

**ATTACHMENT 2**  
**PROPOSED CHANGES TO THE TEXT OF**  
**THE CENTRAL EL DORADO HILLS SPECIFIC PLAN (CEDHSP)**

The following are proposed changes to the CEDHSP. These changes are made to:

- Clarify implementation and development standards of the CEDHSP for subsequent development projects under the Specific Plan.
- Incorporate certain mitigation measures from the CEDHSP Mitigation Monitoring and Report Program into the specific plan document.
- Incorporate requested modifications from El Dorado Hills Community Services District, El Dorado Hills Fire Department, El Dorado County Department of Agriculture Weights and Measures, El Dorado County Transportation Division and Buckeye Union School District based on coordination meetings with County staff.
- Updates to reflect the 2016 Sacramento Council of Government’s (SACOG) Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) and the passage of Measure E.
- Incorporate provisions of the Development Agreement.
- Correct typos and other minor edits.

These changes are provided by section of the CEDHSP and are shown in revision marks (underline / ~~strikeout~~). Please note that some minor language adjustments were made to the mitigation measures to match the specific plan text and format.

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**GLOBAL CHANGES**

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**1. The following changes are universal throughout the specific plan text, figures, and tables, as applicable:**

- Community Park / ~~CP Village Park~~ / VP
- ~~Potential~~ Silva Valley Parkway connection
- 175469 acres of natural open space (5350%)
- Update the land use plan in all chapters and appendices, as applicable, to reflect the Attainable Land Use Plan

**ATTACHMENT 2: Proposed Edits to the Central**  
[continues next page]  
**El Dorado Hills Specific Plan**

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INTERIOR COVER

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**2. The following changes are made to update the Board of Supervisors and Planning Commission members:**

**BOARD OF SUPERVISORS**

John Hidahl ~~Ron Mikulaceo~~, District 1  
Shiva Frentzen, District 2  
Brian Veerkamp, District 3  
Lori Parlin ~~Michael Ranalli~~, District 4  
Sue Novasel, District 5

**PLANNING COMMISSION**

John Vegna ~~Rich Steward~~, District 1  
Gary Miller, District 2  
Jeff Hansen ~~Tom Heflin~~, District 3  
James Williams ~~Dave Pratt~~, District 4  
Brian Shinault, District 5

**3. The following updates are made to the Project Team:**

**ECONOMICS**

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~~Roseville, California 95661~~  
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**TRANSPORTATION**

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TABLE OF CONTENTS

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**4. The following updates are made to the Table of Contents:**

- 1.3.5 SACOG Metropolitan Transportation Plan / Sustainable Communities Strategy for 2036  
2035
- 4.1.1 Measures E and Y ~~Measure Y~~
- B.6 Building Standards
- B.7 Noise Barriers
- Appendix D Mitigation Monitoring and Reporting Program

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## LIST OF TABLES AND FIGURES

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**5. The following updates are made to the Tables list:**

- Delete Table 3.1, and add Tables 3.1A and 3.1B for the Attainable Land Use Summary and Age Restricted Land Use Summary, respectively
- Delete Table 6.4, and add Tables 6.4A and 6.4B for Required Park Land Dedication for the Attainable and Age Restricted Land Use Summaries, respectively

**6. The following updates are made to the Figures list:**

- 4.5 Local 35 33' Residential Street (Single-Loaded)
- 4.6 Local 35 33' Residential Street
- 4.7 Local 31 29' Residential Street (Single-Loaded)
- 4.8 Local 31 29' Residential Cul-de-Sac

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## LIST OF ABBREVIATIONS

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**7. The following text changes are made to the following abbreviations as result of the Updated Zoning Ordinance:**

- R1 Single-Unit ~~One-Family~~ Residential
- R1-PD Single-Unit ~~One-Family~~ Residential – Planned Development
- R20-PD Single-Unit ~~Single-Family~~ Residential – minimum 20,000 sf lot size
- RM ~~R2-DC~~ Multi-Unit ~~Limited Multi-Family~~ Residential – ~~Design Control~~

**8. The following text changes are made to the following ABBREVIATIONS as a result of the County's change in oak resources strategy:**

- IHMP Important Habitat Management Plan
- ORMP Oak Resources Management Plan

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## EXECUTIVE SUMMARY

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**9. Update the table on Page ES-2 to reflect the Attainable Land Use acreages and dwelling units as provided on Tables 3.1A (Attainable) and Table 3.1B (Age Restricted)**

**10. The following text is added to the Land Use subsection:**

The Plan Area is within the existing Community Region of El Dorado Hills as designated in the County's 2004 General Plan. To appeal to the changing demographics of the aging population and

children of the Baby Boomers, the Specific Plan seeks to provide a new, sustainable community that curtails suburban sprawl. The Specific Plan clusters development on the western slope to protect and conserve the County's Rural Centers and Rural Regions, promotes a mixture of balanced and compatible land uses that make efficient use of existing infrastructure in El Dorado Hills, and supports alternative transportation systems (General Plan Goal 2.1).

The Specific Plan includes seven land use designations that maintain the rural and open character of the County, placing higher density and the most intensive uses adjacent to existing development with little oak canopy cover and topographic constraints. Clustering development in this manner and integrating residential land uses with retail services, employment opportunities, recreation and public facilities, and open spaces maintains a high standard of environmental quality (General Plan Goal 2.2) and protects the natural ridgeline, landscape, and aquatic features of the Plan Area (General Plan Goal 2.3). Residential land use densities range up to 24 dwelling units to the acre (14 DU/ac for Attainable and 24 DU/ac for Age-Restricted), consistent with the maximum residential density in the County's adopted General Plan, providing for a mixture of housing options to promote development of housing affordable to moderate income households. Housing options include custom or individually pad-graded single-family home sites, single-family detached production dwellings, townhomes, condominiums, and rental homes. The portion of the Plan Area adjacent to U.S. Highway 50 remains protected as a public ~~community village~~ park to maintain a green and open space for highway travelers (General Plan Goal 2.6). The land plan also includes approximately 11 acres (or as much as 50,000 square feet) of Civic-Limited Commercial uses to increase employment opportunities within El Dorado County.

**11. The following updates are made to the Transportation subsection:**

The Plan Area's circulation system emphasizes the principle of transportation choices, focusing on a balanced, multi-modal transportation network that meets the needs of all users of streets, roads, and highways. The circulation system considers motorists, pedestrians, bicyclists, children, persons with disabilities, seniors, movers of commercial goods, and users of public transportation.

The Plan Area is adjacent to the U.S. Highway 50 - El Dorado Hills / Latrobe Road interchange, making highway accessibility easy and cost-efficient, and ensuring the safe, orderly, and efficient movement of people and goods (General Plan Goal TC-1). The Specific Plan intends to meet ~~meets~~ the objectives of Measures Y and E ~~Measure Y~~ by coordinating the planning and construction of roadway improvements concurrent with new development to maintain adequate levels of service (General Plan Goal TC-X). Furthermore, the Public Facilities Financing Plan and any associated Development Agreement ensure that the Project Proponent (Serrano Associates, LLC) constructs transportation and circulation improvements to serve the Plan Area and maintain quality of life for existing residents.

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SECTION 1 - INTRODUCTION

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**12. The following text changes are made to Section 1.3.5 (MTP/SCS):**

1.3.5 SACOG Metropolitan Transportation Plan / Sustainable Communities Strategy for 2036  
2035

The SACOG Metropolitan Transportation Plan (MTP) is a state and federally required long-range plan for transportation improvements in the Sacramento six-county region based on the SACOG Blueprint and projections for growth in population, housing, and jobs. The MTP coordinates the transportation system of roads, transit, bikeways, and sidewalks to manage the diverse needs of the population. California's adoption of SB 375 requires MPOs like SACOG to adopt a Sustainable Communities Strategy (SCS) to demonstrate how development patterns and transportation networks, policies, and programs can work together to achieve GHG emission reduction targets for cars and light trucks. The SACOG Board of Directors adopted a joint MTP/SCS on February 18, 2016 ~~April 19, 2012~~.

**13. The following text changes are made to Section 1.3.6 (Central El Dorado Hills Specific Plan):**

**PRINCIPLE #1: FULFILL REGIONAL LAND USE OBJECTIVES BY ACHIEVING MTP/SCS CONSISTENCY**

Establish new development that fulfills regional land use objectives by directing growth to the established community of El Dorado Hills and achieving consistency with SACOG's adopted 2036 ~~2035~~ MTP/SCS.

**14. The following text changes are made to Section 1.4.11 (Fiscal Impact Analysis):**

A Fiscal Impact Analysis determines whether the net effect of development is likely to have a positive or negative effect on the long-term fiscal well-being of the County. Specifically, the analysis estimates whether the Plan Area generates adequate revenues at build-out to meet the costs of providing County General Fund and Road services to new development. A Fiscal Impact Analysis has been ~~will be~~ prepared prior to the adoption of this Specific Plan and will be updated as specified in the Development Agreement, which will summarize the anticipated revenues and expenses associated with the implementation of the Specific Plan. Additionally, the Fiscal Impact Analysis or the Public Facilities Financing Plan will identify any supplemental funding sources to ensure breakeven revenues for the County's General Fund.

**15. The following text changes are made to Section 1.5 (Specific Plan Authority and Requirements):**

The provisions of Title 7, Article 8, Sections 65450 through 65457 of the California Government Code, Planning and Land Use Law, grant authority to the County for the preparation of this Specific Plan. Section 130.56 ~~22.655~~ of the County Code specifies that the Board of Supervisors shall have review authority of original jurisdiction for specific plan applications, after review and recommendation by the Planning Commission, in compliance with Chapter 130.56 ~~22~~, Articles I and II (General Application Procedures and Application Filing and Processing, respectively). The approval of a specific plan is a discretionary project pursuant to CEQA. In addition to the Specific Plan, and if applicable, the Board may approve a Development Agreement by resolution or by ordinance.

**16. The following text change is made to Section 2.1 (Regional Planning):**

El Dorado Hills is located in the western portion of unincorporated El Dorado County, approximately 30 miles northeast of Sacramento, ~~adjacent to 2 miles east of~~ the Sacramento-El Dorado county line, and 18 miles west of Placerville. Located at the base of the Sierra Nevada mountains, the foothill terrain of El Dorado Hills offers residents long-range views of downtown Sacramento, the central valley, Mount Diablo, Folsom Lake, the Sutter Buttes, and the Sierra Nevada mountains. (Refer to Figure 2.1: Regional Location Map.)

Two primary east-west highway transportation corridors serve the Sacramento region. Interstate 80 connects Sacramento to Roseville, and U.S. Highway 50 links Sacramento to Placerville. U.S. Highway 50 directly serves El Dorado Hills, and high-occupancy vehicle lanes extend between Cameron Park and Sacramento.

Three major employment centers are within a twenty-mile segment of the U.S. Highway 50 corridor. The employment centers offer diverse occupations including high technology, communications, medical, financial, government, education, and construction. In El Dorado Hills, the Business Park ~~and surrounding commercial areas are~~ is home to large employers such as ~~Broadridge Financial Solutions DST Output~~ and Blue Shield. Five miles west, the City of Folsom offers Intel Corporation, Folsom-Cordova Unified School District, Cal-ISO, Mercy Hospital, Kaiser Permanente, and Verizon.

**17. The reference to R2-DC in Table 2.1 is changed to RM-~~DC~~ as a result of the Updated Zoning Ordinance.**

**18. The following text changes are made to Section 2.5.3 (Existing Land Use and Zoning):**

The 2004 General Plan designates a majority of the Serrano Westside Planning Area as Open Space (OS) because the El Dorado Hills Executive Golf Course was still in operation at the time the County prepared and adopted the General Plan. Portions of the Serrano Westside Planning Area are designated Adopted Plan (AP) due to overlaps with the El Dorado Hills Specific Plan area (the original Serrano community) and Commercial (C). Serrano Westside is zoned a combination of Recreational Facilities (RF), ~~Single-Unit Family Residential - Planned Development (R1-PD)~~, and Open Space (OS).

The 2004 General Plan designates the Pedregal Planning Area with a combination of High Density Residential (HDR) and Multi-Family Residential (MFR). Pedregal has been zoned ~~Single-Unit One-Family Residential (R1) and Multi-Unit Limited Multi-Family Residential / Design Control (RM R2-DC)~~ since the 1980s.

**19. The following changes are made to Section 2.5.4 (El Dorado Hills Specific Plan Amendment):**

In 1988, the County of El Dorado approved the El Dorado Hills Specific Plan for 6,162 dwelling units and the specific plan has governed the development of the Serrano community for more than ~~3020~~ years. Development of the El Dorado Hills Specific Plan has not reached its maximum build-out. Today, approximately ~~4,2004,000~~ lots exist in the Serrano community. The County has approved tentative subdivision maps for an additional ~~340650~~ lots and approximately 250 lots have tentative subdivision map approvals pending. The total anticipated build-out is estimated at

~~4,800~~~~4,900~~ dwelling units, approximately 1,250 units less than approved. (Refer to Figure 2.7: 1988 El Dorado Hills Specific Plan.)

