

COUNTY OF EL DORADO DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT



Agenda of: February 27, 2014

Staff: Lillian MacLeod

**SPECIFIC PLAN AMENDMENT/REZONE/
PLANNED DEVELOPMENT/TENTATIVE MAP**

FILE NUMBER: SP13-0002/Z13-0002/PD13-0001/TM13-1511/Serrano Villages J5 & J6

APPLICANT/AGENT: Serrano Associates, LLC

ENGINEER: REY Engineers

REQUEST:

- 1. Specific Plan Amendment.** Amendment to the El Dorado Hills Specific Plan reducing the commercial acreage required in Village J from 45 acres to approximately 12 acres.
- 2. Rezone.** Rezone of approximately 4.5-acres within the proposed subdivision from Planned Commercial-Planned Development (CP-PD) to One-family Residential-Planned Development (R1-PD).
- 3. Planned Development.** Development plan to modify the one-family residential zone standards.
- 4. Tentative Map.** A tentative subdivision map on a 36.54 acre site in Serrano Villages J5 and J6 creating:
 - a) 119 lots, ranging in size from 6000 to 15,000 square feet;
 - b) Nine landscape lots, ranging in size from 0.1 to 1.26 acres;
 - c) One passive park measuring 2.65 acres in size; and
 - d) A 1.65-acre road easement for Sienna Ridge Drive.
- 5. Design Waivers.** Design waiver(s) have been requested for the following:

- a) Modifications to Standard Plan 101B for reduction of roadway right-of-way from 50 feet to varying widths ranging from 35 to 42 feet and sidewalk widths from six feet to four feet;
- b) Elimination of sidewalks on one side of A, C, D, E, G, and I Streets, and F, G, and H Courts;
- c) Reductions of cul-de-sac right-of-way radius from 60 feet to 45.5 feet and road width radius from 50 feet to 40 feet at the end of F, G, and H Courts; and reduction from 100 feet centerline curve radius to 50 feet for “elbow” curves on A, C, and I Streets and G Court; and
- d) Modification of the standard road encroachment under Standard Plan 110 to allow for an entry gate and landscaping median.

LOCATION: On the east side of Bass Lake Road, immediately east of the intersection with Serrano Parkway in the El Dorado Hills area, Supervisorial District 1. (Exhibit A)

APN: 123-040-07, 123-040-09, and 115-400-13 (Exhibits B1-B2)

ACREAGE: 36.54 acres

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

ZONING: One-family Residential–Planned Development (R1-PD)
Planned Commercial–Planned Development (CP-PD) (Exhibit D)

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

SUMMARY RECOMMENDATION: Staff recommends the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:

1. Certify the project is Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines;
2. Adopt Specific Plan Amendment SP13-0002 based on the Findings presented;
3. Approve Rezone Z13-0002 based on the Findings presented;
4. Approve Planned Development PD13-0001, adopting the Development Plan as the official development plan, based on the Findings and subject to the Conditions of Approval;
5. Approve Tentative Map TM13-1511 based on the Findings and subject to the Conditions of Approval; and

6. Approve the following design waiver requests as the appropriate Findings have been made:
 - a) Modifications to Standard Plan 101B for reduction of the following roadway right-of-way and improvement widths including reduction of sidewalks from six foot widths to four foot widths:
 - (1) 35 feet= E Street, sta. 8+43.60 to 10+43.00.
 - (2) 36 feet= A Street, sta. 1+49.00 to 4+15.82;
E Street, sta. 5+79.28 to 8+43.60; and
C Street, F, G, and H Courts.
 - (3) 37 feet= J Street
 - (4) 38 feet= I Street
 - (5) 42 feet= A Street, sta. 4+15.82 to 10+50.69;
E Street, sta. 1+00 to 5+79.28; and
B, D, and G Streets.
 - b) Elimination of sidewalks on one side of A, C, D, E, G, and I Streets and F, G, and H Courts;
 - c) Reductions of cul-de-sac right-of-way radius from 60 feet to 45.5 feet and road width radius from 50 feet to 40 feet at the end of F, G, and H Courts; and reductions from 100 feet centerline curve radius to 50 feet for “elbow” curves on A, C, and I Streets, and G Court; and
 - d) Modification of the standard road encroachment under Standard Plan 110 to allow for an entry gate and landscaping median.

