

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



Agenda of: November 12, 2015

Staff: Mel Pabalinas

**REZONE/PLANNED DEVELOPMENT/TENTATIVE
SUBDIVISION MAP**

FILE NUMBER: Z08-0003/PD08-0005/TM08-1465/Serrano Village C-2

APPLICANT: Serrano Associates, LLC

REQUEST: The project consists of the following:

1. Rezone of the subject properties as follows:
 - A. Approximately 8.4-acre portion of APN 122-590-01 and 1.4-Acre portion of 122-580-27 from One-Family Residential-Planned Development (R1-PD) District to One-Half Acre Residential-Planned Development (R-20,000-PD) District;
 - B. Approximately 12.3-acre portion of APN 122-590-01 and 4.5-acre portion of 122-580-27 from One-Family Residential-Planned Development (R1-PD) District to Open Space-Planned Development (OS-PD);
 - C. Approximately 16.3-acre portion of APN 122-130-14 and 0.1-acre portion of 122-140-03 from Open Space-Planned Development (OS-PD) District to One-Half Acre Residential-Planned Development (R-20,000-PD) District; and
 - D. Approximately 1-acre portion of APN 122-030-05 from One-Half Acre Residential (R-20,000) District to Open Space- Planned Development (OS-PD) District
2. Tentative Subdivision Map of 121.8 acres creating 50 residential lots ranging from .45 acre to 0.9 acre in size and four Open Space lots ranging from 0.6 acre to 34.7 acres in two phases;

3. Development Plan for the proposed residential subdivision with modifications to the One-Half Acre Residential (R-20,000) District development standards including rear and side yard setbacks;
4. Design Waiver of the following El Dorado County Design and Improvement Standard Manual (DISM) standards:
 - A. Modification of the following road improvements under Standard Plan 101 B:
 1. Reduction of right-of-way width from 50 feet to 46 feet for A and B Streets, and from 50 feet to 36 feet for C Court;
 2. Reduction of road width from 36 feet to 28 feet for C Court;
 3. Construction of sidewalk reduced from 6-foot wide to 4-foot wide on one side of A and B Streets;
 4. Elimination of sidewalks on C Court;
 - B. Exceed standard street gradient of 12% for C Court and portions of A Street measuring up to 15 % grade; and
 - C. Reduction of cul-de-sac radius at the end of C Court and A Street from 50 feet to 47 feet and improved surface radius from 50 feet to 40 feet.

LOCATION: Approximately 1,200 feet east of the Silva Valley Parkway at the southeastern area of the intersection of Village Green Drive and Russi Ranch Drive in the Serrano Master Planned Development in El Dorado Hills; Supervisorial District 1 (Exhibit A)

APN: 122-030-05, 122-130-14, 122-140-03, 122-580-27 and a portion of 122-590-01 (Exhibit B)

ACREAGE: 121.8 acres

GENERAL PLAN: Adopted Plan (AP): El Dorado Hills Specific Plan-Residential and Open Space (Exhibit C and C.1)

ZONING: APN 122-030-05: One-Half Acre Residential (R-20,000) District
APN's 122-130-14 and 122-140-03: Open Space (OS) District
APN's 122-580-27 and 122-590-01: One Family Residential District-Planned Development (R1-PD) (Exhibits D and E)

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

RECOMMENDATION: Planning Services recommend the Planning Commission forward the following actions to the Board of Supervisors:

1. Certify the residential project to be Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines;
2. Approve Rezone Z08-0003 based on Findings as presented;
3. Approve Planned Development PD08-0005, as the official Development Plan, based on the Findings and subject to the Conditions of Approval as presented;
4. Approve Tentative Map TM08-1465 based on the Findings and subject to the Conditions of Approval as presented; and
5. Approve the following Design Waivers as Findings could be made:
 - A. Modification of the following standard road improvements under DISM Standard Plan 101 B:
 - (1) Reduction of right-of-way width from 50 feet to 46 feet for A and B Streets, and from 50 feet to 36 feet for C Court;
 - (2) Reduction of road width from 36 feet to 28 feet for C Court;
 - (3) Construction of sidewalk reduced from 6-foot wide to 4-foot wide on one side of A and B Streets;
 - (4) Elimination of sidewalks on C Court;
 - B. Exceed standard street gradient of 12% for C Court and portions of A Street measured up to 15 % grade; and
 - C. Reduction of cul-de-sac radius at the end of C Court and A Street from 50 feet to 47 feet and improved surface radius from 50 feet to 40 feet