Adoption of this Specific Plan amends the existing El Dorado Hills Specific Plan as follows:  
(Refer to Figure 2.8: El Dorado Hills Specific Plan Amendment.)

- 135 planned dwelling units at Serrano Village D-1, Lots C and D convert to permanent, natural open space (approximately 50 acres), including a commensurate reduction in the total expected build-out by 135 dwelling units (~~from 6,162 DUs to 6,027 DUs~~).
- Approximately 142 acres ~~141.67 acres~~ of lands within the existing El Dorado Hills Specific Plan transfer to the Central El Dorado Hills Specific Plan
- Approximately 0.50 ~~0.47~~ acres of the former El Dorado Hills Executive Golf Course transfer to the existing El Dorado Hills Specific Plan

**20. The following change is made to Figure 2.8 (El Dorado Hills Specific Plan Amendment):**

Modify the figure to reflect the acreage changes in Section 2.5.4.

**21. The following text change is made to update the discussion regarding Section 2.5.7 (Site Features):**

DMG Open-File Report 2000-02 shows the Plan Area in an “Area Most Likely to Contain Asbestos” (California Geological Survey, 2000). Soil and rock testing conducted by ~~in~~ Youngdahl Consulting Group, Inc. (2012c and 2012d) discovered traces (less than 0.25 percent) of asbestos in ten of 25 soil samples using the California Air Resources Board (CARB) Method 435.

**22. The following text change is made to update the discussion regarding Section 2.5.7 (Hydrology):**

Studies prepared by ECORP Consulting, Inc. (2009a, 2009b, and 2011), and subsequent Preliminary Jurisdictional Determinations from USACE dated 2011 and 2017, identify a total of 7.003 acres ~~identified a total of 5.72 acres~~ of Waters of the United States that meet the criteria for the U.S. Army Corps of Engineers (USACE) jurisdiction, including seasonal and perennial creeks, seasonal wetlands and swales, intermittent drainages, ponds, seeps, and drainage ditches. The Serrano Westside Planning Area includes 6.504 ~~5.284~~ acres of Waters of the United States and the Pedregal Planning Area includes 0.499 ~~0.436~~ acres of Waters of the United States. ~~In July 2009 and June 2011, USACE concurred with the amount and location of wetlands and other water bodies within the Plan Area, except for an 85-acre area west of Serrano Village D1 proposed for open space uses.~~ (Refer to **Figure 2.15: Hydrology - Serrano Westside Planning Area** and **Figure 2.16: Hydrology – Pedregal Planning Area**.)

Section 130.30.030.G of the County’s Zoning Ordinance requires new ministerial and discretionary development to avoid or minimize impacts to perennial streams, rivers or lakes, intermittent streams and wetlands, and any sensitive riparian habitat to the maximum extent practicable. All discretionary development which has the potential to impact wetlands or sensitive riparian habitat

shall require a biological resource evaluation to establish the area of avoidance and any buffers or setbacks required to reduce the impacts to a less than significant level. Actual setbacks for the Plan Area will be determined during the Section 404 permitting process in consultation with USACE.

**23. The following text changes are made to the section 2.5.7 (Vegetation Communities):**

VEGETATION COMMUNITIES

Five biotic habitats have been identified in the Plan Area including oak woodlands, oak woodland/grassland savanna, serpentine chaparral, riparian corridors, and annual grasslands (Refer to **Figure 2.17: Vegetation Communities.**) The dominant oak woodlands canopy species include blue oak (*Quercus douglasii*) and poison oak (*Toxicodendron diversilobum*). No rare or endangered plants exist in the Plan Area. The Specific Plan includes an oak species-focused Important Habitat Management Plan (IHMP) that addresses impacts to oak canopy pursuant to Option A of General Plan Policy 7.4.4.4. Using LiDAR technology and hyperspectral imagery, ECORP Consulting, Inc. (2014) identified 94.3 acres of oak woodland canopy (27.7 percent of the site area). In 2017, the County revised its oak management strategy with its adoption of the Oak Resources Management Plan (ORMP), which addresses impacts to oak woodland and individual oak trees instead of oak canopy. Under this analysis, ECORP Consulting, Inc. (2017) identified 152.5 acres of oak woodland and 1,003 inches of individual oaks. While the ORMP has been adopted, it is currently under litigation and may be overturned in the future. Regardless of this uncertainty, impacts to oak woodland resources will be preserved and mitigated according to whichever regulation is in in place at the time of development. ~~General Plan Policy 7.4.4.4 regulates disturbance to oak canopy caused by new development. According to Policy 7.4.4.4, all new development projects that result in disturbance to oak canopy shall require one of two mitigation options: Option A or Option B. Due to legal challenges to Option B, the only mitigation option currently available is Option A, which requires the preservation of 85 percent of the existing oak canopy (approximately 14 acres). Option A also requires a project applicant to replace removed oak woodland habitat at a 1:1 ratio<sup>†</sup>.~~ Refer to Section 5.3.5 (Oak Woodlands) for additional information about oak woodlands preservation.

<sup>†</sup>*As of the writing of this Specific Plan, the County has begun a process to update biological policies in the General Plan, including Policy 7.4.4.4.*

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SECTION 3 – LAND USE SUMMARY

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**24. The following correction is made to Table 3.1 (Land Use Summary):**

Footnote 3: correct typo for “residential”

**25. The following text change is made to Section 3.3 (Land Use Summary and Diagram):**

If the Board of Supervisors approves this Specific Plan, the County will designate the Plan Area as Adopted Plan (AP) on the County’s General Plan Land Use Map and the Specific Plan’s Land Use



Diagram (Figure 3.1) becomes the County’s adopted General Plan Map for the Plan Area. The Land Use Diagram sets forth the arrangement of land uses, transportation networks, and open spaces within the Plan Area. As required by State law, and provided the Board of Supervisors approves this Specific Plan, the land uses will be consistent with the El Dorado County General Plan. The land use concept focuses on a mixture of residential densities, civic and limited commercial uses, and public open spaces as shown in Figure 3.1 (Land Use Diagram). The Specific Plan includes two options for build out of the Plan Area. Table 3.1A (Attainable Land Use Summary) assumes that the Village Residential –High (VRH) land use category described in Section 3.4.1 (Residential Land Use Designations) does not exceed 14 dwelling units to the acre for a maximum Plan Area build-out of 737 dwelling units. Table 3.1B (Age Restricted Land Use Summary) assumes density up to 24 dwelling units per acre for the VRH land use category, so long as the product type is age-restricted. Under this scenario, the maximum Plan Area build-out is up to 1,000 dwelling units, and summarized in Table 3.1 (Land Use Summary). At build-out, the Plan Area can also accommodate as much as 1,000 dwelling units, 15 acres of active recreation, an additional 11 acres of active recreation or 50,000 square feet of civic or limited commercial, and nearly ~~175170~~ acres of open space.

#### SERRANO WESTSIDE PLANNING AREA

The land use plan for the Serrano Westside Planning Area allows up to 758~~for 763~~ dwelling units, a 15-acre public community ~~village~~ park, 11 acres of civic or recreational use, 1-acre neighborhood park, and ~~132429~~ acres of natural open space.

#### PEDREGAL PLANNING AREA

The land use plan for the Pedregal Planning Area allows up to ~~242~~237 dwelling units and ~~4239~~ acres of natural open space.

**26. The following figure change is made to Figure 3.1 (Land Use Diagram) and Figure 3.1 (Land Use Summary):**

- Update the Land Use Diagram to reflect the Attainable Land Use Summary
- Update the Land Use Summary to reflect the Attainable Land Use acreages and dwelling units
- Insert a new Land Use Summary to reflect the Age Restricted Land Use acreages and dwelling units

**27. The following clarification is made to Section 3.4 (Land Use Designations):**

The Land Use Diagram identifies seven distinct land use designations that are consistent with the El Dorado County General Plan. Four residential designations accommodate a variety of housing types and each residential designation establishes an average density, subject to density transfer provisions as set forth in Section 9.3.2 (Transfer of Residential Land Use Allocations). A small portion of the Plan Area accommodates public service or employment opportunities, and larger portions of the Plan Area are set aside for a public park and natural open space areas for community enjoyment.

**28. The following text changes are made to Section 3.4.1 (Residential Land Use Designations):**

#### VILLAGE RESIDENTIAL - MEDIUM (VRM)

Consistent with contemporary planning goals, two categories of Village Residential - Medium (VRM) land use designations promote compact development and housing diversity. VRM neighborhoods are located in proximity of existing retail services and employment opportunities, and feature an interconnected system of streets to enhance walking and cycling opportunities.

#### Village Residential - Medium Low (VRML)

The Village Residential - Medium Low (VRML) designation allows for conventional detached, small-lot single-family homes. The VRML designation is appropriate for the Serrano Westside Planning Area in proximity to the existing residences in Serrano Village D2.

- Density Range: 5.0 – 8.0
- Average Density: ~~5.25~~ 3-DU/ac Attainable Land Use Summary
- Approximate Acreage: ~~3023~~ ac. Attainable Land Use Summary
- Dwellings: ~~15623~~ DUs Attainable Land Use Summary
- Associated Zoning: R4-PD
- Permitted Uses: Table A.4
- Development Standards: Table A.5

#### Village Residential - Medium High (VRMH)

The Village Residential - Medium High (VRMH) designation provides for a greater variety of single-family residential units, such as market-rate detached zero lot line homes, patio homes, duplexes, halfplexes, and attached cluster homes, and attached housing options, such as row houses, townhomes, and condominiums. These product types enhance home-ownership opportunities for a range of users, including young families, empty nesters, and seniors.

The VRMH designation is appropriate for the Serrano Westside Planning Area where it is centrally-located and easily accessible to public services such as El Dorado Hills Fire Department Station 85, the El Dorado Hills Senior Center, and shopping and dining activities at Raley's, La Borgata, and Town Center.

- Density Range: 8.0 – 14.0
- Average Density: ~~108.3~~ DU/ac Attainable Land Use Summary
- Approximate Acreage: ~~2237~~ ac. Attainable Land Use Summary
- Dwellings: ~~220340~~ DUs Attainable Land Use Summary
- Associated Zoning: RM1-PD
- Permitted Uses: Table A.4
- Development Standards: Table A.7

#### VILLAGE RESIDENTIAL - HIGH (VRH)

The Village Residential – High land use designation (VRH) is the highest density residential land use in the Plan Area and the Specific Plan designates ~~three~~ two VRH parcels. ~~Two parcels~~ ~~One parcel~~ is located in the Serrano Westside Planning Area adjacent to the Raley's and La Borgata shopping centers to encourage walking and bicycling to existing retail services. The second parcel

is located in the Pedregal Planning Area on El Dorado Hills Boulevard between existing multi-family apartment complexes to facilitate access to public transportation.

Residential single-family and multiple family dwellings allowed in this designation include all those uses allowed in the VRMH land use category, provided the maximum density does not exceed 14 DUs/acre, and age-restricted attached and detached dwellings not exceeding 24 DUs/acre. Examples include , but are not limited to, market-rate rental homes, apartments, stacked-flats, condominiums, and townhomes for sale or for rent.

- Density Range: 8-14 DU/ac for Attainable Land Use Summary;  
14-24 DU/ac for Age Restricted Land Use Summary
- ~~14.0 – 24.0~~
- Average Density: 12.518.3 DU/ac Attainable Land Use Summary  
22.6 DU/ac Age Restricted Land Use Summary
- Approximate Acreage: 2629 ac.
- Dwellings: 324530 DUs Attainable Land Use Summary  
587 DUs Age Restricted Land Use Summary
- Associated Zoning: RM2-PD
- Permitted Uses: Table A.4
- Development Standards: Table A.8

**29. The following text change is made to Section 3.4.1 (Residential Land Use Designations) to reflect the Attainable Land Use Plan:**

**TRANSFER OF RESIDENTIAL UNITS**

The Specific Plan permits adjustments to the residential land use mix to reflect sensitive natural site features and changing market demand for a particular housing type. Transfer of residential units is permitted between certain residential parcels, and as such, the residential densities shown in Table 3.1 (Land Use Summary) may vary. If a particular residential parcel develops at less than its allocated density, the remaining undeveloped density may transfer to another residential parcel or parcels, pursuant to the criteria in Section 9.3.2 (Transfer of Residential Land Use Allocations) and provided that the maximum dwelling count within the Plan Area does not exceed 1,000 units (up to 242 dwellings~~237 dwellings~~ in the Pedregal Planning Area and up to 758~~763~~ dwellings in the Serrano Westside Planning Area). Conversely, if a residential parcel develops at more than its allocated density, other residential parcels must develop lower than their allocated density. The total number of residential units shall not exceed 1,000 except by amendment of the Specific Plan. Refer to Section 9.3.2 (Transfer of Residential Land Use Allocations) for additional information.