STAFF ANALYSIS

BACKGROUND: The El Dorado Hills Specific Plan (Specific Plan) and Environmental Impact Report (EIR) were adopted by the El Dorado County Board of Supervisors on July 18, 1988. The Development Agreement was recorded the following year on March 29, 1989 to be applicable for a period of 20 years. It has since expired effective March 29, 2009. The anticipated land uses within the Specific Plan include commercial, open space, and recreational facilities, along with the residential development of 6,162 dwelling units at build-out. Currently, approximately 4,600 dwelling units have been approved in the Serrano portion of the Specific Plan area.

The project is located in Village J of the Specific Plan. Village J was originally planned to accommodate 342 dwelling units and 45 acres of commercial development over 117 net acres. The 45 commercial acres were to be developed as a neighborhood convenience shopping center serving the “North and south Uplands golf course Neighborhoods and proposed developments east of Bass Lake Road”. The original Zoning Map of the Specific Plan designated the location of the commercial portion to be on either side of Bass Lake Road. However, due to the subsequent reconfiguration of Bass Lake Road, Village J4 became relocated to its west side. Under PD03-0010, Village J4 was rezoned from Planned Commercial-Planned Development (CP-PD) to One-family Residential-Planned Development (R1-PD) under Section 1.8 of the existing Development Agreement, which allowed:

“ . . . the Planning Director or other appropriate County personnel (to) modify the El Dorado Hills Specific Plan without compliance with procedural provisions of the zoning ordinance or any notice of public hearing if the Planning Director determines, in a manner consistent with County policy and State law, that the required 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 relating to subsequent discretionary actions, monetary contributions by developer or any conditions relating to the use of the property, and is otherwise consistent with the El Dorado Hills Specific Plan, the El Dorado Hills/Salmon Falls Area Plan and the County General Plan.”

In approving the development plan and corresponding tentative map (TM03-1386), the Planning Commission and Board of Supervisors found the reduction in commercial acreage consistent with the Specific Plan under the Development Agreement (DA). In subsequent applications TM07-1457 and PD07-0029, Village J7 was approved for residential development after the Planning Director made a determination to modify the zone map from CP-PD to R1-PD pursuant to DA Section 1.8. With this approval, the 48 acres comprising Villages J5 and J6 remained the only area left for commercial development consistent with the 45 acres identified in the Specific Plan.

However, the subsequent approvals for Villages J5 and J6 under DA Section 1.8 systematically reduced the 48 acres of potential commercial development further, as follows:

Village J5 [zoned CP-PD and Recreation Facility (RF)]:

1. PD07-0008/P07-0013 created a 25 acre neighborhood commercial center consisting of nine commercial lots on 13.15 acres and one 11.76 acre remainder lot (Exhibit E).
2. PD07-0008-R created a phasing plan whereby Phase 1 consisted of the nine commercial lots previously approved.
3. PD08-0020/P08-0029 created Phase 2 consisting of 4.46 acres of the 11.76 acre remainder to be developed commercially while leaving the remaining 6.99 acres undeveloped (Exhibit F).
4. PD08-0019/Z08-0031/TM08-1479 rezoned the 6.99 undeveloped acres to R1-PD under DA Section 1.8, as the applications were deemed complete prior to the expiration of the Development Agreement; and

Village J6 (zoned CP-PD, R1-PD):

5. Under the same applications as #4 above, 20.1 acres of the 24.09 acre parcel were rezoned from CP-PD to R1-PD, consistent with the zoning of the 3.99 acre portion. (Exhibit G). The concurrent tentative map approval created 204 clustered residential lots.

