

5/4/08 #28
File 08-0027

FILE # PD 05-0006
TM 05-1393

EL DORADO COUNTY PLANNING DEPARTMENT

05 JUN 30 PM 1:50 APPLICATION FOR Planned Development

ASSESSOR'S PARCEL NO.(s) 113-550-05, -06, and -07

PROJECT NAME/REQUEST: (Describe proposed use) Vesting Tentative Map for Serrano Village M Phase 4
(portion of existing TM 01-1381)

IF SUBDIVISION/PARCEL MAP: Create 38 lots, ranging in size from 20,000 sf to 4.84 acre(s) 65F

IF ZONE CHANGE: From to IF GENERAL PLAN AMENDMENT: From to

IF TIME EXTENSION, REVISION, CORRECTION: Original approval date Expiration date

APPLICANT/AGENT Kirk Bone, Serrano Associates

Mailing Address 4525 Serrano Parkway, El Dorado Hills, CA 95762

Phone (916) 939-4060 FAX (916) 939-4116

PROPERTY OWNER Serrano Associates

Mailing Address Same

Phone () FAX ()

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT Gene E. Thorne & Associates

Mailing Address 3025 Alhambra Drive, Suite A, Cameron Park, CA 95682

Phone (530) 677-1747 FAX (530) 676-4205

LOCATION: The property is located on the side of street or road

1500 +/- feet/miles north of the intersection with Greenview Dr. and Raphael Dr.
N/E/W/S major street or road

in the El Dorado Hills area. PROPERTY SIZE 70 ac +/-
acreage / square footage

X Signature of property owner or authorized agent Date 6/22/05

FOR OFFICE USE ONLY

Date 6/29/05 Fee \$ 3579.20 Receipt # 21633 Rec'd by TRP Census 317.03
Zoning R20K/05 GPD AP Supervisor Dist 1 Sec/Twn/Rng 25/10N/8E

ACTION BY: PLANNING COMMISSION
 ZONING ADMINISTRATOR
 PLANNING DIRECTOR

ACTION BY BOARD OF SUPERVISORS

Hearing Date May 6, 2008

Hearing Date November 13, 2007

Approved Denied (findings and/or conditions attached)

Approved Denied (findings and/or conditions attached)

APPEAL: None Approved Denied

Executive Secretary Lawrence W. Appel (J)

Executive Secretary

Revised 07/02)

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CONDITIONS OF APPROVAL

1. The Minor Amendment to the El Dorado Hills Specific Plan Land Use and Zone Map, Tentative Subdivision Map and Planned Development, and Design Waivers are based upon and limited to compliance with the project description, the Planning Commission hearing exhibits marked Exhibits December 13, 2007 and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval. The project description is as follows:
 - A. Amendment of the El Dorado Hills Specific Plan Land Use Map reconfiguring a 9.98 acre portion of Open Space adjacent to Village M Phase 4 and re-designating as Residential Estate, and reconfiguring 0.42 acres of Residential Estate and re-designating as Open Space;
 - B. Amendment of the El Dorado Hills Specific Plan Zone Map reconfiguring a 9.98 acre portion of Open Space adjacent to Village M Phase 4 and re-designating as One-Family Residential/Planned Development (R1-PD), and reconfiguring 0.42 acre of One-Family Residential and re-designating to Open Space;
 - C. Class 1 Tentative Subdivision Map subdividing 69 acres portion of Village M Phase 4, creating 38 residential lots ranging from 0.46 to 5.29 acres in size and one Open Space lot measuring 22.93 acres
 - D. Planned Development Permit for the proposed residential subdivision, allow modifications to the following One-Family Residential (R1) Zone District development standards:

Development Standards	Proposed Modified One-Family Residential/Planned Development (R1/PD)
Minimum Lot Size	20,000 square feet
Minimum Lot Width	Varies
Minimum Front Yard Setback	30 feet
Minimum Side Yard Setback	10 feet
Minimum Rear Yard Setback	30 feet
Maximum Building Height	35 feet (from natural grade)

Note: Unless otherwise specified in the conditions of approval reflecting a need for more restrictive standard, the above modified R1-PD zone standards shall apply.

6. Where the subdivider is required to make improvements on land which neither the subdivider nor the County has sufficient title or interest to make such improvements, prior to filing of any final map or parcel map, the subdivider shall submit to the Community Development Director for approval:
 - a. A legal description prepared by a civil engineer or land surveyor of the land necessary to be acquired to complete the off-site improvements.
 - b. Improvement plans prepared by a civil engineer of the required off-site improvements.
 - c. An appraisal prepared by a professional appraiser of the cost of land necessary to complete the off-site improvements.