**30. The following text change is made to Section 3.4.3 (Village Park Land Use Designation):**

**COMMUNITY (CP)~~VILLAGE PARK (VP)~~**

The Community Park (CP)~~Village Park (VP)~~ land use designation applies to a parcel planned for a formal, developed public park to be owned and maintained by the El Dorado Hills Community Services District (CSD). Community~~Village~~ parks often include recreation facilities for organized

sports and community activities, as well as passive recreation space. Because of their large service area, ~~community~~village parks require ancillary amenities such as parking and restrooms.

The CSD's ~~2006~~2016 Park Master Plan requires ~~village~~ community parks to be 80% level, with a maximum of 2% slope, and the ~~Village~~ Community Park parcel responds to this requirement by devoting 15 acres of the flattest terrain within the Plan Area. The CSD's Master Plan also requires access to the site via a collector or arterial street with walking or bicycling distance not exceeding ½ to 1 mile. The Plan Area's location contiguous to the planned extension of Park Drive will serve as the public thoroughfare to the park facility and the site's central location at the southern end of the Plan Area is within easy walking distance to existing and planned residences and existing retail establishments. The park site's adjacency along U.S. Highway 50 makes it a candidate for lighted athletic fields and artificial turf to promote tournament use, and will provide a perpetual green space and scenic corridor for highway travelers.

**31. The following policy is added to Section 3 (Land Use) and Appendix C (Summary of Specific Plan Policies) as required by Mitigation Measure NOI-5:**

**~~Mather Airport Operations~~ Additional Policy as a result of Mitigation Measures:**

Policy 3.12: As a condition of approval of the tentative subdivision map, the County will require that a notice be included in the deed for each residential lot notifying buyers of the potential for the lots to be affected by aircraft noise from Mather Airport operations. This will inform potential buyers of the noise; they can then make an informed decision as to whether or not to buy a home within the project.

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**SECTION 4 – TRANSPORTATION AND CIRCULATION**

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**32. The following text change is made to the discussion of Section 4.1.1 (Measure Y):**

4.1.1 Measures Y and E ~~Measure Y~~

The Specific Plan's land use and circulation systems must also address level of service and concurrency. In 1998, El Dorado County voters adopted an initiative measure known as Measure Y, the "Control Traffic Congestion Initiative." The initiative added several policies to the former General Plan requiring new development to fully pay its way to prevent traffic congestion from worsening in the County. In 2016, the voters approved Measure E, which amended Policies TC-Xa, TC-Xf, and TC-Xg of the County's 2004 General Plan, some of which were deemed unconstitutional in 2017 by Judge Warren Stracener. The Specific Plan will adhere to the level of service and concurrency policies as stated in the County's General Plan at time of development. For additional information, refer to the General Plan Consistency Matrix identified in Section 1.5 (Specific Plan Authority and Requirements). Those policies, as well as several others, are included in the 2004 General Plan. The most critical policy for the Specific Plan to address is:

**POLICY TC Xa**

**(The following policies shall remain in effect until 31 December 2018)**

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

~~The County shall not add any additional segments of U.S. Highway 50, or any other roads, to the County's list of roads that are allowed to operate at Level of Service F without first getting the voters' approval or by a 4/5ths vote of the Board of Supervisors.~~

~~Developer paid traffic impact fees combined with any other available funds shall fully pay for building all necessary road capacity improvements to fully offset and mitigate all direct and cumulative traffic impacts from new development upon any highways, arterial roads and their intersections during weekday, peak hour periods in unincorporated areas of the county.~~

~~Level of service and concurrency policies included in the 2004 General Plan, TC Xd through TC Xg, are included in the General Plan Consistency Matrix discussed in Section 1.5 (Specific Plan Authority and Requirements).~~

**33. The following change is made to Figure 4.1 (Circulation):**

Correct typo for Pedregal multi-family lands from HDR to VRH

**34. The following general plan goals are added to Section 4.2 (Applicable General Plan Goals):**

CIRCULATION PLANNING (GOAL TC-8)

Support the coordination of local, regional, State, and Federal transportation and circulation planning

COMPLETE STREETS (GOAL TC-9)

To support the development of complete streets where new or substantially improved roadways shall safely accommodate all users, including bicyclist, pedestrians, transit riders, children, older people, and disabled people, as well as the motorist.

**35. The following clarification is added to Section 4.3 (Regional Circulation):**

El Dorado Hills benefits from regional access via U.S. Highway 50, which connects with Interstate 80 (I-80), Interstate 5 (I-5), and State Route 99 (SR-99) in Sacramento. U.S. Highway 50 connects the El Dorado Hills area with the Sacramento metropolitan region to the west, and the Sierra Nevada mountains and Lake Tahoe to the east. El Dorado Hills is accessed by two highway interchanges at El Dorado Hills Boulevard / Latrobe Road and Bass Lake Road. The County commenced construction on a third highway interchange at Silva Valley Parkway / White Rock Road in 2014, which opened in 2016.

The primary circulation system throughout El Dorado Hills consists of several key arterial roadways. El Dorado Hills Boulevard / Latrobe Road, Silva Valley Parkway / White Rock Road, and Bass Lake Road provide north-south access through the western-most segment of the County. Green Valley Road, Serrano Parkway, and White Rock Road provide east-west access. The County's planned extension of Saratoga Way to Iron Point Road near the Sacramento County line will provide a convenient alternative to reach the City of Folsom without having to access U.S. Highway 50. A similar planned extension of Country Club Drive from Silva Valley Parkway through the Bass Lake Hills Specific Plan will provide connectivity to the Cameron Park community, and the future Marble Valley Parkway will link the Bass Lake Road Interchange with the Cambridge Road Interchange. However, the planned roadway extensions lack connectivity in the center of El Dorado Hills to provide a continuous roadway system from Cameron Park to Folsom Boulevard, meaning that trips re-direct to U.S. Highway 50. To address this lack of connectivity, the planned circulation system within this Specific Plan accommodates an extension of Park Drive within the existing Raley's shopping center to the Serrano Westside Planning Area, and a ~~potential~~ connection to Silva Valley Parkway. This ~~potential~~ connection to Silva Valley Parkway, added to the County's Capital Improvement Program in 2016, is designed to improve regional connectivity and provide for an uninterrupted roadway network parallel to U.S. Highway 50.

**36. The following text change is made to Section 4.4.1 (Minor Collector – Park Drive (Public)):**

Collector streets serve to route traffic from local residential streets to an arterial street. The Specific Plan includes one minor collector for Park Drive between the Raley's shopping center and the ~~Village Community~~ Park, and a ~~potential~~ connection to Silva Valley Parkway. Park Drive consists of two travel lanes in a 45-foot right-of-way, with a Class I bike path on one side. Park Drive will be accessible by the public and maintained as specified in the Public Facilities Financing Plan. Parking is not allowed on the minor collector. ~~The potential connection to Silva Valley Parkway includes the necessary right of way to accommodate road construction, but the Specific Plan does not provide for the construction of this roadway segment.~~ (Refer to Figure 4.2: Minor Collector – Park Drive.)

The proposed extension of Park Drive to the Plan Area is a regionally significant improvement that facilitates a missing link in the County's transportation network. Within the County's Capital Improvement Program, the County ~~has planned the extensions of~~ will extend Saratoga Way to Iron Point Road in Folsom (west of the Plan Area), ~~and~~ Country Club Drive from east of Silva Valley Parkway to Cameron Park (east of the Plan Area). ~~Currently, the County's CIP lacks a connection through the Plan Area; however, the proposed roadway network within the Serrano Westside Planning Area accommodates a potential~~ and the extension of Park Drive to Silva Valley Parkway, serving as a vital connection between Saratoga Way and Country Club Drive and providing much needed parallel capacity to U.S. Highway 50.

**37. The following text change is made to Section 4.4.2 (Primary Local Streets):**

On-street parking is prohibited on any arterial or collector street, including Park Drive. On-street parking shall be allowed on local residential streets as described in Table B.2 (On-Street Parking). ~~Parking on both sides of the street is allowed with Fire Department approval, provided the CC&Rs~~

~~include parking restrictions enforced by the Master Owners' Association.~~ A Master Owners' Association will own and maintain any private local streets.

**38. The following text changes are made to Section 4.4.2 (Primary Local Streets Typical Cross Sections):**

Local 35 33' Residential Street with Parking on One Side (Single-loaded)

The 35 33' cross-section consists of two 14 ~~13'~~ travel lanes with a 4' sidewalk on one side of the street and parking allowed on one side of the street. The total right-of-way width is 35 33'. (Refer to Figure 4.5: Local 35 33' Residential Street, Single Loaded.)

Local 35 33' Residential Street with Parking on One Side ~~Both Sides~~

The 35 33' cross-section consists of two 14 ~~13'~~ travel lanes with a 4' sidewalk on one side of the street and parking allowed on one side of the street. ~~Parking may be allowed on both sides of the street with CC&R restrictions, security enforcement, and guest parking provided on the lot.~~ The total right-of-way width is 35 33'. (Refer to Figure 4.6: Local 35 33' Residential Street.)

**39. The following text changes are made to Section 4.4.3 (Secondary Local Streets):**

Local 31 29' Residential Street

The 31 29' cross section consists of two 14 13' travel lanes and parking on one side of the street. Sidewalks are excluded from this design because of the limited through-traffic and lack of connectivity to activity centers or points of interest. Total right-of-way width is 31 29'. (Refer to Figure 4.7: Local 31 29' Residential Street (Single-Loaded) and Figure 4.8: Local 31 29' Residential Cul-De-Sac Street.)

Typical Cul-de-Sac

The cul-de-sac provides for a 100' ~~an 80'~~ diameter improved turnaround surface in an 100' ~~an 80'~~ diameter right-of-way with no sidewalks. The turnaround may have an optional enhanced concrete paving or ~~planted island.~~ (Refer to Figure 4.9: Typical Cul-de-Sac.)

**40. Changes are made to Table 4.1 and Figures 4.5, 4.6, 4.7, and 4.8 to include the revisions to the Local 35' and Local 31' noted above.**

**41. The following changes are made to Figure 4.9 (Typical Cul-de-Sac) as a result of El Dorado Hills Fire Department comment:**

- a. Minimum right-of-way width of 31'
- b. 100' turnaround diameter
- c. Elimination of planted island

**42. Changes are made to Figures 4.12, 4.13, 4.14, and 4.15 to reflect change from 33' Local to 35' Local.**

**43. The following changes are made to Section 4.5.1 (Roundabouts and Traffic Circles):**

The Plan Area includes a signature roundabout along Park Drive at the entrance to the ~~Village~~ Community Park land use designation to control intersection movements, traffic flow, and speeds. The roundabout will include an 8-foot truck apron and one traffic lane, and may include landscaping and lighting. Applicants will determine the island and outside radii during the small lot tentative subdivision map stage in consultation with a professional engineer. All roundabouts shall be properly engineered and applicants will show the pedestrian sidewalk locations and street crossings on subsequent small lot tentative subdivision maps or roadway improvement plans to the satisfaction of the County's Transportation Division. Traffic circles and all other traffic calming devices or techniques shall be reviewed for approval by the El Dorado Hills Fire Department prior to any proposed implementation.

**44. The following changes are made to Section 4.5.2 (Intersection Mid-Block Controls):**

Intersection and mid-block controls, such as street intersection neckdowns (Figure 4.13), mid-block bulb-outs (Figure 4.14), and center islands (Figure 4.15) may be used along roadways with high pedestrian activity to reduce the amount of time that pedestrians are exposed during roadway crossings. With the use of mid-block bulb-outs, on-street parking near intersections is eliminated to improve visibility. In addition to an increased feeling of safety for pedestrians, bulb-outs also serve as a way to decrease traffic speeds, especially when vehicles attempt to turn. This measure may include accent paving and landscaping that do not impair driver sight lines. Parking is restricted along bulb-out areas, and appropriate markings or signs will be provided as required or allowed by the fire protection agency. Traffic circles and all other traffic calming devices or techniques shall be reviewed for approval by the El Dorado Hills Fire Department prior to any proposed implementation.

**45. The following text edits are made to the first paragraph of Section 4.6.2 (Potential Public Transit):**

El Dorado Hills is an established, suburbanized community ~~with. However, it lacks daily, regularly scheduled public transit service, except for~~ limited commuter and dial-a-ride services provided by the El Dorado Transit Authority. The commuter service provides eleven weekday morning trips from El Dorado County to downtown Sacramento with eleven return trips in the afternoon. Dial-a-ride services are available to local residents, but services are limited and not widely used. This limitation to the availability of routine public transit options for local commuters and other users, such as seniors, impedes connectivity between activity centers such as schools, commercial, recreational, and residential uses.