In total, approximately seven acres of Village J5 and 20 acres of Village J6 were rezoned from CP-PD to R1-PD as a result of the above approvals.

CURRENT STATUS: The project parcels are currently entitled to develop 204 clustered residential lots in Village J6 and a portion of Village J5. The remaining portion of Village J5 consists of 17.61 commercially zoned acres that were previously approved as Phases 1 and 2 of the neighborhood service center.

Reduction of Remaining Commercial Land: The project consists, in part, of the rezone of the Village J5 Phase 2 neighborhood service center from CP-PD to R1-PD in order to increase the residential area by 4.46 acres accommodating additional one-family residential lots. As a result, the total commercial acreage remaining in Village J will be reduced to what is now delineated as the 11.92 acres that comprise Phase 1 of the neighborhood service center.

As discussed in the Background section of this report, prior reductions in commercial acreage were approved under Section 1.8 of the Development Agreement that allowed zone modifications, provided density and intensity of uses remained consistent with the Specific Plan. With the expiration of the Development Agreement, the Specific Plan remains the regulating document and is explicit in requiring the commercial acreage pursuant to the following provisions:

Section 2.5.1 provides a description of the intended development pattern within Village J as “45 acres of neighborhood commercial sites on the west and east sides of Bass Lake Road . . . intended to serve the daily shopping needs of future residents in the vicinity.”

Section 3.1 states “Commercial land uses are limited by the Specific Plan to . . . a neighborhood shopping area in Village ‘J’ in the vicinity of Bass Lake Road; . . . It is the intent of the Specific Plan to protect and preserve these designated commercial areas and to avoid a proliferation of commercial uses.”

Section 3.2.2 describes Village J commercial development as “An area totaling 45 acres in this village designated for commercial use (that) is intended to provide for a limited range of consumer goods and services.”

Section 9.4.1.1 states, “Village J (Bass Lake Area) . . . This area shall be zoned Planned Commercial (CP) and shall be subject to applicable provisions set forth in the El Dorado County Zoning Ordinance.”

Discussion: While the Specific Plan does not explicitly allow reducing commercial acreage, there remains no possibility of developing 45 acres in Village J due to previous approvals rendered under the Development Agreement. Therefore, the County must determine if the 17.61 acres of commercial development in Village J should be reduced further under this project. Although there are existing entitlements for the area, nothing has been built yet.

Project Summary:

1. **SP13-0002.** The El Dorado County General Plan designates the subject site as Adopted Plan (AP) in reference to areas where specific plans have been adopted. These plans and the respective land use maps were adopted and incorporated by reference as the General Plan Land Use map for such areas. Since the El Dorado Hills Specific Plan has been incorporated by reference under General Plan Land Use Element Policy 2.2.1.2, the project must be consistent with the Specific Plan or amended accordingly.

The applicant is requesting an amendment to the El Dorado Hills Specific Plan (SP13-0002) decreasing the commercial acreage required in Village J from 45 acres to approximately 12 acres. Justification for the amendment has been provided by the applicant based on three reasons:

- a. High retail inventory with low demand from retailers;
- b. Low customer base in the surrounding area; and
- c. Lack of highway visibility and insufficient pass-by traffic that could support retail uses (Exhibit H).

Under Table 1 of the Specific Plan (“Summary of Residential Use by Development Neighborhood”), the overall density of the North Uplands development neighborhood, of which Village J is part, was to be 2.38 dwelling units/acre (du’s/acre). Over time, the net densities within each village have fluctuated from what was anticipated, so that actual total net densities in all three development neighborhoods of North Uplands, South Uplands, and Valley have decreased from 3.05 to 2.36 du’s/acre (Exhibit I). Under Section 2.2, the number of residential units in any of the three residential neighborhoods may vary provided the total number of units and net densities for the entire Specific Plan are not exceeded.