BACKGROUND

The El Dorado Hills Specific Plan (EDHSP) was approved on July 18, 1988. The approval included a certification of an Environmental Impact Report (EIR) and in March 1989 a Development Agreement (DA) was executed for the specific plan. The EDHSP was designed to be consistent with and a refinement of the original El Dorado Hills-Salmon Falls Area Plan which provides for comprehensive policies for the development of a Master Planned Community (Exhibit F). The EDHSP officially authorized the creation of 6,162 dwelling units. The applicant, Serrano Associates, LLC/Parker Development projects that approximately 4,911 dwelling units would be developed at buildout (Exhibit G).

The executed DA for the El Dorado Hills Specific Plan contained various rules, regulations, and procedures agreed to between the applicant and the County. Section 1.8 (Modification to El Dorado Hills Specific Plan) of the DA 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; and 2) the total units (6,162 dwelling units), gross (1.58 du/ac) and net (3.05du/ac) densities of the Specific Plan.

Serrano Village C

The EDHSP identifies Village C to have 482 units within approximately 252 acres of land located in the middle portion of the southern EDHSP area. Village C Phase 1 (“C-1”) was originally approved by the Board of Supervisors in November 1999 and currently has a total residential lot count of 377 units (Exhibit H). With the addition of 50 residential lots proposed in Village C2, the projected residential units in Village C would be 427 lots.

Village C-2 application was filed simultaneously with a separate planned development and tentative map application for Village A-14, which is filed under applications TM08-1464/PD08-0004 (Exhibit I). Assessor’s Parcel 122-590-01 is common to both projects.

STAFF ANALYSIS

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

Site Description

As illustrated in Exhibit J, the vacant site is located on varying slopes ranging from 5 percent to over 40 percent, with the predominant areas ranging within 10 to 20 percent gradient. The site is bisected by a natural drainage swale that confines a section of Carson Creek, which is protected by a 200-foot buffer area per the EDHSP. The dominant vegetation on the site consists of blue and interior live oak trees, which encompass approximately 41 acres of canopy, and scattered tree species including Cottonwood, Buckeye and Walnut. The subject property is bordered to the north by an existing residential development in Village C-1, undeveloped properties to the east within the Bass Lake Hills Specific Plan (BLHSP) area, proposed Serrano Village A-14 to the west, and predominantly vacant properties to the south outside of the EDHSP area.

Project Description

1. Rezone

Exhibit K illustrates and discusses the proposed rezone for Village C2 in detail. Consistent with the provisions of the Development Agreement and EDHSP, the rezone would result in 41.3 acres of R-20,000-Planned Development (R20K-PD), 62.7 acres of Open Space-Planned Development (OS-PD) zone districts, and 17.8 acres of One Family Residential District-Planned Development (R1-PD). Of these zones, only R20K-PD and OS-PD zone districts would apply to the proposed Village C2 development.

2. Tentative Subdivision Map

Exhibit L illustrates the Village C-2 tentative map. Village C-2 consists of 122 acres of remaining unmapped area within Village C to be divided into 50 Class 1 residential lots and four open space lots. The subdivision is designed with the proposed residential lots bordering along the Carson

Creek drainage area and its tributary. The residential lots, which range from 20,037 square feet to 41,480 square feet, would be developed as individually-graded lots according to the selected design and size of the anticipated residential units within a designated building envelope demarcating limits of development. Though different from the existing production residential lots in Village C-1, the proposed individually-graded lot design in Village C-2 would be appropriate given the site constraints associated with topography, tree canopy, and proximity to Carson Creek. The residential lots would conform to the R-20,000 zone district development standards including minimum lot size and lot width. Most of the lots would meet the required underlying zone standard setbacks defined by preliminary envelope on each lot, while some lots (i.e. Lots 24-27, 34, and 35) would deviate from specific zone setback standards which are further described below.