**46. The following text edits are made to the last paragraph of Section 4.6.2 (Potential Public Transit):**

~~Although El Dorado Hills does not currently have fixed route transit service,~~ The Specific Plan's location along one of the only north-south roadways provides opportunity ~~opportunities exist~~ to accommodate a bus stop (turnout and bus shelter) on the east side of El Dorado Hills Boulevard adjacent to the Serrano Westside Planning Area, provided the existing Class I bike path is relocated to the east side of the drainage channel (discussed in Section 4.7.1 – Bikeways). An additional bus



stop (turnout and bus shelter) may be accommodated on the future extension of Park Drive near the Village Community Park.

**47. The following text edits are made to Section 4.7.1 (Bikeways):**

Consistent with the updated El Dorado County Master Bikeway Plan, the Specific Plan incorporates a Class I bike path parallel to El Dorado Hills Boulevard and can accommodate a Class I bike path parallel to U.S. Highway 50 ~~if the County chooses to construct the~~ concurrent with potential the construction of the connection of Park Drive to Silva Valley Parkway. The Class I system will connect to the existing network of Class I bike paths and Class II bike lanes. (Refer to **Figure 4.16: Bikeways and Trails**.)

**48. The following policy edits are made in Section 4.8 (Specific Plan Objectives and Policies) as well as in Appendix C (Summary of Specific Plan Policies) based on El Dorado Hills Fire Department comments and other suggested edits:**

- Policy 4.3 - Design the local roadways in the Plan Area as internal systems with two points of access that do not connect to existing roadways in neighboring subdivisions, unless required for Emergency Vehicle Access (EVA).
- Policy 4.4 - All roads will comply with the 2010 California Fire Code, California Code of Regulations, Title 24, Part 9, Chapter 5, Section 503 and Title 14, California Code of Regulations, Division 1.5, Chapter 7, Subchapter 2, Article 2, and Emergency Access, Section 1273.01 of the Fire Safe Regulations and current updates to these requirements as ratified by the Board of Supervisors, unless automatically enacted at the local level.
- Policy 4.5 - Development of the Plan Area shall comply with General Plan Policies TC-Xa through TC-Xi (Measures Y and E ~~Measure Y~~) as stated in the County's General Plan.
- Policy 4.10 - Applicants shall construct all trails and multi-use paths to ensure a minimum of 108' drivable width and 140' minimum vegetation clearance to allow for emergency response vehicles. The Wildfire Safety Plan may address additional clearance requirements.
- Policy 4.11 - Reduce vehicular speed by designing local roads with narrower traffic lanes, roundabouts, well-marked pedestrian crossings, bulb-outs, or median treatments to improve pedestrian travel and comfort. Any such traffic-calming device must be reviewed and approved by the local fire protection district.

**49. The following is added to ~~Policy 4.1~~ in Section 4.8 (Specific Plan Objectives and Policies) as well as in Appendix C (Summary of Specific Plan Policies) as a result of Mitigation Measure TRA-1c:**

Policy 4.12: Prior to the first occupancy in the LDR land use designation in the Pedregal Planning area, the applicant will construct a sidewalk along the north side of Wilson Boulevard, which connects the Pedregal subdivision to the existing sidewalk stub in front of the Sterling Ranch Apartments. This will provide Pedregal homeowners a safe and dedicated pedestrian path from their homes to the El Dorado Hills Class I path.

50. **The following is added to ~~Policy 4.7~~ in Section 4.8 (Specific Plan Objectives and Policies) as well as in Appendix C (Summary of Specific Plan Policies) as a result of Mitigation Measure TRA-1d:**

Policy 4.13: If the proposed park-and-ride facility at the Community Park is not completed or does not provide five dedicated parking stalls for park-and-ride users prior to the construction of the 500th unit (the half-way point of project development), the applicant will provide for or contribute to the provision of five parking stalls to serve park-and-ride users within the project area.

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## SECTION 5 – CONSERVATION, OPEN SPACE, AND RESOURCE MANAGEMENT

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51. **The following changes are made to Section 5.3.3 (Wetlands and Waters of the United States) to reflect updated Wetland Delineations and Preliminary Jurisdictional Determinations:**

In 2009, ~~2011, and 2017~~and 2014, ECORP Consulting, Inc. surveyed and delineated a ~~majority of~~ the Wetlands and Waters of the United States within the Plan Area and the U.S. Army Corps of Engineers verified the delineations in the same years. ECORP Consulting, Inc. conducted the surveys according to the methods identified in the U.S. Army Corps of Engineers (USACE) 1987 wetlands delineation manual (Environmental Laboratory, 1987). ~~ECORP Consulting, Inc. prepared a preliminary wetland assessment for the open space area west of Serrano Village D1, which has not been verified by the Corps of Engineers.~~ ECORP identified a total of ~~7.003~~ 5.72 acres of Waters of the United States. The Serrano Westside Planning Area contains ~~6.504~~ 5.284 acres of Waters of the United States and the Pedregal Planning Area contains ~~0.499~~ 0.436 acres. (Refer to Figure 2.15: Hydrology - Serrano Westside Planning Area and Figure 2.16: Hydrology – Pedregal Planning Area.)

### WETLANDS

Seasonal Wetland: There are approximately ~~0.203~~ 0.072 acres of seasonal wetlands scattered throughout the Plan Area in topographic depressions and swales. Hydrologically, seasonal wetlands are similar to vernal pools because they remain inundated or saturated for extended periods during winter and spring.

Seasonal Wetland Swale: There are ~~0.558~~ 0.297 acres of seasonal swales within the Plan Area.

Seep: There are approximately ~~0.527~~ 0.242 acres of seeps present in the Plan Area. Freshwater seep communities occur on sites with permanently moist or wet soils resulting from the day lighting of groundwater.

Marsh: There are approximately 0.031 acres of marsh located in the Plan Area.

### OTHER WATERS

Intermittent Drainage: Approximately ~~0.691~~ 0.678 acres of intermittent drainages are located within the Plan Area.

Ephemeral Drainage: Approximately 0.046 ~~0.02~~ acres of ephemeral drainages are located with the Plan Area.

Drainage Ditch: Approximately 0.184 ~~0.104~~ acres of ditches are present throughout the Plan Area. Ditches are excavated channels surrounded by small earthen levees. Some man made ditches are relics from historic prospecting activities, while others excavated to transport irrigation water.

Perennial Creek: A perennial creek runs year round and an unnamed tributary of Carson Creek that flows from north to south is classified as a perennial creek (1.54 ~~1.048~~ acres).

Pond: Several ponded water features are scattered throughout the Serrano Westside Planning Area from the previous golf course operations. Ponds total 3.223 ~~3.263~~ acres.

Permanent, direct impacts within the Plan Area are approximately 2.941 acres. Of the 5.72 on-site acres, the land plan impacts approximately 2.94 acres. Off-site, there are potentially 7.602 acres of Wetlands and Waters, of which 1.93 acres may be impacted.

Section 130.30.030.G of the County's Zoning Ordinance requires new ministerial and discretionary development to avoid or minimize impacts to perennial streams, rivers or lakes, intermittent streams and wetlands, and any sensitive riparian habitat to the maximum extent practicable. All discretionary development which has the potential to impact wetlands or sensitive riparian habitat shall require a biological resource evaluation to establish the area of avoidance and any buffers or setbacks required to reduce the impacts to a less than significant level. Actual setbacks for the Plan Area will be determined during the Section 404 permitting process in consultation with USACE. General Plan Policy 7.3.3.4 requires amendment of the County's Zoning Ordinance to provide buffers and special setbacks for the protection of riparian areas and wetlands. Until the Zoning Ordinance establishes standards for buffers and special setbacks, the County shall apply a minimum setback of 100 feet from all perennial streams, and 50 feet from intermittent streams and wetlands. The County may modify these interim standards if more detailed information regarding slope, soil stability, vegetation, habitat, and other site specific conditions demonstrate that a different setback is sufficient to protect the riparian area. Actual setbacks for the Plan Area will be determined during the Section 404 permitting process in consultation with the U.S. Army Corps of Engineers.

**52. The following changes are made to Section 5.3.5 (Oak Woodlands) to reflect the County's adoption of the Oak Resources Management Plan, which supersedes the Option A standards of General Plan Policy 7.4.4.4:**

When the County released the Public Review Draft of the Specific Plan in August 2015, the County's General Plan included Policy 7.4.4.4, which detailed specific retention thresholds and 1:1 mitigation requirements. Consistent with General Plan Policy 7.4.4.4, ECORP Consulting, Inc., prepared a Biological Resources Study and Important Habitat Mitigation Plan (BRS/IHMP) dated February 10, 2014 to quantify the oak canopy impacts within the Plan Area and recommend mitigation strategies. The following subsections summarize the findings and recommendations of the BRS/IHMP.

## EXISTING OAK CANOPY

ECORP Consulting, Inc. measured the existing oak woodland canopy using LiDAR technology and hyperspectral imagery. Based on this analysis, the Plan Area contains 94.3 acres of oak woodlands (27.7 percent of the Plan Area). Because El Dorado Hills Boulevard bisects the Plan Area, there is no existing oak canopy between the Serrano Westside and Pedregal Planning Areas.

## OAK CANOPY RETENTION

Based on the canopy retention rates required by Option A of General Plan Policy 7.4.4.4, the project is required to avoid 85 percent of the oak canopy and may impact 15 percent. Therefore, up to 14.15 acres of impacts to oak woodland canopy may occur as a result of the construction of the Plan Area. (Refer to **Figure 5.1** and **Table 5.1: Oak Canopy Retention**.) Actual impacts to oak woodlands may be transferred between land use categories, provided the total impact does not exceed 14.15 acres.

Retention Percentage	Land Use	Canopy Acreage	Estimated Impacts
0	Roads, Civic, VRH, VRM	8.4	8.4
30	VRL, Infrastructure	8.1	5.7
100	VRL Avoided Area, Open Space	77.8	0
<b>Totals</b>		<b>94.3</b>	<b>14.1</b>
<b>Maximum Oak Canopy Impact per GP Policy 7.4.4.4</b>			<b>14.15</b>
<b>Minimum Oak Canopy to be Retained per GP Policy 7.4.4.4</b>			<b>80.15</b>

~~In 2008, the Board of Supervisors adopted the Oak Woodland Management Plan (OWMP) and its implementing ordinance, to be codified as Chapter 17.73 of the County Code (Ord. 4771, May 6, 2008). The primary purpose of the OWMP is to implement the Option B provisions of General Plan Policy 7.4.4.4 and General Plan Measure CO P. These provisions establish an Oak Conservation In-Lieu Fee for the purchase of conservation easements for oak woodland in areas identified as Priority Conservation Areas. In response to a lawsuit and an Appellate Court decision directing the County to prepare an environmental impact report, the County rescinded the implementing ordinance on September 11, 2012. On September 24, 2012, the Board of Supervisors directed the Community Development Agency to prepare a General Plan amendment to amend Policies 7.4.2.8, 7.4.2.9, 7.4.4.4, 7.4.4.5, 7.4.5.1, and 7.4.5.2 and their related implementation measures to clarify and refine the County's policies regarding oak tree protection and habitat preservation (County of El Dorado, 2013). The County is currently completing the environmental analysis and as of the writing of this Specific Plan, Option A of General Plan Policy 7.4.4.4 is the only policy available to mitigate impacts to oak woodlands. The BRS/IHMP prepared by ECORP Consulting, Inc. demonstrates the Specific Plan's consistency with Option A. However, if the County adopts Option B or a similar ordinance in the future, the Project Proponent may elect to pursue that option, in~~

~~which additional impacts and mitigation to the oak woodlands may occur subject to any required CEQA analysis and an amendment to this Specific Plan.~~

**53. The following text is added to the end of Section 5.3.5 (Oak Woodlands) to address the current status of the ORMP and the associated litigation:**

On October 24, 2017, the El Dorado County Board of Supervisors adopted a General Plan Amendment that revises the biological resources policies and related objectives and implementation measures in the Conservation and Open Space Element of the General Plan. Specifically, this amendment makes changes to the County's Oak Resources Management Plan (ORMP) and the Oak Resources Conservation Ordinance which are more stringent than State law prescribes. The Board also approved a new mitigation and conservation plan and ordinance for the County's oak resources that include an in-lieu mitigation fee option. This provision has been codified in the El Dorado County Zoning Ordinance under Chapter 130.39. (Oak Resource Conservation)

The ORMP mitigation requirements are more stringent than state law which only requires mitigation of impacts to oak woodlands. The County's ORMP also requires mitigation of individual native oak trees and greater mitigation (3-to-1 ratio) for Heritage Trees which are 36 inches diameter or greater, measured four feet six inches from ground level. It also provides greater protection to individual valley oak trees and valley oak woodlands. To encourage on-site retention of oak woodlands, the ORMP requires increasing mitigation ratios based on the amount of oak woodland removed: Removing 50 percent or less requires a 1-to-1 ratio of mitigation, removing up to 75 percent requires a 1.5-to-1 ratio of mitigation, and removing up to 100 percent requires a 2-to-1 ratio of mitigation. Mitigation of oak woodlands would consist of one of the options described above: on-site retention; replacement planting on-site and off-site; and/or in-lieu fees.