With the proposed increase in residential dwelling units, the project will create a higher density than was originally proposed for Village J. However, it will not increase the total residential density in either the North Uplands development neighborhood or the entire Specific Plan area, which remains significantly lower for dwelling units and density than originally projected. If the Board approves the Specific Plan amendment, a revised version of Table 1 similar to Exhibit I that includes only approved applications will be recommended as an Errata Sheet to the Specific Plan.

2. **Z13-0002.** Dependent on approval of SP13-0002, 4.46-acres of APN 123-040-07 in Village J5 is proposed for a zone change from CP-PD to R1-PD. Specific Plan Section 2.5.1 defines the dwelling unit type in Village J to be Single Family Detached (SFD) and Ranch Estate (RE). Under Section 2.3.1.1-2, the Single-Family Detached (SFD) housing type has a lot size standard of 6,000 to 7,500 square feet located on flatter topography within the Specific Plan. The site topography consists of mild rolling hills with over 90 percent of slopes falling within the 0-20 percent range. The Ranch Estate (RE) housing type has a lot size standard of four acre minimums to be located on the periphery of the Specific Plan area adjoining offsite residential acreage or agricultural preserves. The

undeveloped site is located within the easternmost portion of the El Dorado Hills Specific Plan area.

The project is consistent with the development pattern established through the residential zoning in the Specific Plan. The proposed minimum 6,000 square foot lot conforms to the SFD housing type, while the average lot size of 8,371 square feet and maximum of 15,000 square feet better conforms to the standards of 10,000 to 18,000 square feet of the Estate Homes (EH) housing type, which is not limited to any one village. The larger EH-type lots abut the park and lands to the south. While currently zoned for 10 acre minimums, these lands were approved for future high density development under the Bass Lake Hills Specific Plan. The 4-acre minimum lot size required under Section 2.5.1 to buffer rural lands adjoining the El Dorado Hills Specific Plan boundaries does not apply in this instance.

Surrounding Development:

	Zoning	General Plan	Land Use/Improvements
Project Site	CP-PD, R1-PD	AP (EDHSP)	Vacant
North	R1-PD; RF-PD (Recreational Facilities)	AP (EDHSP)	Village J4; Bass Lake
South	RE-10-PD (Estate Residential-10 Acre) ; A-PD (Agricultural) ; R1-PD	AP; HDR (Bass Lake Hills Specific Plan)	Single-family residential; vacant
East	RF-PD	AP (EDHSP)	Bass Lake Overflow
West	R1-PD	AP (EDHSP)	Village J4

3. **PD08-0019.** The development plan is required to provide the greatest flexibility in lot and home design and placement by clustering on more sloped topography to allow more open space areas. An area of 10 to 18 percent slopes rises 45 feet above the Bass Lake Road elevation and runs in a north-south direction. This area contains dense oak vegetation and rock outcroppings and will be left undeveloped as a passive park.

The development plan includes over 31 percent open space within the eight landscape lots and passive park areas. The Specific Plan requires a total of 1,178 acres of open space within its total area. To date, approved development has exceeded this amount at approximately 1,185 acres of open space within the Specific Plan area.

The required development plan proposes to further modify the revised standards previously approved under PD08-0019 for the currently entitled 204 clustered residential lots, as follows:

TABLE 1

Standard	Required by Zoning Ordinance	Proposed Modifications	Notes
<i>Maximum Building Coverage (all buildings)</i>	35%	Maximum 60% coverage	
<i>Minimum Lot Area</i>	6,000 sf	2,555 sf	
<i>Minimum Lot Width</i>	60 feet	Varies	As shown on map;
<i>Maximum Building Height</i>	35 feet	35 feet	
<i>Front Yard Setback</i>	20 feet	5 15 feet	Request includes ability to construct zero lot line homes on one side of the lot, adjacent to a zero lot line of the adjoining lot, as long as the opposite side setback is no less than 3'. Increases in side yard setback due to building height over 25' are not applicable.
<i>Rear Yard Setback</i>	15 feet	10 feet	
<i>Side Yard Setback</i>	5 feet	3 feet/ 0 feet	
<i>Setback for AC/Pool Equipment</i>	Side: 5' Rear: 15'	Side: 2.5' Rear: 2.5'	Shall be screened by solid fence
<i>Setback for Solid Fences and Walls over 40 inches tall</i>	Solid Fence Walls not to exceed 40" in height with in front yard	Front: 5 15' Side, and Rear: 0'	
<i>Setback for Open fences and walls (50% or more) and over 40 inches tall and less than 7' tall</i>	Front Yard with fence/wall 50% open or more, below 7' tall	Front, ; 10' Side, and Rear: 0'	
<i>Setback for any structure such as a permanent BBQ or spa, not over 40 inches high</i>	Front: 20 feet Rear: 10 feet Side: 5 feet	Front: 0 15' Side and Rear: 2.5'	
<i>Setback for Pergola/Trellis</i>	Side: 5' Rear: 15'	Side: 2.5' Rear: 2.5'	
<i>Setback for any structure over 30 inches high.</i>	Rear: 15'	Rear: 5'	Subject to Building Code
<i>Minimum Side and Rear Yard Setback: Swimming pool (underground)</i>	Side: 5 feet Rear: 15 feet	Side and Rear: 5'	As measured from edge of footing
<i>Minimum Side and Rear Yard Setback: Portable sheds (120 square feet or less)</i>	NA	Side and Rear: 5'	
<i>Setback for architectural extensions of the dwelling (uninhabitable space)</i>	May extend into any yard by not more than 50% of width or depth	Side and Rear: 2.5'	
<i>Setback for chimneys – attached or detached</i>	Side: 5 Feet Rear: 15 feet	Side: 3' Rear: 7'	

Note: Increases in side yard setback due to building height over 25' are not applicable.

Under the Specific Plan Design Review Matrix, the proposed residential development would be subject to architectural review by the Serrano Architectural Control Committee

(ACC). The future design of the proposed units would be subject to the adopted design guidelines within the Specific Plan which would be reviewed and approved by the ACC prior to submittal of building permits to the County. The development plan requirement will ensure compliance with this process by the County prior to permit issuance.

4. **TM13-1511:** The tentative subdivision map on the proposed expanded residential acreage in Villages J5 and J6 would downsize the entitled residential development from 204 clustered lots to 119 single-detached residential lots (Exhibit J).

Utilities: Potable water will be provided by the El Dorado Irrigation District's (EID) Assessment District #3, while landscape irrigation will be provided from EID's recycled water system utilizing water from the Deer Creek and El Dorado Hills Wastewater Treatment Plants and Bass Lake, as necessary. Waste discharge will be processed by EID's El Dorado Hills Wastewater Treatment Plant. The project would utilize existing infrastructure improvements within Bass Lake Road and extensions of infrastructure which would be located within Sienna Ridge Road (Exhibit M).

Roadways: Circulation consists of access from the existing and future Bass Lake Road configuration at B Street, as well as two points of access from Sienna Ridge Drive at A and J Streets. The terminus of E Street has been stubbed for future connection to Village J7 to provide circulation options for both subdivisions. Internal circulation within the project is proposed subject to the design waivers discussed below. Maintenance of both roadways and drainage improvements will be the responsibility of the Serrano El Dorado Owner's Association.

The applicant will be responsible for frontage improvements of Bass Lake Road contiguous to the applicant's subdivision in accordance with DISM Standard Plan 101B and as indicated on Exhibit P dated October 2013. However, the future realignment of Bass Lake Road is on the County's long range Capital Improvement Program list (GP166) and is currently projected out more than 10 years before construction is anticipated. Therefore, the Transportation Division is not requiring complete construction of the frontage improvements at this time and the recommended condition reflects this.

