental Quality Act, First Edition, February 2002".** The document will assist in determining if this project will be considered as having "significant" air quality impacts and if an Environmental Impact Report (EIR) must be prepared.

In order to determine if this project will have a "significant" air quality impact and to comply with District Rules, the following summary of issues **SHALL** be addressed:

1. If the project construction will involve grading and excavation operations, which will result in a temporary negative impact on air quality with regard to the release ROG, NOx, and particulate matter (PM_{10}) in the form of dust. Then project

emissions of ROG, NOx, and PM_{10} need to be quantified using either the URBEMIS 7G for windows 5.1.0 or a similar model that is acceptable to the District. In addition, District Rule # 223 addresses the regulation and mitigation measures for fugitive dust emissions--Rule 223 shall be adhered to during the construction process. In addition, **a Fugitive Dust Prevention and Control Plan and Contingent Asbestos Hazard Dust Mitigation Plan shall be submitted to and approved by the District prior to beginning project construction.**

2. Project construction may involve road development and **should adhere** to District **Rule 224 Cutback and Emulsified Asphalt Paving Materials** and the county ordinance concerning asbestos dust.

3. A health risk assessment shall be prepared when the project will emit toxic air contaminants. Airborne toxic pollutants expected to be generated by the project must be identified. In addition, it must be determined if a project is to be located in an area which may impact existing or planned schools or facilities with the potential to emit toxic or hazardous pollutants. A potential airborne toxic pollutant to consider is asbestos in asbestos-containing serpentine. Applicant will assist District in preparing a public notice in which the proposed project for which an application for a permit is made is fully described and complies to Health and Safety Code 42301.6. The risk assessment must address the pollutants and potential impacts on public health.

   If present, what mitigating measures will be taken to control the drifting of the air contaminant to a sensitive receptor site(s) if found above an acceptable level?

4. If there is an additional increase of in/out traffic from the project then long-term emissions data must be determined. Long term emissions are direct emissions generated by the project operation and the indirect emissions induced by the operation, the latter caused principally by the use of motor vehicles. El Dorado County is classified as nonattainment for ozone (O_3) and particulate matter (PM_{10}); therefore, the impact of this operation on long-term attainment status needs to be determined. Computer modeling should be used to make this assessment. Models the URBEMIS 7G for windows 5.1.0 and CALINE 4 should be used for this purpose and are available from the California Air Resources Board.

5. If there is an additional increase of in/out traffic from the project then a local scale analysis data must be determined. Local scale analysis is an estimate of the operation's air quality impact in the vicinity of the operation. Carbon monoxide (CO) is the primary concern regarding this analysis. CO impacts may be determined using CALINE 4.

6. If there is an additional increase of in/out traffic from the project then a corridor analysis data must be determined. Corridor analysis should include the expected change in emissions for the affected transportation corridor, which may result

from a significant change in level of service of local roadways, freeways, and/or arterials.

7. If there is an additional increase of in/out traffic from the project then cumulative impacts must be determined. Cumulative impacts are impacts on the ambient air that result from the incremental impact of the operation when added to other past, present, and reasonably foreseeable future development activities.

8. Burning of wastes that result from "Land Development Clearing" must be permitted through the DISTRICT. Only vegetative waste materials may be disposed of using an open outdoor fire.

9. The project construction will involve the application of architectural coating, which shall adhere to District Rule 215 Architectural Coatings.

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

Heavy Equipment and Mobile Source Mitigation Measures.

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

11. Prior to construction/installation of any new point source emissions units or non-permitted emission units (i.e., gasoline dispensing facility, boilers, internal combustion engines, etc.), authority to construct applications shall be submitted

to the District. Submittal of applications shall include facility diagram(s), equipment specifications and emission factors.

The above District rules are found in the El Dorado County Air Pollution Control District Rules and Regulations. A copy of the District Rules and Regulations and "Guide to Air Quality Assessment, Determining Significance of Air Quality Impacts Under the California Environmental Quality Act, February 2002", are available at our Department or from the Department's web page located at the following internet address: www.co.el-dorado.ca.us/emd.

If you have any questions regarding these comments, please call our office at (530) 621-6662.