The subdivision includes open space lots designed to provide buffer and resource preservation. Open Space Lots A and B, which are located to the northern area of the subdivision, provides a buffer to the existing residential development to the north. Open Space Lot C also provides some buffer from the future residential development within the Bass Lake Hills Specific Plan to the east but may also provide an area where a secondary access (discussed further below) could be accommodated. Open Space Lot D, which is centrally located in the subdivision, encompasses Carson Creek drainage swale area which flows from the east into the subdivision. Final configuration of the open space lots shall be determined with the residential subdivision final map.

The development of Village C-2 is proposed to occur in two phases.

3. Planned Development

The proposed development would consist of 50 individually-graded residential lots for custom or production homes. The site would be prepared for development necessitating the construction of infrastructure and improvements including private streets and utilities, while each lot would be residentially developed to suit the selected design by the individual property owner. The following topics detail specific components of the proposed development of Serrano Village C-2.

Circulation: The project site would be accessed along the southwesterly end of Russi Ranch Drive (from its northerly connection to Serrano Parkway via Terracina Drive) and Village Green Drive (from its westerly connection to Silva Valley Parkway). As shown in Exhibit L and as conditioned, the subdivision would be served by an on-site road network similar to the existing road improvements in adjacent Serrano villages.

From its westerly intersection with Russi Ranch Road, A Street provides the primary main road through the subdivision, extending easterly approximately 3,962 feet at its full length ending in a cul-de-sac without a required secondary road access, which would be considered a dead-end road. Secondary road C Court connects with A Street near its intersection with Russi Ranch Road while B Street connects at the easterly end of the subdivision. Though some of the lots (Lots 48-50) would have direct access off Russi Ranch Drive, the majority of the lots would have driveway access along A Street. C Court would provide access to approximately six lots within a cul-de-sac and B Street could potentially serve access to four lots. These streets would be a part of a road network privately owned and maintained by the Serrano Homeowner's Association.

As proposed, A Street would be considered a dead-end road, which is defined in the El Dorado County Design and Improvement Standards Manual (DISM) as any road originating from a County

or State maintained road lacking two means of access. The DISM allows dead-end roads restricted by geographic conditions to exceed 500 feet but not more than 2,640 feet and serving a maximum of 24 lots. Additionally, the State Responsibility Area (SRA) Fire Safe Regulation limits the length of road serving development based on the size of the parcels according to its zone, regardless of the quantity of parcels, at a maximum cumulative road length allowed of 800 feet.

The total quantity of residential lots along A Street is 47, which would be built in two development phases (Exhibit L). Development of Phase 1, which terminates prior to the crossing over Carson Creek, consist of 22 lots (Lots 1-8 and 34-47) at an approximate A Street length of 1,900 feet, while Phase 2 consist of the remaining 25 lots (Lots 9 to 33) at an A Street length of 2,200 feet. Based on the standards discussed above, the applicant can develop Phase 1 in its entirety and up to Lots 9 and 33 of Phase 2, which would maximize the allowable lots to 24 served by a dead end road, and A Street would still remain under (approximately 2,100 feet) the dead-end road length limits of 2,640 feet. However, until a secondary access or an Emergency Vehicular Access (EVA) is constructed, development of Lots 10 through 32 shall be prohibited as the maximum allowed quantity of lots and the dead-end road limitation for A Street would be exceeded. Both Transportation Division and EDHFD have recommended conditions of approval reflecting the restriction.

Two points of secondary access have been identified that could potentially provide connectivity for secondary access. A and B Streets terminate along the eastern property line and Open Space Lot C would provide an area for connectivity through the undeveloped property in the east within the Bass Lake Hills Specific Plan. If development in this area of the Bass Lake Hills Specific Plan is contemplated, and the applicant proposes to develop Lots 10 through 32, the design and location of the access would need to be coordinated for both projects to achieve mutual circulation and/or access that meet the County design standards. However, if no development occurs, the applicant could construct an access road or an EVA that would connect to an existing off-site private road, Silver Dove Way, which connects to Bass Lake Road. This access would be constructed according to the minimum Fire Regulation standards which include a 20-foot wide road (18-foot wide paved road with 1-foot shoulders), all-weather road surface, and 15-foot vertical clearance. Construction of this off-site access road could require acquisition of sufficient right-of-way easements in order to accommodate the necessary road improvements. A subsequent revision to this tentative map application may be required in order to further analyze the potential impacts from the construction of these off-site road improvements.