Noise: Policy 1.4.1.4 requires submittal of an acoustical analysis as part of any residential subdivision which abuts roads with a projected Average Daily Trip (ADT) count of 13,000 or more ADT by 2010. The project is located along Bass Lake Road which is projected to exceed 13,000 ADT. In accordance with the Specific Plan, an acoustical analysis was prepared that determined traffic noise impacts from Bass Lake Road would exceed the thresholds under General Plan Table 6-1 and recommended a six-foot soundwall be constructed consistent with its location in Exhibit O (*Environmental Noise Analysis Serrano Village J5 & J6*, Bollard Acoustical Consultants, Inc., 9/30/2013). In addition, mechanical ventilation was recommended to allow future residents of the proposed dwelling units to close their second floor windows to reduce interior noise levels below the threshold in Table 6-1. Development Services staff will verify both the soundwall and mechanical ventilation systems have been included in the project design during permit review.

Potential noise impacts from the previously approved Phase 1 commercial development west of the project was also analyzed and found to be under the noise thresholds for non-transportation sources under General Plan Table 6-2.

Oak Canopy: The project site has a total of 7.3 acres of oak canopy. The Specific Plan Environmental Impact Report (EIR) determined that blue and live oak woodland constituted 1,291 acres of the Plan area and that the anticipated residential development would impact and reduce this woodland by 477 acres. The applicant prepared an analysis of oak canopy removal in March 2007 that has been updated continuously to include the project and other currently pending tentative maps. As proposed, approximately 5.2 acres of the project's 7.3 acre oak canopy is planned for removal, bringing the total Specific Plan oak canopy removed with project approval to approximately 402 acres, less than the limit analyzed in the EIR (Exhibit N). Residential development under the Specific Plan will require compliance with oak tree protection measures under Section 1.4.1.1 (grading), Appendix 2 Section 2.2 (construction), and Appendix E. A condition of approval consistent with these measures has been included in Attachment 1.

5. **Design Waivers.** Four design waivers have been requested to deviate from the DISM, as discussed individually below. Section 16.08.020 of the El Dorado County Subdivision Ordinance requires four findings to be made by the County prior to granting approval of each design waiver. The findings are as follows:

- 1) There are special conditions or circumstances peculiar to the property proposed to be subdivided which would justify the waiver,
- 2) Strict application of the design or improvement requirements of this chapter would cause extraordinary and unnecessary hardship in developing the property;
- 3) The waiver would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public; and
- 4) The waiver would not have the effect of nullifying the objectives of this article or any other law or ordinance applicable to the subdivision.

The four findings will be addressed for each waiver request as follows:

A. Modifications to Standard Plan 101B for reduction of the following roadway right-of-way and improvement widths including reduction of sidewalks from six foot widths to four foot widths:

- (1) 35 feet= E Street, sta. 8+43.60 to 10+43.00.
- (2) 36 feet= A Street, sta. 1+49.00 to 4+15.82;
E Street, sta. 5+79.28 to 8+43.60; and
C Street, F, G, and H Courts.
- (3) 37 feet= J Street
- (4) 38 feet= I Street
- (5) 42 feet= A Street, sta. 4+15.82 to 10+50.69;
E Street, sta. 1+00 to 5+79.28; and
B, D, and G Streets.

The proposed reduction in internal roadway requirements would be consistent with the roadway design commonly found throughout the El Dorado Hills Specific Plan area. The roadway width would meet the Fire Safe Regulations for minimum roadway width and would allow for parking on one side of the street for those right-of-ways between 29 and 36 feet in width. The proposed design waiver for roadway design would not impair vehicular circulation or impede emergency access throughout the project.