Respectfully,

Dennis Otani, Senior Air Quality Specialist
Air Quality Management District

DMO:do

File: TM 05-1393 V & PD 05-0006 – Serrano Village M4 (Serrano Associates, Kirk Bone)/APN 113-550-05, -06 and -07

El Dorado Hills
Area Planning Advisory Committee
1021 Harvard Way
El Dorado Hills, CA 95762

September 19, 2005

Ms. Gina Hunter, Project Planner
El Dorado County Planning Department
2850 Fairlane Court
Placerville, CA 95667

Subject: TM 01-1381 R & PD 01-0009 Village M Revised
TM 05-1393 V & PD 05-0006(M4)

Dear Ms. Hunter:

The full El Dorado Hills Area Planning Advisory Committee (APAC) met with representatives of Serrano Associates at its regularly scheduled meeting on September 14, 2005 to review their response to our letter to you of July 17, 2005 regarding TM 01-1381 R & PD 01-0009 – Serrano Village M Revised (Phases 2 & 3). After discussion the committee voted unanimously to support the application.

Although APAC was unable to respond within the required time the committee also reviewed TM 05-1393 V & PD 05-0006 (M4) (Phase 4) and voted unanimously to support the application.

If you have any questions please contact Norb Witt at (916) 939-6666 or nwitt@sbcglobal.net.

Sincerely,

Norb Witt, Chairman
El Dorado Hills APAC

COUNTY OF EL DORADO
DEPARTMENT OF TRANSPORTATION

INTEROFFICE COMMUNICATION

Date: September 27, 2007

To: Mel Pabalinas, Project Planner

From: Eileen Crawford, DOT Transportation Planning

Subject: TM05-1393 - Serrano Village M, Phase 4, Portion of APN 123-260-05; 123-260-06, 123-260-07

Project Description: The Department of Transportation has reviewed the subject tentative parcel map to create 38 build able lots and 1 open space lot.

Grading: A grading and improvement plan will be required. Any lots that exceed the thresholds for Mass Pad Grading, as defined in the Design and Improvements Standards Manual, shall require the applicant to submit a revised tentative map to account for said revision.

Drainage: A Drainage Study is required for this project.

Traffic: No traffic study is required for this project.

Design Waivers: Two design waivers were submitted for this project, one for right of way (ROW) reduction from 50 feet to 46 feet for Western Sierra Way and 36 feet for 'I' Court; and a cul-de-sac turnaround ROW/Road radius width of 60/50 feet to 47/40 feet. DOT recommends approval of both of these design waivers.

PROJECT SPECIFIC CONDITIONS

1. The applicant shall construct all roads in conformance with the Design and Improvements Standard Manual (DISM) as shown in Table 1. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the recordation of the final map:

Table 1			
ROAD NAME	**REFERENCE**	**ROAD WIDTH**	**EXCEPTIONS/NOTES**
Western Sierra Way	Std Plan 101B	36 ft. (46' R/W pursuant to design waiver request), plus utility/ slope easements	Type 1 rolled curb & gutter*. No sidewalks Vertical Curve Design per DISM
'I' Court	Std Plan 101B & 114	28 ft. (36' R/W pursuant to design waiver request), plus utility/ slope easements	Type 1 rolled curb & gutter*. No sidewalks Vertical Curve Design per DISM

Notes for Condition 1 Table:
*Road widths in the preceding table are measured from curb face to curb face. Curb face for rolled curb and gutter is 6" from the back of the curb.

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. Bus turnouts and shelters shall be constructed at locations required by El Dorado Transit and the appropriate school district.

5. 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.

6. 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.

8. 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.

9. 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.

10. 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.

DOT STANDARD CONDITIONS

11. The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual from the County Department of Transportation, and pay all applicable fees prior to filing of the final map.

12. Sidewalks may be located outside the right-of-way and meander as a means to provide interest and variety in alignment. The alignment and design of the sidewalks shall be reviewed and approved by the Department of Transportation prior to filing the final map. Sidewalks shall be connected to walk/trail systems in the project open space areas. Pedestrian easements shall be provided where necessary. Final lane configurations, including the need for additional rights-of-way, shall be subject to review and approval of the Department of Transportation prior to improvement plan approval.