Using the criteria in the ORMP, ECORP Consulting prepared an Oak Resources Technical Report for Oak Woodlands and Oak Tree Individuals (2017). The overall project area has a total of 152.5 acres of oak woodlands, 28.8 acres (18%) of which are within the impact area of the project footprint. A total of 827 inches of individual native oak trees and a total of 176 inches of Heritage Trees<sup>1</sup> would be impacted by the project.

Although the ORMP has been adopted, it is currently under litigation and the future outcome is uncertain at this time. If the ORMP is in effect at the time that development entitlement applications are submitted, the Specific Plan will comply with the provisions of the ORMP. If the ORMP is overturned, the Specific Plan will comply with the provisions of the BRS/IHMP.

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<sup>1</sup> Defined as 20" dbh as recommended by the Planning Commission. The ORMP adopted by the Board of Supervisors modified the definition of a Heritage Tree to 36" dbh and greater.

**54. The following changes are made to Policies 5.15, 5.16, and 5.19 in Section 5.5 (Specific Plan Objectives and Policies) as well as in Appendix C (Summary of Specific Plan Policies) as a result of the uncertainty of the County's ORMP:**

POLICY 5.15

Comply with the provisions of the County's ORMP.

If the ORMP is not in effect at the time that development entitlement applications are submitted, retain 80.15 acres of existing oak woodlands consistent with Option A of General Plan Policy 7.4.4.4 and the Biological Resources Study and Important Habitat Mitigation Plan (BRS/IHMP) dated February 10, 2014. However, if the County adopts Option B or a similar ordinance in the future, additional impacts and mitigation to the oak woodlands may occur subject to any required CEQA analysis and an amendment to this Specific Plan

POLICY 5.16

Comply with the provisions of the County's ORMP.

If the ORMP is not in effect at the time that development entitlement applications are submitted, implement the mitigation, conservation, and preservation strategies described in the BRS/IHMP, including, but not limited to, the following:

- Design and cluster development areas to minimize oak woodland impacts and reduce habitat fragmentation.
- To limit disturbance and impacts to biological resources, infrastructure elements such as bridges, roads, utilities, and pipelines will be placed within previously disturbed locations, where feasible.
- Oak woodland restoration or enhancement will be conducted at a 1:1 ratio concurrent with development phasing as specified in the BRS/IHMP.
- Retain contiguous stands of oak woodland habitat and corridors connecting the stands.
- To minimize impacts on custom or individually pad-graded lots, the CC&R Design Guidelines will set forth special design and construction measures to minimize impacts to oak trees, such as limiting excessive pad grading through the use of raised foundations, piers, post and beam construction and other similar measures, to the maximum extent feasible.
- In addition to the County's site plan review and approval procedures, the Architectural Control Committee of the Master Owners' Association (Serrano Westside Planning Area) or the Design Review Committee of the CSD (Pedregal Planning Area) will review and approve site and improvement plans for custom or individually pad-graded lots prior to ground-disturbing activities.
- If necessary, pruning, cabling, and other corrective measures for preserved trees will be specified by an ISA-Certified arborist, and will conform to pruning standards of the ISA.
- Each tree or group of trees to be preserved within one foot of the drip line of ground disturbance will be protected with a fence or other acceptable methods, such as warning tape, indicating grading limits prior to any grading or movement of heavy equipment. Grading limit line demarcation should be removed following construction and prior to installation of landscaping material.
- Signs will be posted on all sides of grading limit lines surrounding an individual tree or group of trees stating that each tree is to be preserved.

- Prior to construction, awareness training will be conducted for all construction personnel regarding the importance of the oak woodlands, the locations of preserved trees within the vicinity of the construction area, and preservation measures that are in place to protect them.
- To the extent feasible, no landscaping requiring permanent irrigation will be installed within the drip line of any preserved heritage or landmark tree, and to the extent possible, run-off, particularly from landscape irrigation, will be directed away from the root zone.
- Excavating and/or trenching within the drip line of trees (or a distance of half the drip line, outside of the drip line) will be avoided whenever feasible. However, if unavoidable, any authorized cut or fill occurring within the drip line of any preserved tree should be supervised by an ISA-Certified arborist.
- Any and all exposed roots will be covered with a protective material during construction.
- Native tree replacement will be used to mitigate the removal of native trees within the area, subject to approval by the County.
- Procedures and protocols for tree preservation and protection will comply with standards established by the County.
- Oak trees required to be planted as a condition of construction will be maintained after completion of construction.

**POLICY 5.19**

For each lot in the VRL land use designation within the Pedregal Planning Area, the applicant shall prepare a development lot notebook to identify the building area for the primary structure where oak trees are allowed to be impacted. If the ORMP is not in effect at the time that development entitlement applications are submitted, any ~~any~~ oak tree outside of the building area shall not be disturbed or removed unless deemed unhealthy or unsafe by an ISA-certified arborist. The applicant shall prepare the development lot notebook concurrently with the recording of the small lot final subdivision map.

- 55. The following is added to the end of Policy 5.22 in Section 5.5 (Specific Plan Objectives and Policies) as well as in Appendix C (Summary of Specific Plan Policies) as a result of Mitigation Measure CUL-1c:**

Place a conservation easement (or equally effective restrictive instrument) over P-09-1667 to preserve the site from further development. Portions of this area are already in a biological conservation area. The operations and management plan for the conservation easement will allow for capping, fencing, and other avoidance measures, should they be necessary.

- 56. The following policy edits are made to Policy 5.24 in Section 5.5 (Specific Plan Objectives and Policies) as well as in Appendix C (Summary of Specific Plan Policies) based on El Dorado Hills Community Services District comments:**

Policy 5.24 - Views toward cultural resources from publicly accessible trails and facilities shall be protected, where appropriate based on the sensitivity of cultural resource site.

**57. The following edits are made to Policy 5.28 in Section 5.5 (Specific Plan Objectives and Policies) as well as in Appendix C (Summary of Specific Plan Policies) based on El Dorado Hills Fire Department comments:**

Policy 5.28 - Locate Class I bike paths, or paved and unpaved trails throughout the open space, including emergency access for fire protection, unless prohibited by state or federal agencies, or the HPTP.

**58. The following policy edits are made to Policy 5.31 in Section 5.5 (Specific Plan Objectives and Policies) as well as in Appendix C (Summary of Specific Plan Policies) based on recommendations from County staff:**

Policy 5.31 - Prior to the submittal of the first small lot tentative subdivision map, prepare a Draft Open Space Management Plan (OSMP) that describes the following:

- Plan purpose and objectives;
- General site description (vegetation, fuels, trails, fire environment, and environmental and cultural resources);
- Interim ownership;
- Long-term ownership;
- Funding options/alternatives;
- Anticipated maintenance costs; and
- Ownership, preservation, and maintenance of oak woodlands (Policy 5.17)
- Protection of cultural resource sites consistent with the Historic Properties Treatment Plan and EIR Mitigation Measures CUL-1a and CUL-1c
- Requirements to reduce the potential for domestic pet predation on wildlife species (EIR Mitigation Measure BIO-8)
- Management ~~requirements~~ ~~recommendations~~ (vegetation management/restoration, trail design standards, trail management, interpretive signage, prohibited activities, fuels management, environmental/cultural resource management, and vegetation monitoring).

The County shall review and approve the Draft OSMP prior to the approval of the first small lot tentative subdivision map.

Prior to dedicating the open space, prepare a Final OSMP for the long-term management owner. The boundaries of the open space will be defined by the recordation of small lot final subdivision maps for the residential villages. Said dedication may occur before or after the recordation of the last small lot final subdivision map, upon agreement between the Project Proponent and the long-term management owner.

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## SECTION 6 – PUBLIC SERVICES AND FACILITIES

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**59. The following changes are made to Section 6.3 (Public Schools):**



The Plan Area is within the boundaries of the Buckeye Union School District (BUSD), serving kindergarten through 8<sup>th</sup> grade students, and the El Dorado Union High School District (EDUHSD), serving 9<sup>th</sup> grade through 12<sup>th</sup> grade students. Both Districts will serve the residents of the Plan Area and, as required by the County's General Plan, adequate school capacity must exist or new facilities constructed to serve residents concurrent with new development. As discussed in the Sections that follow, the expected number of new students within the Plan Area does not generate the need for new school facilities other than those facilities currently anticipated by the Districts. To the extent any portion of the Plan Area lies outside of the boundaries of the El Dorado Hills Schools Financing Authority (CFD-1), the Project Proponent may annex all or a portion of the Plan Area to CFD-1, establish a new CFD, or pay school impact fees in effect at the time of building permit issuance.

**60. The following changes are made to Section 6.4.1 (EDHCSD):**

According to the EDHCSD's ~~2016~~ 2007 Park and Recreation Facilities Master Plan (CSD Master Plan), the CSD is responsible for the management of 248 acres of developed and undeveloped public parkland. With parks ranging from 0.6 acres to 40 acres in size, El Dorado Hills parkland includes neighborhood, village and community parks, trails and open spaces, special use areas and facilities. ~~owns and manages over 170 acres of land including 130 acres of parks (of which, 41 acres are undeveloped). The CSD has plans for another 119 acres of parks and the CSD currently owns 95 acres of open space (MIG, Inc., 2016~~ 2007).

**61. The following changes are made to Section 6.4.2 (Public Community Village Parks):**

At least 80 percent of the site should be relatively level (2 percent slope max), with usable sidewalks and bicycle lanes. Community Village parks may require support services such as restrooms, parking facilities and concession stands, and be accessible via collector or arterial roads, with easy walking and bicycling distance from nearby neighborhoods (MIG Inc., ~~2016~~ 2007). Examples of existing Community Village parks include ~~Bertelsen Park and Kalithea Park~~ EDH Community Park and Promontory Community Park.

**62. The following table edit is made to Section 6.4.4 (Park Land Dedication):**

Update Table 6.4 reflecting the required park land dedication acres for the Attainable (Table 6.4A) and Age Restricted (Table 6.4B) Land Use Summaries.

**Table 6.4A: Required Park Land Dedication  
Attainable Land Use Summary**

Type of Dwelling	Number of Residential Units	Park Acreage per Dwelling Unit	Required Quimby Park Acreage
Single-Family & Duplex	193	0.0165	3.1845
Multi-Family	544	0.0105	5.712
	737		8.8965 *

\* Based on maximum build-out, which exceeds Quimby requirements. Required park land will be adjusted downward to meet minimum Quimby requirements if the Specific Plan actual build-out is less than 700 DUs.

**Table 6.4B: Required Park Land Dedication  
Age Restricted Land Use Summary**

Type of Dwelling	Number of Residential Units	Park Acreage per Dwelling Unit	Required Quimby Park Acreage
Single-Family & Duplex	193	0.0165	3.1845
Multi-Family	807	0.0105	8.4735
	1,000		11.658

\* Based on maximum build-out, which exceeds Quimby requirements. Required park land will be adjusted downward to meet minimum Quimby requirements if the Specific Plan actual build-out is less than 700 DUs.

**63. The following policy edits are made to Section 6.11 (Specific Plan Objectives and Policies) as well as in Appendix C (Summary of Specific Plan Policies) based on El Dorado Hills Community Services District comments and provisions in the Development Agreement:**

- Policy 6.5 - For public parks (e.g., Community Park) to be owned and/or maintained by the EDHCSD, the EDHCSD Project Proponent will determine the type and design of the improvements in consultation with the Project Proponent EDHCSD.
- Policy 6.8 - Community Village parks (CP VP land use designation) shall be no less than 15 acres, so long as the Specific Plan contains a minimum of 700 units, and shall include any necessary right-of-way for the U.S. Highway 50 pedestrian overcrossing (~~based on the proposed maximum build-out~~), but may be less to reflect actual build-out. See Policy 6.18 for more information.
- Policy 6.9 - In addition to the acceptable amenities for neighborhood parks (refer to Policy 6.4), community village parks may include sports fields (natural or artificial turf and lighted or unlighted); restrooms; active recreation facilities appropriate for the size, scale, and topography

of the park; and off-street parking. Prohibited amenities include regional-scale facilities, large indoor facilities swimming pools, and large storage and maintenance buildings. Examples of ~~village~~ community parks include EDH Community Park and Promontory Community Park ~~Peter Bertelsen Memorial, Lake Forest, Stephen Harris, Allan Lindsey Park and the planned park at Serrano Village J.~~

- 64. The following text change is made to Policy 6.16 (Specific Plan Objectives and Policies) as well as in Appendix C (Summary of Specific Plan Policies):**

~~Easements and designated~~ open space shall not be credited as park land acreage. These areas may be used for park activities, but not to satisfy Quimby park land dedication requirements.