Given the topographic constraints, the design of on-site streets would deviate from specific DISM standards including a reduction in Right-of-Way widths, road pavement width and cul-de-sac radius. Accordingly, the project includes a request for three specific Design Waivers modifying these road standards. Similar standards have been previously approved tentative maps in Serrano Villages M and K. These design waivers are further discussed below and under the *Findings* section.

On-site pedestrian circulation would be provided via a proposed 4-foot wide sidewalk along one side of A and B Streets that would connect to sidewalks in adjacent villages. No sidewalks would be installed along C Court. Subject to a Design Waiver request discussed below, the proposed sidewalk design is a modification of the DISM standard 6-foot wide on both sides of the street. Additionally, an existing trail within Open Space Lot B is planned to be further extended westward along Carson Creek drainage area connecting to the westerly end of Russi Ranch Drive in the future as separate project.

Site Improvements and Utility: Exhibits N and O illustrate the Preliminary Grading and Utility Plans. Prior to Final Map for the subdivision, all Class I improvements and utilities shall be installed. These wet and dry utilities include water, sewer, drainage, fire hydrant, power and telephone. Specifically, given the topographical constraints of the site, a pump system shall be utilized to convey sewer service to the affected lots. Construction of these improvements shall be coordinated with affected agencies including El Dorado Irrigation District and EDHFD.

Development of each residential lot would be conducted in accordance to an approved “development notebook” submitted at the time of Final Map application for the tract. The development notebook would provide specific construction details that include site grading, building pad preparation, utility layout, driveway design, oak tree and wetland protection measures, and architectural design. Development on each lot would require submittal of construction plans and permits (e.g. Improvement and Grading Plans, Building Permits) subject to review and approval by the County, other affected agencies, and the Serrano Master Owners’ Association.

Development within Village C-2 would have impacts to oak trees. Of the 810 existing oak trees within the project site, which equates to 41.30 acres of canopy, a total of 505 trees, which equates to approximately 13.74 acres of canopy, would be removed by road construction and residential development. The remaining 305 trees, which are located outside of the residential building envelopes and within open space lots, would be preserved. In accordance with the adopted mitigation measures in the EIR, the development of the Village C-2 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.

The EDHSP identified 477 acres of oak canopy would be impacted by residential development at buildout. To date, the actual impact related to the implementation of the specific plan is estimated at 442 acres, which is a conservative worst case analysis assuming 100% of the canopy cover included within the development area is actually impacted. This calculation includes oak canopy impacts in Village C-2.

In addition to implementing the above standards, the applicant has an on-going oak tree re-establishment program to mitigate for oak canopy loss in the Plan Area. As detailed in Exhibit P, the program includes planting of acorns and seedlings within designated open space areas amounting to approximately 145.8 acres of oak woodland. Another aspect of the program consists of oak tree plantings by individual homeowners within their lots. As enforced in Serrano Homeowner’s Association Design Guidelines, custom lots are required to plant within the front yard setback one oak tree for every 35 feet of lineal street frontage. Serrano villages with production homes are required to plant at least one of three trees in each yard to be of oak species. At build out, Serrano projects as much as 12,700 oak trees would be planted under the program.

Open Space and Parks: As required by the EDHSP, a portion of the Plan Area must be preserved as Open Space. EDHSP was approved to set aside 1,178 acres of open space consisting of 808 acres of natural open space and 370 acres of Golf Course. To date, the total open space that would be provided is 1,235 acres which consists of 930 acres of public and 117 acres private lands composing the natural passive open space, and 188 acres of active open space with the

remainder being Golf Course land. Included in this accounting, which is illustrated in Exhibit Q, Village C-2 would provide several open space lots totaling approximately 63 acres.