13. All curb returns, at pedestrian crossing, shall include a pedestrian ramp with truncated domes per Caltrans Standard A88A and four feet of sidewalk/landing at the back of the ramp.

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, prior to filing the final map.

15. 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.

16. 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.

17. A final drainage study shall be prepared by the project proponent and submitted with the subdivision grading and improvement plans to the approval of the Department of Transportation. All drainage facilities identified in the drainage study shall be included in the subdivision grading and improvement plans.

18. Cross lot drainage shall be avoided wherever possible. The CC&Rs for Village M4 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.

19. All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to Sacramento County Standard Drawing 11-10. All stamps shall be approved by the El Dorado County inspector prior to being used.

20. Grading plans shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance and El Dorado County Storm Water Management Plan. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation, and the potential discharge of pollutants into drainages.

21. This project disturbs more than one acre of land area (43,560 square feet). At the time that an application is submitted for improvement plans or a grading permit, the applicant shall file a "Notice of Intent" (NOI) to comply with the Statewide General NPDES Permit for storm water discharges associated with construction activity with the State Water Resources Control Board (SWRCB). This condition is mandated by the State of California. A filing form, a filing fee, a location map, and a Storm Water Pollution Prevention Plan (SWPPP) are required for this filing. A copy of the Application shall be submitted to the SWRCB, with a duplicate copy submitted to the County, prior to building permit issuance, and by state law must be done prior to commencing construction.

22. The applicant shall submit a soils and geologic hazards report (meeting the requirements for such reports provided in the El Dorado County Grading Ordinance) to, and receive approval from the El Dorado County Department of Transportation. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations.

23. The timing of construction and method of revegetation shall be coordinated with the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such ternporary plans shall be submitted to the RCD for review and recornmendation 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.

24. 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 that is less than County standards and shall provide for enforcement of such provisions. The CC&Rs shall include a provision for off-street parking to compensate for lack of parking normally provided within the cul-de-sac bulb. The applicant shall either provide adequate parking for a three-car driveway or sufficient depth of driveway (18 feet per parking stall) to accommodate longitudinal and/or lateral parking for three spaces.

25. Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to DOT with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.

26. Construction activities shall be conducted in accordance with the County noise regulation or limited to the following hours and days: 7 a.m. and 7 p.m., Monday through Friday, and 8 a.m. and 5 p.m. on weekends, and on federally-recognized holidays. Exceptions are allowed if it can be shown that construction beyond these times is necessary to alleviate traffic congestion and safety hazards.

27. The applicant shall pay the traffic impact fees in effect at the time a building application is deemed complete.

Serrano Village M Phase 4
Tentative Subdivision Map/Planned Development File Nos.TM05-1393/PD05-006

Map prepared by
Mel Pabalinas
El Dorado County
Planning Services

0 175350 700 Feet

N

EXHIBIT A- VICINITY MAP

Serrano Village M Phase 4
Tentative Subdivision Map/Planned Development File Nos.TM05-1393/PD05-006

Map prepared by:
Mel Pabalinas
El Dorado County
Planning Services

0 175350 700 Feet

N

EXHIBIT B- GENERAL PLAN LAND USE MAP

Serrano Village M Phase 4
Tentative Subdivision Map/Planned Development File Nos.TM05-1393/PD05-006