- 65. The following text edit is added to Policy 6.18 in Section 6.11 (Specific Plan Objectives and Policies) as well as in Appendix C (Summary of Specific Plan Policies):**

Policy 6.18 - The Project Proponent shall dedicate park land acreage consistent with Quimby park land dedication requirements. It is currently contemplated that the Project Proponent will dedicate 15 acres ~~a minimum of 13.32 acres~~ of park lands to the EDHCSD as specified in the Public Facilities Financing Plan and any associated Development Agreement, provided the Plan Area builds out with a minimum of 700 dwelling units. If the Specific Plan contains less than 700 units, the required dedication acreage shall be adjusted downward to meet Quimby Act requirements. ~~to its maximum dwelling count of 1,000 units.~~

- 66. The following text is added as Policy 6.23 to the end of Policy 6.5 in Section 6.11 (Specific Plan Objectives and Policies) as well as in Appendix C (Summary of Specific Plan Policies) as recommended by EIR Mitigation Measure NOI-1c:**

Prior to issuing a Planned Development permit to the El Dorado Hills CSD to construct and operate the proposed Community Park, the County shall require the CSD's proposed site plan for the park to place the loudest outdoor activity noise sources as far as practical from residential uses in the Serrano Westside planning area, and that all playground features at the Community Park are located outside the 70 L<sub>dn</sub> noise contour of US 50. The plan shall be accompanied by a noise study prepared by a qualified acoustical consultant that identifies physical and administrative measures that will be used to reduce noise levels. The County shall condition the park project to implement EIR Mitigation Measure NOI-1a to reduce construction noise and to adhere to County Code of Ordinances Chapter 9.16, Noise, which prohibits the production of loud and raucous noise that unreasonably interferes with the peace and quiet of private property. The County may also condition the park project, if deemed necessary, to include other restrictions such as limiting the use of amplified sound systems to certain hours.

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## SECTION 7 - UTILITIES

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- 67. The following text changes are made to Section 7.3.1 (Potable Water Supply and Infrastructure):**

According to EID's ~~2016~~ 2013 Water Resources and Service Reliability Report (El Dorado Irrigation District, ~~2016~~ 2013), the District has available water supply in the El Dorado Hills supply area of approximately 20,417 Equivalent Dwelling Units (EDUs). EID's adopted Integrated Water Resources Master Plan (HDR, 2013) describes new water supply and transmission infrastructure necessary to increase the availability of water supply for the El Dorado Hills area.

**68. The following text changes are made to Section 7.4.1 (Recycled Water Supply and Infrastructure):**

A recycled water distribution system will serve the Serrano Westside Planning Area, provided that sufficient infrastructure capacity exists at time of development. The purpose of this recycled water system is to route recycled water to parks, landscape corridors, front and back yards of residences, and other locations appropriate for recycled water use. Existing on-site improvements include a recycled water pump station located in the southwestern corner of the Serrano Westside Planning Area. Development of the Serrano Westside Planning Area requires expanding a recycled waterline from the southeastern corner of the Plan Area to Silva Valley Parkway. The improvement footprint is approximately ~~1,700~~+8 feet long and if project timelines allow, this infrastructure element will be co-located with the potential Silva Valley Parkway Connection. (Refer to Figure 7.3: Conceptual Recycled Water Master Plan - Serrano Westside Planning Area.)

**69. The following is added as a policy under Objective 7.5 in Section 7.8 (Specific Plan Objectives and Policies) as well as in Appendix C (Summary of Specific Plan Policies) based on El Dorado County Department of Transportation comments:**

Policy 7.9: In conjunction with the first tentative subdivision map, the applicant for the Specific Plan shall prepare a Master Drainage Plan for the project. This Master Drainage Plan shall be updated in conjunction with subsequent tentative map submittals. The applicant shall confirm the findings (water quality, flood control mitigation, etc.) for each submittal to reflect actual construction conditions from previous tentative maps.

An accounting of the impacts and mitigation constructed and in place shall be provided to the County with each final map application. The accounting shall include the total of all specific plan impacts and mitigation constructed with prior phases or work, and the impacts and mitigations included with each final map.

This condition shall not be construed to prohibit the project from constructing mitigation in advance of the impact, or from combining construction of mitigation projects to achieve financial benefits of scale, at the option of the project.

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## SECTION 8 – SUSTAINABILITY

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**70. The following text changes are made to Section 8.1 (Overview):**

Sustainability is also frequently associated with the need to reduce greenhouse gas (GHG) emissions from fossil fuel combustion and other human activities, which on a cumulative basis are causing global warming and climate change. The United States, including California, is already

experiencing the adverse impacts of climate change, and these impacts will increase unless global GHG emissions reduce significantly in the next several decades. In response to this threat, the California legislature passed a state law known as the California Global Warming Solutions Act of 2006 (AB 32), which requires a statewide reduction in GHG emissions to 1990 levels by the year 2020. A related state law, the Sustainable Communities and Climate Protection Act of 2008 (SB 375), requires each metropolitan planning organization (MPO) in the state to prepare a Sustainable Communities Strategy (SCS). The SCS is an integrated land use and transportation blueprint designed to achieve regional GHG emission reduction goals for major transportation sources, and aligns regional housing needs with planned land uses and transportation investments in the region. The Sacramento Area Council of Governments (SACOG), the designated MPO for the Sacramento region, adopted the Metropolitan Transportation Plan/Sustainable Communities Strategy ~~2036~~ ~~2035~~ (MTP/SCS) in ~~February 2016~~ ~~April 2012~~.

**71. The following text changes are made to Section 8.2.2 (Transportation and Circulation):**

COMPLETE STREETS (GOAL TC-9)

To support the development of complete streets where new or substantially improved roadways shall safely accommodate all users, including bicyclist, pedestrians, transit riders, children, older people, and disabled people, as well as the motorist.

**72. The following text changes are made to Section 8.3 (Sustainable Land Use):**

The Specific Plan's two distinct planning areas, Serrano Westside and Pedregal, are consistent with the Developing Community and Established Community designations, respectively, in the MTP/SCS. The original MTP/SCS development assumptions for the portion of El Dorado Hills that is a Developing Community has approximately 3,558 homes and 1,435 jobs today. The MTP/SCS forecast includes an additional 1,002 new homes and 600 new jobs in this area by 2036; however, planned capacity for this area includes an additional 1,333 employees and 1,602 housing units.~~included approximately 1,472 new homes and 258 new jobs in the area by 2035; however planned capacity for this area includes an additional 1,967 employees and 1,064 housing units.~~ The Specific Plan includes a combined 1,000 residential units and as much as 50,000 square feet of commercial within the ~~336~~ ~~341~~-acre Plan Area. The net average density for both planning areas in the Specific Plan is expected to be about 9 dwelling units per acre, which exceeds the average net density of 2 units per acre assumed in the MTP/SCS for this area. Minimum buildout density within the overall CEDHSP shall not be less than 3.8 residential units per developable acre to maintain consistency with SACOG's MTP/SCS. Refer to the Draft Environmental Impact Report for more information.

**73. The following text changes are made to Section 8.3.1 (Land Use Designations):**

VILLAGE RESIDENTIAL - HIGH (VRH)

The VRH designation is the highest density residential land use in the Plan Area. The VRH parcel in the Serrano Westside Planning Area is located adjacent to the existing Raley's and La Borgata shopping complexes, allowing for easy pedestrian and bicycle access to shopping. As detailed in Section 3.4.1 (Residential Land Use Designations), multi-family~~Multi-family~~ housing types

allowed in this residential land use designation include, but are not limited to, attached townhomes, apartments, and condominiums. Attached housing is considerably more energy efficient than detached single-family due to shared walls and typically smaller unit sizes.

**74. The following text is added to Section 8.4.1 (Transportation and Circulation Plan Elements):**

Section 4.6 (Public Transit) of the Transportation and Circulation Section discusses options to move multiple travelers with greater efficiency, such as public transit and park-and-ride facilities. The El Dorado County Transit Authority (EDCTA) provides existing, but limited, transit services. In addition, the County of El Dorado provides 12 park-and-ride lots along U.S. Highway 50, with a thirteenth planned north of the Bass Lake Road Interchange. In 2013, El Dorado Transit completed a Transit Needs Assessment for the El Dorado Hills area, revealing that a traditional, fixed schedule transit service would not meet adopted transit performance standards; and, therefore, would not be a cost-effective use of public funding at this time. Alternatively, the El Dorado Hills Transit Plan focuses on two strategies to enhance public transit options in El Dorado Hills. The first strategy entails a taxi voucher program that provides a subsidy for eligible citizens to purchase transportation services at a discount, which is dependent on El Dorado Transit identifying taxi providers and the successful negotiation of flat fare rates. The second strategy is the implementation of a one-day-a-week “activity bus” available for demand-response service on Wednesdays from 8 a.m. to 4 p.m. to key destinations. The “activity bus” provides residents with a second travel option to the taxi voucher program and provides a good demonstration of potential scheduled transit service in the future (LSC Transportation Consultants, Inc., 2013).

**75. The following text is added to Section 8.7 (Water Conservation):**

The El Dorado Irrigation District (EID) has been at the forefront of providing essential water services in the county since 1925. EID also produces recycled water from both its Deer Creek and El Dorado Hills wastewater treatment plants. A separate “purple pipe” system delivers the recycled water to the front and back yards of approximately 4,000 homes, and to commercial and public landscapes in the county. EID believes that every drop of recycled water used is a drop saved in the drinking water bank. Use of recycled water in outdoor landscaped areas in the Serrano Westside Planning Area will reduce demand for potable water, provided that sufficient infrastructure capacity exists at time of development. Encouraging the use of on-site gray water reuse systems for outdoor landscape irrigation in the Pedregal Planning Area will also reduce potable water demands.

**76. The following policy edits are made to Section 8.10 (Specific Plan Objectives and Policies) as well as in Appendix C (Summary of Specific Plan Policies) as result of Mitigation Measure GHG-1:**

- Policy 8.4 - Off-street parking in all Civic-Limited Commercial, ~~Village~~ Community Park, and Village Residential - High designations shall provide some dedicated parking for plug-in electric vehicles (PEVs) and install minimum Level 2 PEV charging stations in each dedicated PEV parking space, in accordance with CALGreen Nonresidential Tier 1 Voluntary Measures (see CALGreen A5.106.5.3 for specific standards; CAPCOA SDT-8). Installation of 220/240 volt garage circuits to support PEVs will be required in all Village Residential-Low and Village Residential Medium-Low designations.

- Policy 8.22 will be revised as follows: Commercial, residential, and public buildings shall be designed to allow for the installation of renewable energy systems including active solar, wind, or other emerging technologies. Where applicable, rooftop photovoltaic (PVM) arrays or solar water heating systems (SWHS) shall be installed in accordance with the State Fire Marshal safety regulations and guidelines. All Village Residential-Low and Village Residential Medium-Low development will be required to install rooftop solar power to meet minimum baseload electricity needs (expected average system size is 4 kilowatts [kW]).
- Policy 8.34 will be revised as follows: On-site reuse of compost and mulch shall be ~~encouraged~~ required in privately owned gardens and landscaping or within common landscaped areas in the Plan Area.
- Policy 8.37 will be revised as follows: Nonresidential indoor water use shall be ~~encouraged~~ required to be reduced by a minimum of 30% as demonstrated by the prescriptive fixture-based methodology or according to a water use baseline, in accordance with CALGreen Nonresidential for Voluntary Tier 1 Measures.
- Policy 8.40 will be revised as follows: Provided that sufficient infrastructure capacity exists at time of development, a A backbone recycled water system shall be designed and installed within the Serrano Westside Planning Area to supply recycled water to residential yards, commercial landscaping, park sites, landscape corridors, and other landscaped spaces. (CAPCOA WSW-1; EID Board Policy 7010).
- Policy 8.42 will be revised as follows: Nonresidential buildings and facilities in the Serrano Westside Planning Area shall be dual-plumbed for potable and recycled water systems for toilet flushing when indoor recycled water is available for use, if allowed by the enforcing authority and provided that sufficient infrastructure capacity exists at time of development (CALGreen A5.305.5).

**77. The following policy is added to Section 8.10 (Specific Plan Objectives and Policies) as well as in Appendix C (Summary of Specific Plan Policies) :**

Policy 8.61: The Project will comply with the California Green Building Standards Code (Part 11, Title 24 of the California Code of Regulations), as it may be amended.

**78. The following policy changes are made to Section 8.10 (Specific Plan Objectives and Policies) as well as in Appendix C (Summary of Specific Plan Policies) based on El Dorado Hills Fire Department comments:**

Policy 8.8 Trees shall be interspersed throughout all parking lots so that in fifteen (15) years, fifty (50) percent of the parking lot will be in shade at high noon. At planting, trees shall be equivalent to a 15 gallon container or larger. Fire access roadways in parking areas will have a required fifteen feet vertical clearance.