According to the EDHSP, each village with 200 residential units or more would be served by one to two acres of park. Current residential development within Village C is estimated at 377 lots, which would increase to 427 with the addition of Village C2 lots. One park, a 2.2-acre site east of Terracina Drive, currently exists serving the residents in the area. No additional park is necessary in Village C2.

Modified Development Standards: In accordance with Planned Development provisions, the project includes a request for specific modified R-20,000 Zone District development standards. Specifically, as show in Table 1 below, in order to allow for flexibility in the design, location, and orientation of the individual homes, and avoid unnecessary environmental impacts, modified side and rear yard setbacks are proposed for Lots 24 to 27, 34, and 35.

Table 1. Serrano Village C-2 Modified Development Standards

Affected Residential Lot	Current One-Half Acre Zone-Planned Development District (R-20,000/PD) Minimum Development Standard	Proposed Modified One-Half Acre-Planned Development Zone District (R-20,000/PD) Minimum Development Standard
24 ^A	Side Yard- 10 feet Rear Yard- 30 feet	Side and Rear Yard-10 feet
25 ^C	Side Yard- 10 feet Rear Yard- 30 feet	Side Yard-30 feet (Eastern Property Line) Rear Yard -10 feet
26 ^C	Side Yard- 10 feet Rear Yard- 30 feet	Side Yard-30 feet (Eastern Property Line) Rear Yard -10 feet
27 ^A	Side Yard- 10 feet Rear Yard- 30 feet	Side and Rear Yard-10 feet
34 ^B	Rear Yard-30 feet	Rear Yard-10 feet
35 ^B	Rear Yard-30 feet	Rear Yard-10 feet

Notes:

- A. Corner lots (corner of A and B Streets). Front yard to be determined based on driveway access.
- B. Lots along A Street encumbered by Carson Creek 200-foot setback
- C. Lots adjacent to properties in Bass Lake Hills Specific Plan

In accordance with Section 130.04.030 of the County Code, a Development Plan cannot be approved unless the Planning Commission can make six specific findings. As further discussed under *Findings*, staff concludes that the required findings can be made to support the proposed Development Plan.

Development Phasing: Pursuant to Section 66456.1 of the Subdivision Map Act, the project includes a preliminary phasing plan involving the filing of subsequent final maps. The proposed preliminary phasing line bisects the project site into two phases: Phase 1 consists of Lots 1-8 and Lots 34-50. Phase 2 consists of Lots 9-33. A bridge crossing over Carson Creek would have to be constructed in order to connect the phases of development.

4. Design Waivers

In accordance with the El Dorado County Subdivision Ordinance, the project includes a request for Design Waivers of the following El Dorado County Design and Improvement Standard Manual (DISM) standards:

- Design Waiver 1: Modification of the following standard road improvements under DISM Standard Plan 101 B:
- A. Reduction of right-of-way width from 50 feet to 46 feet for A and B Streets, and from 50 feet to 36 feet for C Court;
 - B. Reduction of road width from 36 feet to 28 feet for C Court;
 - C. Construction of sidewalk reduced from 6-foot wide to 4-foot wide on one side of A and B Streets;
 - D. Elimination of sidewalks on C Court;

Design Waiver 2: Exceed standard street gradient of 12% for C Court and portions of A Street up to 15 % grade; and

Design Waiver 3: Reduction of cul-de-sac radius at the end of C Court and A Street from 50 feet to 47 feet and improved surface radius from 50 feet to 40 feet;

Similar deviations have previously been approved and implemented in existing villages within the Serrano development. Detailed analyses of these waivers are further discussed below and under *Findings*.

CONSISTENCY

As further discussed under *Findings*, the following is a summary of the project's consistency with the General Plan, Specific Plan, and applicable regulations.

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), and that the proposed rezone, tentative subdivision map, and planned development are consistent with the EDHSP, the project is consistent with the General Plan.

Specific Plan (El Dorado Hills Specific Plan)

As detailed under *Findings*, the project has been evaluated and verified for consistency against specific policies of the El Dorado Hills Specific Plan. These policies include verification for consistency with EDHSP density requirements, application of construction mitigation measures, and subdivision design and improvements.