B. Elimination of sidewalks on one side of A, C, D, E, G, and I Streets, and F, G, and H Courts;

The proposed elimination of sidewalks on one side of an internal road would be consistent with the pedestrian design commonly found throughout the El Dorado Hills Specific Plan area. The applicant has indicated stop signs will be placed at crosswalk intersections for pedestrian safety by linking one sidewalk with the next. The applicant will also comply with the design standard in providing sidewalks on both sides of B and J Streets, the most heavily traveled main entranceways to the subdivision, to further ensure pedestrian safety.

C. Reductions of cul-de-sac right-of-way radius from 60 feet to 45.5 feet and road width radius from 50 feet to 40 feet at the end of F, G, and H Courts; and reduction from 100 feet centerline curve radius to 50 feet for “elbow” curves on A, C, and I Streets and G Court.

The proposed reduction of the cul-de-sac right-of-way and road width is consistent with the typical cul-de-sac design criteria found in existing residential subdivisions within the El Dorado Hills Specific Plan. Review of the modified standard by the County Transportation Division and the El Dorado Hills Fire Department determined that adequate vehicular circulation and emergency vehicle access could be maintained with the modified cul-de-sac standard. As shown on the Tentative Map, the project design limits the number of proposed lots that would be directly accessed from the cul-de-sac bulbs which would reduce the need for larger cul-de-sac road widths or right-of-way. The use of an “elbow” curve alignment is a commonly used alternative on residential streets and an acceptable design for a roadway curve on internal local streets, such as shown for Street A, C, and I Streets and G Court.

D. Modification of the standard road encroachment under Standard Plan 110 to allow for an entry gate and landscaping median.

Standard Plan 110 is the typical encroachment for residential projects within Community Regions. However, residential projects within the El Dorado Hills Specific Plan include a gated design with landscape medians which deviate from the Standard Plan 110 Design. The proposed encroachment would provide adequate roadway travel lane widths which would be consistent with the Fire Safe Regulations and the Design Manual.

Conclusion: The County Transportation Division and the El Dorado Hills Fire Department have reviewed the proposed design waivers and have recommended approval of the modified designs. The project conforms to all applicable development requirements and design standards and, as proposed and conditioned, conforms to County policies and the El Dorado Hills Specific Plan.

ENVIRONMENTAL REVIEW

This project is Statutorily Exempt from CEQA pursuant to Section 15182, for a residential project where a public agency has prepared an EIR on a specific plan after January 1, 1980. The project is a residential project and a part of the adopted El Dorado Hills Specific Plan EIR certified in 1988. 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.

A \$50.⁰⁰ processing fee is required by the County Recorder to file the Notice of Exemption. The filing of the Notice of Exemption is optional; however, not filing the Notice extends the statute of limitations for legal challenges to the project from 30 days to 180 days.

SUPPORT INFORMATION

Attachments to Staff Report:

Conditions of Approval
Findings

Exhibit A.....	Location Map
Exhibit B1	Assessor's Parcel Map 123-04
Exhibit B2	Assessor's Parcel Map 115-40
Exhibit C	General Plan Land Use Map
Exhibit D.....	Zoning Map
Exhibit D2.....	Existing J5/J6 Zoning Map
Exhibit D3.....	Proposed J5/J6 Zoning Map
Exhibit E	P07-0029 Map
Exhibit F.....	P08-0020 Map and Rezone
Exhibit G.....	TM08-1479 Map and Rezone
Exhibit H.....	Serrano Justification Letter of 10/23/13
Exhibit I	El Dorado Hills Specific Plan – Proposed Table 1 Errata Sheet
Exhibit J	Tentative Subdivision Map
Exhibit K.....	Preliminary Grading and Drainage Plan
Exhibit L	Slope Map
Exhibit M	Utility Plan
Exhibit N.....	Oak Tree Preservation and Protection Plan
Exhibit O.....	Soundwall Location Plan
Exhibit P.....	Bass Lake Road Frontage Improvements (10/2013)