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**SECTION 9 – IMPELEMENTATION AND ADMINISTRATION**

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- 79. The following is added as a new section to Section 9 that will require the development and adoption of a Specific Plan Implementation Policies and Procedures Manual.**

The County and Project Proponent will develop and adopt a “Specific Plan Implementation Policies and Procedures Manual.” This manual to assist the County in implementing and performing its various administrative tasks as contemplated by the CEDHSP and the Development Agreement (DA). The will provide a comprehensive approach for processing approvals and issuing permits for development within the CEDHSP area, including forms and checklists to assist County staff in tracking and accounting for credits and reimbursements, processing approvals consistent with the procedures set forth in the DA and the CEDHSP, issuing approvals for subsequent developments, and outlining the procedures for collecting fees and payments.

The development of the manual shall be completed prior to the application of the first small-lot tentative map.

- 80. The following is added to Section 9.2.1 (Initial El Dorado County Specific Plan Actions and Approvals) under “Open Space Management Plan” as recommended by County staff and implementation of Mitigation Measures BIO-8 and CUL-1c:**

After the adoption of the Specific Plan and prior to the submittal of the first small lot tentative subdivision map, the Project Proponent will prepare a Draft Open Space Management Plan (OSMP). The OSMP will include details on the ownership, preservation and maintenance of oak woodlands (Policy 5.17) as well as protection of cultural resource sites in a manner consistent with the Historic Properties Treatment Plan and EIR mitigation measures CUL-1a and CLU-1c. The County will review and approve the Draft OSMP prior to the approval of the first small lot tentative subdivision map (Policy 5.31).

The County shall ensure the OSMP includes requirements to help reduce the potential for domestic pet predation on wildlife species. Specific actions should be developed by a qualified wildlife biologist. Such requirements could include, but would not be limited to, keeping pets on leash in open space and woodland areas, ensuring human and pet food and trash sources are not accessible to wildlife, and others as recommended by the wildlife biologist.

- 81. The following is added to Section 9.2.2 (U.S. Army Corps of Engineers (USACE) Approvals) based on County staff recommendations:**

ECORP Consulting, Inc. prepared a wetland delineation for most of the Serrano Westside Planning Area in 2017 ~~2009~~ and the USACE verified the delineation in the same year on ~~May 8, 2009~~. ECORP Consulting, Inc. also prepared a wetland delineation for the Pedregal Planning Area in 2006 and 2011, and the USACE verified the delineation on June 7, 2011. The USACE will issue a Section 404 wetland permit subsequent to the adoption of the Specific Plan. No ground disturbance within the areas of the delineated wetlands will be allowed until the Section 404 wetland permit is issued.

- 82. The following is added to Section 9.2.3 (El Dorado Irrigation District (EID) Approvals) based on County staff recommendations:**



The adoption of SB 610 (Water Supply Planning) in 2002 requires a Water Supply Assessment (WSA) to determine whether available water supplies are sufficient to serve the demand generated by the Plan Area. The WSA also examines the reasonably foreseeable cumulative demand in the region over the next 20 years under average normal year, single dry year, and multiple dry year conditions. Pursuant to SB 610 and California Water Code Sections 10910-10915 (as amended by SB 610), EID's Board of Directors approved the Water Supply Assessment on August 26, 2013.

Additionally, EID Board Policy 9020 requires the submittal of an engineering Facility Plan Report (FPR) for the extension of EID facilities for subdivisions and commercial developments. The purpose of the report is to develop an understanding between the Project Proponent and EID on what system improvements the developer must construct prior to receiving service. The Project Proponent will obtain EID's approval of a FPR after the adoption of the Specific Plan and prior to the submittal of each improvement plan approval.

**83. The following is added to Section 9.2.4 (Fire Protection District Approvals) based on County staff recommendations:**

After the adoption of the Specific Plan and prior to the submittal of the first small lot tentative subdivision map, the Project Proponent will prepare a Wildfire Safety Plan (WSP). The California Department of Forestry and El Dorado Hills County Water District will review and approve the WSP prior to the approval of the first small lot tentative subdivision map (Policy 5.32).

**84. The following is added new Section 9.2.5 under "El Dorado Hills Community Services District", as a result of Mitigation Measure NOI-1c and County staff recommendations:**

9.2.5 El Dorado Hills Community Services District

Prior to issuing a Planned Development permit to the El Dorado Hills CSD to construct and operate the proposed Community Park, the County shall require the CSD's proposed site plan for the park to place the loudest outdoor activity noise sources as far as practical from residential uses in the Serrano Westside planning area, and that all playground features at the Community Park are located outside the 70 L<sub>dn</sub> noise contour of US 50. The plan shall be accompanied by a noise study prepared by a qualified acoustical consultant that identifies physical and administrative measures that will be used to reduce noise levels. The County shall condition the park project to implement EIR Mitigation Measure NOI-1a to reduce construction noise and to adhere to County Code of Ordinances Chapter 9.16, Noise, which prohibits the production of loud and raucous noise that unreasonably interferes with the peace and quiet of private property. The County may also condition the park project, if deemed necessary, to include other restrictions such as limiting the use of amplified sound systems to certain hours.

**85. The following is added to renumbered Section 9.2.6 (Subsequent El Dorado County Approvals and Entitlements under "Planned Development (PD) Permit" based on County staff recommendations:**

All Specific Plan zoning categories, including single-family detached residences, shall contain the PD suffix to provide a level of review by the County that assures that all development is consistent with the Specific Plan and other County policies, as applicable. Conceptual site plans, building elevations (including colors and materials), and landscape, lighting, and signage plans are required for all civic-limited commercial, multi-family, and single-family attached residential projects as part of the PD approval process. PD applications may include one or more land parcels and one or more land uses.

**86. The following is added to renumbered Section 9.2.6 (Subsequent El Dorado County Approvals and Entitlements) under “Tentative Maps (Parcel or Subdivision Map)” based on County staff recommendations:**

For residential projects, all tentative map applications require a PD Permit approval concurrently with the approval of a tentative map, and shall expire with the associated tentative map. For commercial projects, all tentative map applications require a PD Permit approval concurrently with, prior to, or after the approval of a tentative map, and shall expire with the associated tentative map. Tentative map approvals also require California Environmental Quality Act (CEQA) compliance and a public hearing before the Planning Commission or other Approving Authority. The Planning Commission’s approval of a tentative map is final unless appealed to the Board of Supervisors as provided for in the County Code. Tentative map approvals are also subject to conditions that must be met within a specified time period in accordance with the Subdivision Map Act, unless any associated Development Agreement specifies otherwise. Conditions of approval require the applicant to provide public improvements such as streets, storm water facilities, and water supply and wastewater lines to serve the subdivision. Consistent with Policy 5.18, each small lot subdivision map shall address impacts and mitigation for oaks consistent with the County’s recently-adopted ORMP, which is currently subject to litigation. If the ORMP is not in effect at the time of future tentative subdivision map applications, applicants will implement the provisions of the IHMP/BRS.

**87. The following is added to renumbered Section 9.2.6 (Subsequent El Dorado County Approvals and Entitlements) under “Building and Grading Permits”:**

Building and Grading Permits, and Improvement Plans

~~Building and grading permit applications are ministerial project approvals.~~

Building and grading permit applications and infrastructure improvement plans are ministerial project approvals. Consistent with Policy 5.18, each building and grading permit, and improvement plans shall address impacts and mitigation for oaks consistent with the County’s recently-adopted ORMP, which is currently subject to litigation. If the ORMP is not in effect at the time of future tentative subdivision map applications, applicants will implement the provisions of the IHMP/BRS.

**88. The following is added to renumbered Section 9.2.6 (Subsequent El Dorado County Approvals and Entitlements) under “Two-Step Approval System”:**

A two-step approval system will apply to all significant construction projects within the Plan Area. The first step in the approval process requires non-governmental design approval by an Architectural Control Committee (ACC) of the Masters Owners' Association as it relates to the Serrano Westside Planning Area or the El Dorado Hills Community Services Design Review Committee (DRC) as it relates to the Pedregal Planning Area. Prior to submittal of discretionary or ministerial applications to the County for subdivision maps, use permits, building permits, and zoning amendments or other development plans, applicants will be required to submit their plans to the ACC or DRC for review and approval. The standards established by the recorded CC&Rs and Architectural Design Guidelines will be used by the ACC or DRC as the standards for approval of such plans. A draft version of any new CC&Rs will be provided for County review to confirm applicable provisions of the Specific Plan adopted mitigation measures have been incorporated.

**89. The following text changes are made in Section 9.3.1 (Administrative Modifications and SP Amendments):**

Table 9.1: Design Review Matrix: Add ACC or DRC review authority for Detached Residential Siding and Exterior Materials.

**90. The following text changes is made in Section 9.3.2 (Transfer of Residential Land Use Allocations) as a result of the Development Agreement provisions:**

Any such transfer may result in an increase or decrease in dwelling counts or densities from those shown in **Table 3.1 (Land Use Summary)**, provided that the maximum entitlement of ~~242237~~ dwelling units (Pedregal) and ~~758763~~ dwelling units (Serrano Westside) is not exceeded and the transfer of units will not result in excess of 14 dwelling units per acre in any land use category, unless designated as age-restricted which shall not exceed 24 dwelling units per acre. At the time of a requested transfer and related development application, the Project Proponent will prepare and/or update a dwelling and building area allocation table to track the actual construction of residential units to document the number of residential units available for transfer. The Project Proponent may utilize a template provided by the County or provide its own form as long as the details of the density transfer between parcels is clearly documented.

**91. The following text changes is also made in Section 9.3.2 (Transfer of Residential Land Use Allocations) as a result of the Development Agreement provisions:**

**SERRANO WESTSIDE PLANNING AREA**

The maximum dwelling count in the Serrano Westside Planning Area is ~~758763~~ units. Actual residential units within land use designations may develop at less than the maximum entitlement. If the maximum allotment within land use designations is not achieved, transfer of density between residential land use designations within the Serrano Westside Planning Area is permitted. Any such transfer may result in an increase or decrease in dwelling counts or densities from those shown in Table 3.1 (Land Use Summary), provided that the maximum entitlement of ~~758763~~ dwelling units is not exceeded and a minimum of ~~133430~~ acres of natural open space lands is provided at build-out. The Specific Plan prohibits the transfer of any unused density from the Serrano Westside Planning Area to the Pedregal Planning Area.

## PEDREGAL PLANNING AREA

The maximum dwelling count in the Pedregal Planning Area is ~~242237~~ units. Actual residential units within land use designations may develop at less than the maximum entitlement. If the maximum allotment within either land use designation is not achieved, the Specific Plan prohibits the transfer of the remaining dwelling counts or densities to any other land use designation within the Pedregal Planning Area and prohibits transfer of the remaining dwelling counts and densities to the Serrano Westside Planning Area.

**92. The following is added to Section 9.3.5 (EIR Mitigation Measures) based on County staff recommendations:**

As part of the approval of the Specific Plan and EIR, the Board approved a Mitigation Monitoring and Reporting Program to ensure compliance with the EIR Mitigation Measures (refer to the Specific Plan EIR Mitigation Measures and the Mitigation Monitoring and Reporting Program). The Mitigation Monitoring and Reporting Program will be added to the CEDHSP as Appendix D. The Project Proponent will provide the County with an annual report of the Specific Plan's status of compliance with the Mitigation Monitoring and Reporting Program.

**93. The following is added at the end of Section 9.5.2 (Primary Backbone Infrastructure):**

Prior to conducting any improvements associated with the extension of Park Drive from El Dorado Hills Boulevard, the County and/or Project Proponent will modify associated approvals and use permits for the approved commercial center (known as La Borgata) immediately east of the Park Drive/El Dorado Hills Boulevard intersection. Improvement of this intersection is included in the County's Capital Improvement Program and may be constructed in advance of the Specific Plan.

**94. The following edits are made to Section 9.5.4 (Public Facilities) based on El Dorado Hills Community Services District comments:**

### TRAILS

Approximately ~~7,800~~ 7,500 linear feet of public walking and bicycling trails in the Serrano Westside Planning Area (refer to Section 4.7 – Bikeway and Trail Network).

### CIVIC AND RECREATIONAL

Approximately 11 acres of civic and recreational use in the Serrano Westside Planning Area (refer to Section 3.4.2 – Civic-Limited Commercial Land Use Designation).

**95. The following changes are made to Section 9.6.1 (Financing) under "Community Facilities District" based on Buckeye Union School District comments:**

The Mello-Roos Community Facilities Act of 1982 allows any county, city, special district, school district, or joint powers authority to establish a Mello-Roos Community Facilities District (CFD) for the financing of public improvements and services including streets, water and wastewater

systems, police and fire protection, schools, parks, libraries, landscaping, and other public facilities. A local government agency creates a CFD with the approval of 2/3 of the landowners within the proposed boundaries of the CFD. Once approved, each property within the CFD receives a special tax lien and each property owner pays the tax annually. The Plan Area may have one or more CFDs to finance backbone infrastructure and other project-related public facilities.