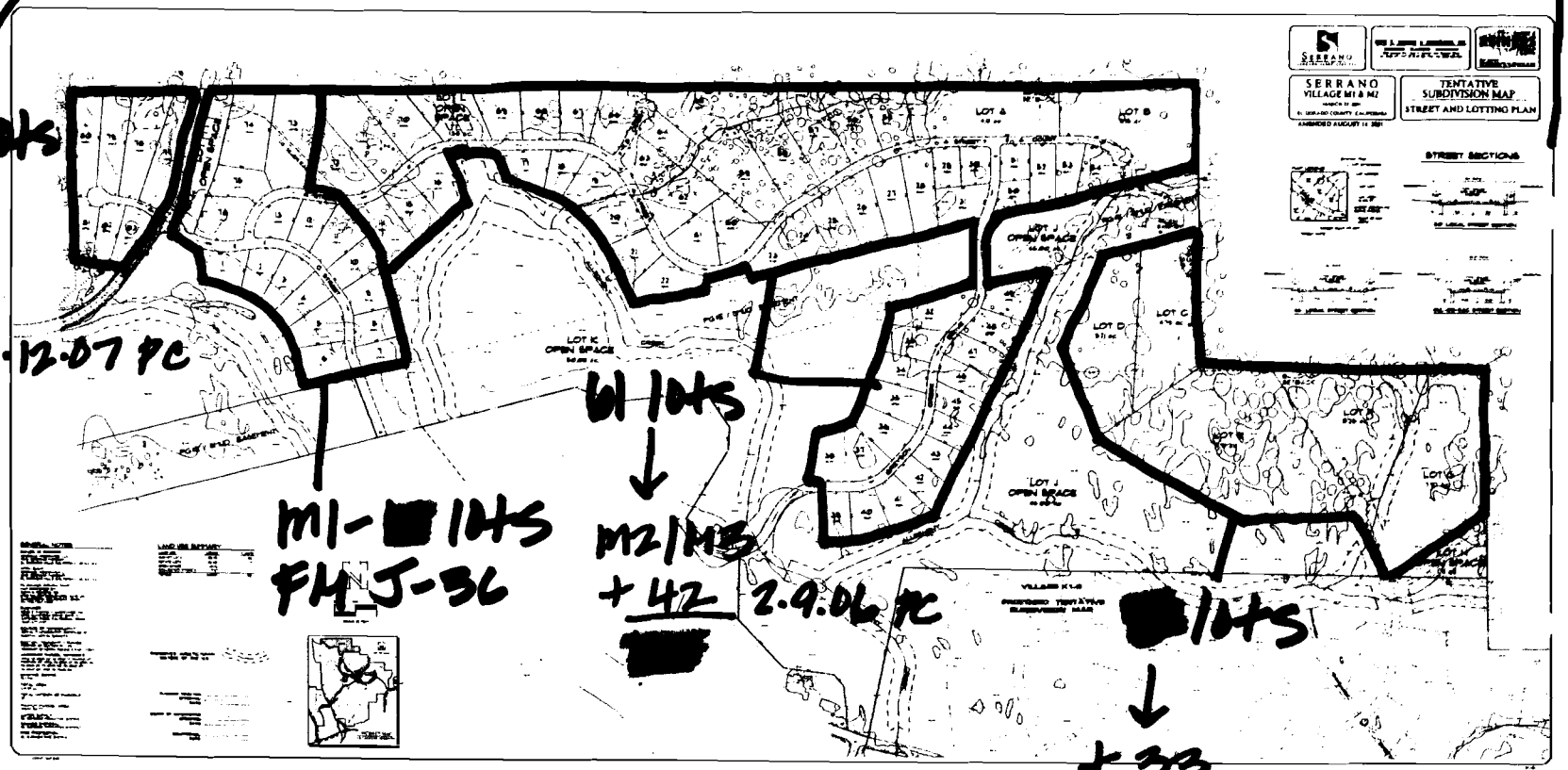
Map prepared by:
Mel Pabalinas
El Dorado County
Planning Services