Zoning

As detailed under *Findings*, the Village C-2 residential project conforms to the One-Half Acre-Planned Development (R-20,000-PD) Zone District which includes modification in accordance with Section 130.04.030.B of the El Dorado Zoning Ordinance (Planned Development). Specifically, the project is residential development contemplated in the El Dorado Hills Specific
15-1251 A 9 of 11

Plan which is consistent with the El Dorado County General Plan. It has been designed to meet the applicable standards of the EDHSP in order to accommodate the residential development and provide a desirable residential environment for its future residents. The modified standards correspond to the nature of the individually-graded lot design and the site constraints. The development is designed to be compatible with the existing residential development in the neighborhood.

Subdivision Ordinance

As detailed in *Findings*, Serrano Village C2 conforms to the applicable provisions of the El Dorado County Subdivision Ordinance. The subdivision is Class I subdivision anticipating creation of 50 individually-graded lots and four Open Space lots. The lots meet the minimum development standards of the One-Half Acre (R-20,000) Zone District with proposed modification in accordance with the Planned Development provisions. Project implementation would be conducted in accordance with the applicable standards and policies of the El Dorado Hills Specific Plan, El Dorado County Grading Ordinance, and El Dorado County DISM, with strict adherence to construction permits and entitlements as conditioned.

The Design Waivers of specific DISM standards has been reviewed for conformance with the findings of the ordinance. As determined and discussed under *Findings*, the modified standards would appropriately accommodate the design and improvements necessary to implement the subdivision and, therefore, meets the required findings.

Conditions of Approval

Recommended conditions of approval were submitted by various responding agencies including Resource Conservation District (RCD), Transportation Division, Air Quality Management District (AQMD), El Dorado Hills Fire Department (EDHFP), and County of Surveyor Office. These conditions shall be applied to ensure orderly implementation of the subdivision. The El Dorado Hills Area Planning Advisory Committee (APAC) reviewed and voted in support the project on March 12, 2008.

ENVIRONMENTAL REVIEW

The project is exempt from the requirements of CEQA Guidelines pursuant to Section 15182 (Residential Projects Pursuant to a Specific Plan). This section specifies where a public agency has prepared an Environmental Impact Report (EIR) on a specific plan after January 1, 1980, no additional EIR or negative declaration need be prepared for a residential project, which include but are not limited to land subdivisions, zoning changes, and residential planned unit developments, undertaken pursuant to and in conformity to that specific plan. Serrano Village C2 is a residential project that has been designed in accordance with the El Dorado Hills Specific Plan and in adherence to the environmental mitigation measures from the Environmental Impact Report (SCH No. 86122912). No new impacts have been identified which were not discussed and mitigated in the EIR. No further environmental analysis would be necessary.

A \$50.00 processing fee is required by the County Recorder to file the Notice of Exemption (NOE) for the exemption determination for this project by the County. This filing establishes the 35-day statute of limitation for which the County's determination can be challenged.

SUPPORTING INFORMATION

Findings
Conditions of Approval

- Exhibit A.....Location Map
- Exhibit B.....Assessor’s Parcel Map
- Exhibit C.....General Plan Map
- Exhibit C.1.....El Dorado Hills Specific Plan Map
- Exhibit D.....EDHSP Original Zone Map
- Exhibit E.....Current Zoning Map
- Exhibit F.....El Dorado Hills/Salmon Falls Area Plan Map
- Exhibit G.....Serrano Marketing Map
- Exhibit H.....Original Village C-1 Tentative Map
- Exhibit I.....Serrano Village A-14 Tentative Map
.Planned Development
- Exhibit J.....Aerial and Site Photos
- Exhibit K.....Serrano Village C-2 Rezone Exhibits
- Exhibit L.....Serrano Village C-2 Tentative Map
- Exhibit M.....Bass Lake Hills Specific Plan Map
- Exhibit N.....Serrano Village C-2 Preliminary Utility Plan
- Exhibit O.....Serrano Village C-2 Preliminary Grading/Drainage
.Plan
- Exhibit P.....Tree Preservation Table for Serrano Village C-2
- Exhibit Q.....Open Space Tabulation