Prior to the filing of the final map, the subdivider shall enter into an agreement pursuant to Government Code Section 66462.5 to complete the required off-site improvements including the full costs of acquiring any real property interests necessary to complete the required improvements. In addition to the agreement, the subdivider shall provide a cash deposit, letter of credit, or other acceptable surety in an amount sufficient to pay such costs including legal costs subject to the approval of County Counsel.

7. The minimum setback along the common boundary between Village M and the Green Springs Ranch shall be 100 feet. Ancillary structures such as gazebos, pools, cabanas, barns and the like are prohibited in this area. No oak tree removal shall occur within the 100 foot building setback area unless determined by a certified arborist to be in poor or failing health. The arborist's determination must be submitted to the Serrano Architectural Control Committee (ACC) for approval prior to any removal action meeting these criteria. This setback information shall be shown and verified on the Final Map for this village phase.
8. Lot D of the tentative map shall be required to have a maximum building height of 1,170 feet above sea level. The height limitation shall be recorded with the final map and shall be prominently indicated on the lot.
9. The common border between four acre (plus or minus) lots in Serrano and Green Springs Ranch that are developed with a single family residence as of August 1, 2001, shall be fenced. The fence shall be six feet high and shall be installed by the applicant. The fence shall be of the open metal fence kind and design commonly used in Serrano. Serrano lots adjoining lots not yet built upon in Green Springs Ranch shall be required to install the open fence at the time of construction of a home on the Serrano lot. The fencing information shall be shown and verified on building permit plans for the specific residential lot.
10. A potable water line shall be extended easterly of Court A to the common boundary line to the common boundary with Green Springs Ranch. The terminus of the line shall be fire department approved hydrant. The hydrant location shall be accessible either side of Green Springs Ranch/Serrano boundary.

Major changes in the official development plan may be approved by the Planning Commission and shall be made in accordance with the requirements of Section 17.04 of the County Code. A major change in a development plan approved by the Planning Commission shall be filed with the Board of Supervisors pursuant to Section 17.04.005(B) (3) of the County Code.

Department of Transportation

Project Specific

15. 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 filing of the final map:

Table 1. Road Standards for Village M Phase 4			
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.			

16. 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.
17. 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.

27. Should asbestos-containing rock be exposed during grading, construction of roads, excavation for underground facilities, building foundations or any construction related activity, County Ordinance No. 4548 shall apply.
28. 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.

Standard Conditions

29. 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.
30. Subdivision improvements shall include driveways for all lots with street cut or fills along the frontage of six feet or more difference in elevation, or as found necessary for reasonable access by the County Transportation Director. Driveways shall be installed in a manner and location acceptable to the County Department of Transportation and shall meet standard County driveway requirements.
31. 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.
32. 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.
33. 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.
34. 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

approval from the El Dorado County Department of Transportation. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations.

42. 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 temporary plans shall be submitted to the RCD for review and recommendation to the Department of Transportation. The Department of Transportation shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.
43. The location of fire hydrants and systems for fire flows are to meet the requirements of the responsible fire Protection district. The location of hydrants shall be shown on the improvement plans which shall be subject to the approval of the fire protection district.
44. If blasting activities are to occur in conjunction with subdivision improvements, the subdivider shall ensure that such blasting activities are conducted in compliance with state and local regulations.
45. If burning activities are to occur during the construction of the subdivision improvements, the subdivider shall obtain the necessary burning permits from the California Department of Forestry and air pollution permits from the County prior to said burning activities.
46. Improvement plans shall incorporate protective measures toward existing oak trees per Volume IV, Design and Improvement Standards Manual, Oak Tree and Wetlands Preservation Requirements and Specifications (County Resolution No. 199-91).
47. 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.
48. 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.
49. All development, including grading and construction of buildings, shall ~~will~~ be limited to daytime hours from 7 am to 7 pm or sunset, whichever is earlier, Monday through Friday. This requirement shall be shown and verified on grading permit and building permit plans.

60. This development shall be conditioned to develop and implement a Wild Fire Safe Plan that is approved by the Fire Department.
61. This development shall be prohibited from installing any type of traffic calming devices that utilizes a raised bump section of roadway.

Air Quality Management District

62. Project construction will involve grading and excavation operations, which will result in a temporary negative impact on air quality with regard to the release of particulate matter (PM10) in the form of dust. Then, District Rules 223 and 223.1 and 223.2, which address the regulations and mitigation measures for fugitive dust emissions and asbestos emission, shall be adhered to during the construction process. Mitigation measures for the control of fugitive dust and asbestos shall comply with the requirements of Rules 223, 223.1, and 223.2, whichever rule is appropriate. In addition, the appropriate Fugitive Dust Prevention (FDP) Application or Asbestos Dust Mitigation Plan (ADMP) Application shall be submitted to and approved by the District prior to issuance of a building permit or grading permit.
63. Project construction shall adhere to District 224 Cutback and Emulsified Asphalt Paving Materials and the county ordinance concerning asbestos dust.
64. 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.
65. The applicant shall submit a list of all proposed architectural coatings to the District for approval prior to the issuance of a building permit. All architectural coatings shall adhere to District Rule 215 Architectural Coatings.
66. The applicant shall submit a list to the District stating which of the following mitigation measures will be used to reduce impacts on air quality from equipment exhaust emissions during all construction involved in this project for approval prior to the issuance of a Building Permit or Grading Permit:

The District's goal is to strive to achieve and maintain ambient air quality standards established by the United States 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:

Findings

1.0 CEQA FINDING

- 1.1 The project is a residential project and a part of an adopted El Dorado Hills Specific Plan 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
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department - Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 ADMINISTRATIVE FINDINGS

2.1 General Plan

The El Dorado County General Plan designates the subject site as Adopted Plan, a designation in reference to areas where specific plans have been adopted. These plans and the respective land use maps are accepted and incorporated by reference and is 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, the proposed tentative subdivision map and planned development is found to be consistent with the General Plan.

2.2 Specific Plan

The proposed tentative subdivision map/planned development shall 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 is below the maximum density permitted by the El Dorado Hills/Salmon Falls Area Plan, The project does not exceed the maximum allowed density of 6,160 dwelling units for the Plan Area. Development of this phase shall be subject to various development standards outlined in the Specific Plan and shall maintain consistency with the previous tentative map approvals in the village. Therefore, the proposed tentative map/planned development is found to be consistent with the El Dorado Hills Specific Plan.

2.3 Zoning

In accordance with the land use and zone map changes, the project meets the required minimum standards under One-Family Residential District (R-1) and applicable Open Space (OS). Specifically, the proposed residential lots exceed the minimum lot size, lot

2.4.5. That the design of the division or the proposed improvements are likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat;

Development of these custom residential lots are subject to the applicable provisions of El Dorado Hills Specific Plan and required mitigation measures under the certified Environmental Impact Report (EIR) regulating proper pad design and layout minimizing impacts to natural resources on site. Prior development of each lot, individual construction and improvement plans shall be reviewed for conformance to applicable County standards and Serrano Architectural Review Committee requirements.

2.4.6. That the design of the division or the type of improvements would not cause serious public health hazards;

The design and required improvements for Village M Phase 4 would not pose public health hazards. Development of the proposed 38 custom residential lots would be subject to improvement plans and permits verifying construction of utilities for water, sewer, power, drainage and roads in accordance with the Specific Plan and El Dorado County standards.

2.4.7. That the design of the division or the improvements is suitable to allow for compliance of the requirements of section 4291 of the Public Resources Code;

The development of each custom lot is subject to the applicable Specific Plan policies involving site design and maintenance of open areas susceptible to brush fires. Further, the subdivision is subject to specific project conditions from the El Dorado Fire Department regarding location of hydrant, construction of non-combustible fencing material, and establishing adequate setbacks. Therefore the proposed subdivision conforms to the requirements of Section 4291 of the Public Resource Code;

2.4.8. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection the approving authority may approve a map if it finds that alternate easements for access or for use will be provided and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision. (Ord. 3805 §15, 1988; prior code §9702)

Necessary utility easements for the subdivision are appropriately depicted on the Tentative Subdivision Map and shall be further verified for any conflicts by the County Surveyor's Office at the time of filing of the final map.

Design Waivers

Design Waiver 1 - 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;

2.6.1 There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver.

The adjusted right of way will better conform to the surrounding landforms, resulting in reduced grading and impact on the natural resources. The land area thus made available results in an increase in the actual acreage of open space provided in the Specific Plan area.

2.6.2 Strict application of the design or improvement requirements of this article would cause extraordinary and unnecessary hardship in developing the property.

The increased right of way will require more extensive grading and drainage work with increased impacts to an area that is sensitive to soil disturbance. The larger cut and fill slopes, due to the increased right of way, may result in additional erosion and sediment discharge from the site.

2.6.3 The adjustment or waiver would not be injurious to adjacent properties or detrimental to health, safety, convenience, and welfare of the public.

The proposed deviation to right-of-way standard is consistent with previous approvals in other villages of the Specific Plan and has been determined not be detrimental to health, safety, and welfare of the public.

2.6.4 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 requested deviation would be consistent with previous approval in other villages of the Specific Plan and would not have the effect of nullifying the objectives of this article or any other law.

Design Waiver 2 - 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)

2.6.5 There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver.

This waiver was approved by the Board of Supervisors and applied project-wide on August 30, 1995. As an element of the grant of waiver at that time, the County required the developer to include in the project Codes, Covenants and Restrictions (CC&Rs) specific language which requires the following: a) a prohibition against parking of