0 175350 700 Feet

N

EXHIBIT C- ZONING DESIGNATION MAP

Serrano Vlg. M1 + M2 = 90 res. lots
TC 1.24.02



7 lots
↓
+3
[redacted] 7.12.07 PC

M1 - [redacted] lots
FHJ-36

61 lots
↓
M2/M3
+42
[redacted]
2.9.06 PC

[redacted] lots
↓
+33
38 ____ PC

[redacted] to date or 168 w/ M4 approval

8.6.07

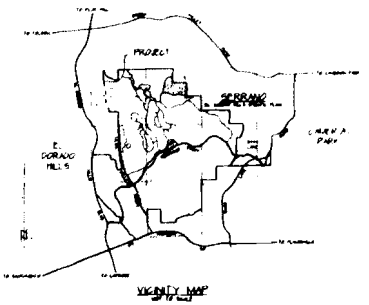
EXHIBIT D

TENTATIVE MAP

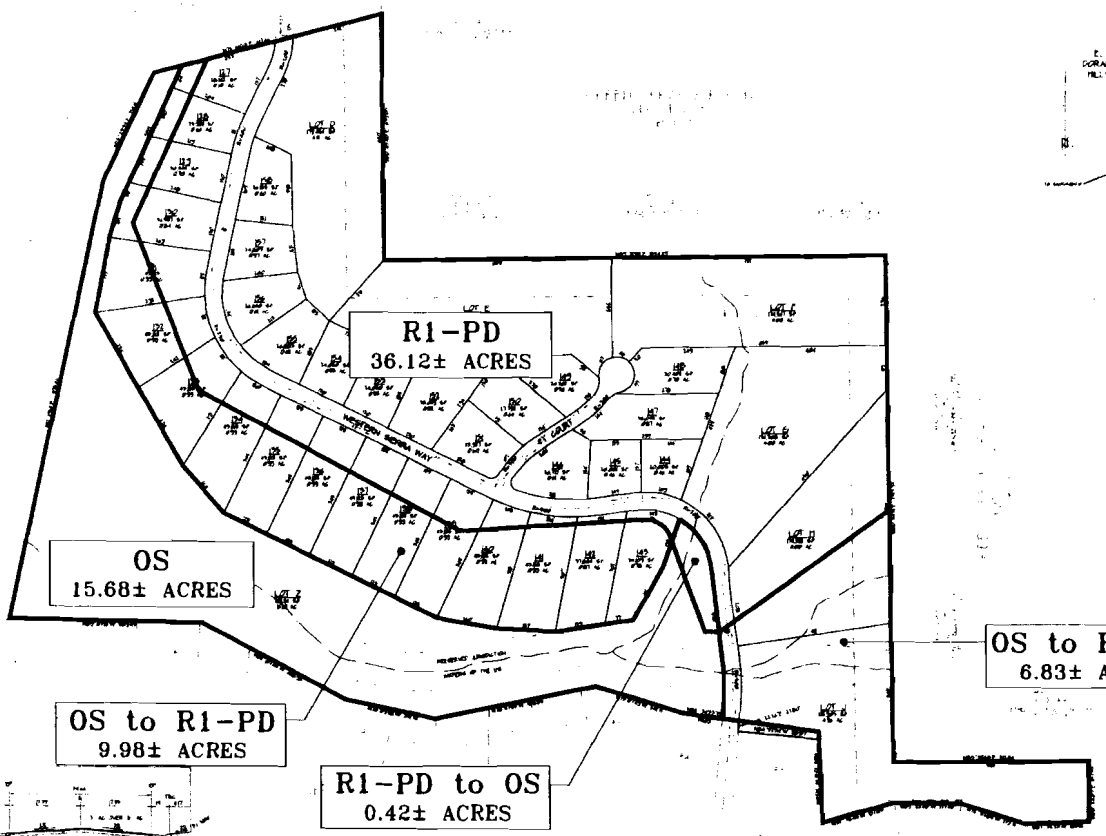
SERRANO VILLAGE M, PHASE 4

COUNTY OF EL DORADO, CALIFORNIA

ZONING DESIGNATION & ACREAGE



VICINITY MAP



TYPICAL ROAD SECTION

NOT TO SCALE

ALL OF WAY SECTION

NOT TO SCALE

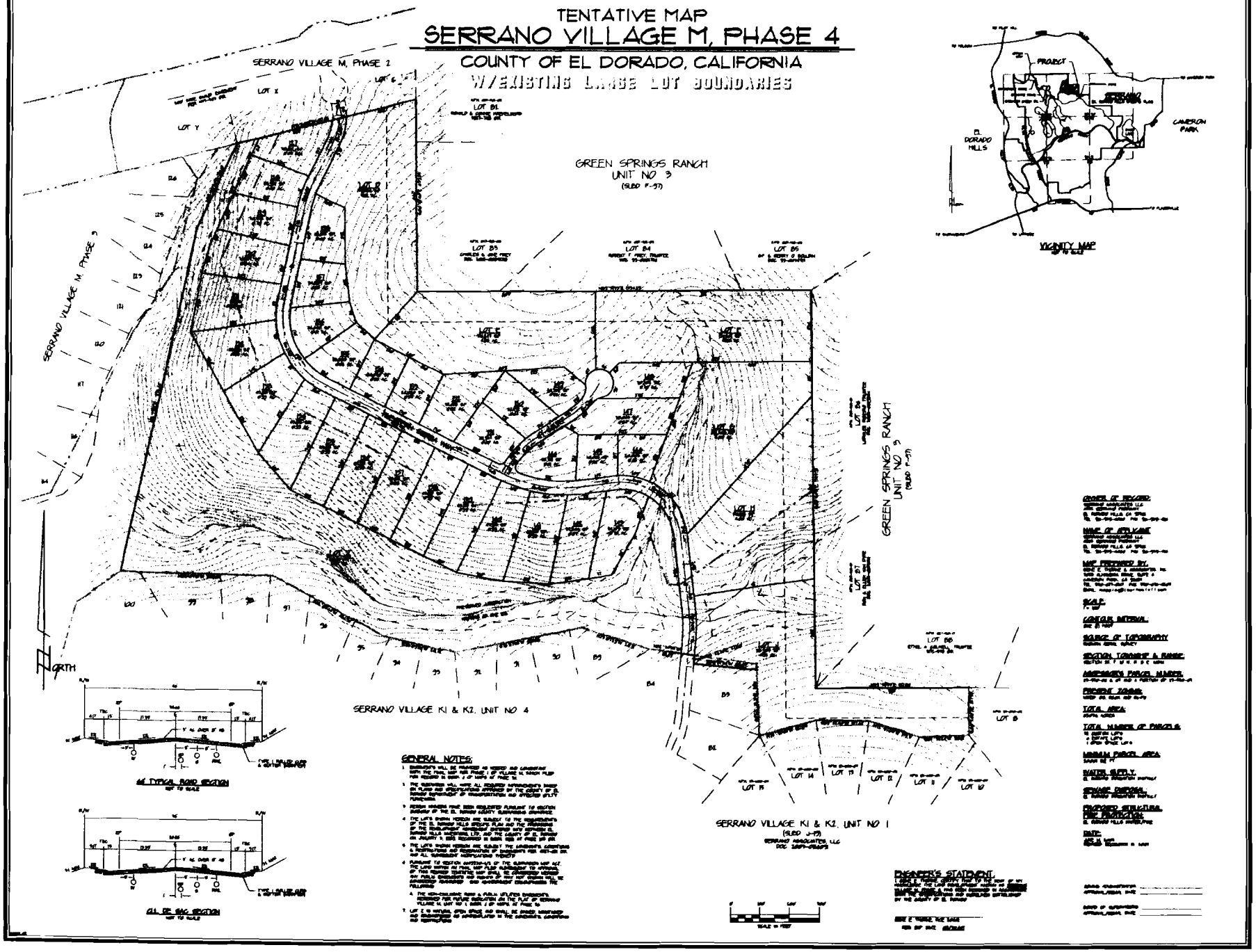
GENERAL NOTES

ENGINEER'S STATEMENT

TENTATIVE MAP

EXHIBIT E

TENTATIVE MAP
SERRANO VILLAGE M, PHASE 4
COUNTY OF EL DORADO, CALIFORNIA
W/EXISTING LARGE LOT BOUNDARIES



VICINITY MAP

60' TYPICAL ROAD SECTION
NOT TO SCALE

60' DE BAG SECTION
NOT TO SCALE

GENERAL NOTES:

1. ...
2. ...
3. ...
4. ...
5. ...
6. ...
7. ...

OWNER OF RECORD:

NAME OF DEVELOPER:

MAP PREPARED BY:

SCALE:

CONTOUR INTERVAL:

SOURCE OF TOPOGRAPHY:

SECTION, TOWNSHIP & RANGE:

ASSESSOR'S PARCEL NUMBER:

PRESENT ZONING:

TOTAL AREA:

TOTAL NUMBER OF PARCELS:

MINIMUM PARCEL AREA:

WATER SUPPLY:

SEWAGE DISPOSAL:

PROPOSED STRUCTURAL FIRE PROTECTION:

DATE:

ENGINEER'S STATEMENT:

_____
_____

_____
_____

TENTATIVE MAP
REVISED DECEMBER 8, 2008