In May 1991, the El Dorado Schools Financing Authority consisting of the Buckeye Union School District, the Rescue Union School District, and the El Dorado Union High School District formed Community Facilities District No. 1. The CFD funds up to four elementary / intermediate schools within the 1988 El Dorado Hills Specific Plan as well as a high school at an undetermined site. It is currently anticipated that the Specific Plan will be placed into an existing CFD, establish a new CFD or pay impact fees in effect at the time of building permit issuance. ~~To the extent any portion of the Plan Area lies outside of the boundaries of CFD No. 1, the Project Proponent may seek to annex a portion or the entire Plan Area to CFD No. 1 to fund the construction of the school facilities as authorized by the CFD.~~

**96. The following changes are made to Section 9.6.1 (Financing) under “El Dorado Irrigation District - Capital Improvement Plan and Facility Capacity Charges”:**

A Capital Improvement Plan (CIP) is a five-year plan that identifies and plans for necessary improvements to ensure the safety and reliability of the El Dorado Irrigation District’s (EID) infrastructure. The EID Board of Directors reviews and adopts an updated plan every year, only approving specific project funding on an as-required basis. Through the preparation and adoption of the CIP, the District can ensure that adequate long-term funding pays for important infrastructure projects. The Board adopted the 2018-2022 CIP on November 13, 2017. ~~2013-2017 CIP on June 14, 2013.~~

**97. The following edits are made to Section 9.6.1 (Financing) under a new subheading titled “Specific Plan Fees”:**

SPECIFIC PLAN FEES

Pursuant to the provisions of the Development Agreement, properties within the Specific Plan will be subject to the following fees:

- Community Benefit Fee - \$6,000 per residential dwelling unit
- Affordable Housing Fee - \$500 per residential dwelling unit
- Property Transfer Fee – 0.25% of the sales price
- Intelligent Transportation System Fee

Refer to the Development Agreement for additional details.

**98. The following edits are made to Section 9.6.3 (Maintenance) based on El Dorado Hills Community Services District comments:**

In 2006, the El Dorado Hills CSD authorized the formation of the North Commercial Boulevard LLAD. The LLAD is a funding source to maintain approximately 133,800 square feet of landscaping, concrete walkways, and lighting improvements located along El Dorado Hills

Boulevard from U.S. Highway 50 to Serrano Parkway, and a portion of Serrano Parkway east of El Dorado Hills Boulevard along the frontage of the Serrano Westside Planning Area. The former Executive Golf Course within A majority of the Serrano Westside Planning Area is in the LLAD and assessed an annual levy pursuant to rates adopted by the CSD Board in an annual Engineer's Report. Pursuant to the Development Agreement, an LLAD will be established for the Specific Plan's fair share contribution to the maintenance of the public Community Park.

**99. The following policy edits are made in Section 9.7 (Specific Plan Objectives and Policies) as well as in Appendix C (Summary of Specific Plan Policies) based on El Dorado Hills Community Services District comments:**

Policy 9.3 - The Specific Plan shall fund the full cost (capital improvement and maintenance) of private neighborhood parks.

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## SECTION 10 - REFERENCES

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**100. The following text changes are made:**

ECORP Consulting, Inc. 2017. Oak Resources Technical Report Oak Woodlands and Oak Tree Individuals Central El Dorado Hills Specific Plan, El Dorado County, California. June 26. Prepare for Serrano Associates, LLC.

El Dorado Irrigation District. ~~2016~~2013. ~~2016~~2013 Water Resources and Service Reliability Report. Presented to the EID Board of Directors September 12, 2016~~August 12, 2013~~.

MIG, Inc. ~~2016~~ 2007. El Dorado Hills Community Services District Park and Recreation Facilities Master Plan. June ~~January~~. Prepared for the El Dorado Hills Community Services District. Berkeley, CA.

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## APPENDIX A – ZONING AND DEVELOPMENT STANDARDS

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**101. The following edit is made to Section A.4 (Zoning Categories):**

Update Table A.1 (Zoning Summary) to reflect the Attainable and Age Restricted Land Use Summaries.

**102. The following text change is made to Section A.4.2 (Residential Zones):**

RM2-PD: The RM2-PD zone provides for the highest density residential development in the Plan Area. Housing types are limited to those allowed in the RM1-PD zone, provided they do not exceed 14 dwelling units per acre, and age-restricted attached and detached dwellings not exceeding 24 DUs/acre Examples include, but are not limited to, market-rate rental homes, apartments, stacked-flats, condominiums, and townhomes for sale or for rent. ~~and the~~

housing types are limited to attached and detached townhomes, condominiums, and apartments between 14 and 24 dwelling units per acre. (Refer to Table A.4: Permitted Uses in Residential Zones and Table A.8: RM2-PD Development Standards.)

[continues next page]

**103. The following text change is made to Table A.4 (Permitted Uses in Residential Zones):**

- a. RM2-PD is divided into permitted uses up to 14 DU/ac and age-restricted housing up to 24 DU/ac.

Table A.4: Permitted Uses in Residential Zones (Errata version)						
	Zoning Category					Specific Use Regulation
	R4-PD	R20-PD	RM1-PD	RM2-PD	RM2-PD	
				14 DU/ac max.	24 DU/ac max.	
<b>Residential Uses</b>						
Single Family Dwellings						
SF Detached	P	P	P	P	<u>NP</u>	
Zero Lot Line	P	P	P	P	<u>NP</u>	
Two Family Dwellings						
Halfplex	P	P	P	P	<u>NP</u>	
Duplex	P	P	P	P	<u>NP</u>	
Multiple Family Dwellings						
Townhouses	P	NP	P	P	<u>NP</u>	
Condominiums	P	NP	P	P	<u>NP</u>	
Apartments - <u>not age-restricted</u>	<u>NP</u>	NP	NP	<u>NP</u>	<u>NP</u>	
<u>Apartments - age-restricted</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	P	
Second Dwelling Unit	P	P	NP	NP	<u>NP</u>	A.5.10
Guest House	NP	P	NP	NP	<u>NP</u>	A.5.4
Accessory Structures	P	P	NP	NP	<u>NP</u>	A.5.1
Home Occupations	P	P	P	P	P	A.5.5
Day Care Homes and Centers						
Small Family Day Care Homes	P	P	P	P	P	A.5.2
Large Family Day Care Homes	NP	NP	NP	NP	<u>NP</u>	
Child Day Care Centers	NP	NP	P	P	<u>NP</u>	A.5.2
Employer-Sponsored Child Day Care Center	NP	NP	NP	NP	<u>NP</u>	
Senior Housing (Independent or Assisted)	P	P	P	P	P	
Temporary Real Estate Sales Office	P	P	P	P	P	A.5.12
<b>Public/Quasi Public Uses</b>						

Public Parks	P	P	P	P	<u>P</u>	
Private Parks	P	P	P	P	<u>P</u>	
EID Facilities						
Water	P	P	P	P	<u>P</u>	A.5.8
Wastewater	P	P	P	P	<u>P</u>	A.5.8
Recycled Water	P	P	P	P	<u>P</u>	A.5.8
Storm Water Facilities	P	P	P	P	<u>P</u>	
Utilities						
Electric & Natural Gas	P	P	P	P	<u>P</u>	A.5.8
Communication Facilities	CUP <sup>[1]</sup>	CUP <sup>[1]</sup>	CUP <sup>[1]</sup>	CUP <sup>[1]</sup>	<u>CUP<sup>[1]</sup></u>	A.5.3
Solar Collection	P	P	P	P	<u>P</u>	A.5.11
Public Schools	P	P	P	P	<u>P</u>	

*Permitted (P) / Not Permitted (NP)*

[1] Conditionally permitted based upon distance from residences as determined by a Conditional Use or Special Use Permit approved by the County.

**104. The following text change is made to Table A.9 (Permitted Uses in Civic Zone) and Table A.13 (Permitted Uses in Open Space Zone):**

- HOA Maintenance yard is added as an allowed use under Infrastructure

**105. The following text change is made to Section A.5.1 (Accessory Structures):**

Accessory structures providing habitable space subject to the following:

- A structure no greater than 600 square feet (R4 zone) or 800 square feet (R20 zone) that is designated as a guest house
- ~~A structure up to 1,600 square feet that is designated a secondary dwelling~~

A structure to be used by the property owner as a pool house, workshop, artist studio, or other similar use, may contain two full bathrooms along with a changing room or work area, and kitchen and/or cooking facilities, and may be utilized for housing residents or guests

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**APPENDIX B – SITE DEVELOPMENT STANDARDS**

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**106. The following text changes are made to Section B.1 (Overview):**

The balance of Appendix B includes the following discussions:

- B.2 Street Standards
- B.3 General Lot Standards



B.4 Hillside Standards

B.4.5 Grading

B.6 Building Standards

B.7 Noise Barriers

**107. The following text changes are made to Section B.2.2 (Horizontal and Vertical Geometry):**

As codified in the County's Zoning Ordinance, Section 130.30.060, the The County shall allow roads on slopes in excess of 30 percent; however, consistent with the General Plan, the County shall prohibit development areas on slopes in excess of 30 percent<sup>1</sup>. Areas of 30 percent and greater may occur within a lot or parcel, provided development footprints remain outside of such areas.

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<sup>1</sup> Refer to Section 5.3.1 (Soil Conservation and Steep Hillides) for additional information should the County modify its policies with respect to 30 percent and greater slope.

**108. Changes are made to Table B.1, Table B.2, Table B.3 and B.4, and Figure B.1 to include the revisions to the Local 35' and Local 31' noted previously and as requested by the El Dorado Hills Fire Department.**

**109. The following text changes are made to Section B.2.4 (On-Street Parking):**

On-street parking is prohibited on any collector or arterial street, including Park Drive. On-street parking shall be allowed on local residential streets as described in Table B.2 (On-Street Parking). In place of posting "no parking" signs and painting fire lanes, the The CC&Rs of the Master Owners' Association shall establish restrictions for on-street parking to the satisfaction of the applicable Fire Department and shall enforce all parking restrictions.

**110. The following text changes are made to Table B.1 (Dead End Street Turnaround) as a result of comments from El Dorado Hills Fire Department:**

Update the table to increase the required turnaround from 80' to 100'

**111. The following changes are made to Figure B.1 (Typical Cul-de-Sac) as a result of comments from El Dorado Hills Fire Department:**

Update figure to show increase from 40' to 50' turning radius and removal of planted island.

**112. The following is added as a new section B.6 (Building Standards) as a result of Mitigation Measures AES-2, AES-4, and NOI-1b:**

B.6 BUILDING STANDARDS

The following building standards, required by mitigation measures AES-2, are to be adopted with the Master Declaration of Conditions, Covenants and Restrictions prior to the recording of the first small lot final subdivision map in each of the Serrano Westside and Pedregal Planning Areas. The Project Proponent shall provide the County with a draft of the Master CC&Rs to verify compliance with this mitigation measure prior to recording the Master Declaration and the County shall further verify compliance upon the issuance of subsequent building permits.

Buildings associated with the proposed project that are to be located in oak woodland and grassland areas will be designed to blend with the surrounding built and natural environments so that these structures complement the visual landscape. The following measures will be applied subject to County review and approval upon issuance of building permits.

- Roofing materials within oak woodlands will be colored using a shade that is two to three shades darker than the general surrounding area.
- Building facades within oak woodlands shall be painted in mid-range to darker earth tones to help buildings blend better within the oak canopy. Lighter beiges and tans, which would make buildings stand out and contrast against the oak canopy, will be avoided.
- Roofing materials within grasslands will use colors that are similar to the mid-range earth toned colors used on existing residences because these colors blend well within grassland areas and provide visual continuity with surrounding development.
- Building facades within grasslands shall be painted in mid-range earth tones to help buildings blend better within grassland areas. Very light off-whites, beiges, and tans that make buildings stand out and contrast against grassland areas, will be avoided.

#### B.7 NOISE BARRIERS

Existing noise barriers in the project vicinity utilize a combination of solid barriers, earthen berms, and landscaping to mitigate the effects of noise and improve site aesthetics. The earthen berms and landscaping not only improve the quality of views along roadways, but also act to screen and reduce the visibility and apparent scale of the solid barrier. Any noise barriers constructed along Serrano Parkway, the extension of Park Drive, and El Dorado Hills Boulevard within the Central El Dorado Hills Specific Plan shall be designed and constructed in a manner as to complement and blend with nearby existing noise barriers. New noise barriers shall be visually consistent with the design of existing barriers in the project vicinity, such as the noise wall at the southeast corner of El Dorado Hills Boulevard and Harvard Way and the shallow berm along Serrano Parkway. The design will include similar dimensions, barrier materials, berm dimensions, and plant species as the existing barriers along El Dorado Hills Boulevard and Serrano Parkway and the barriers proposed to be installed east of the project area.

The applicant shall prepare a design-level operational noise control plan that identifies all project features and treatments that will be implemented to be in compliance with County noise standards listed in County General Plan Tables 6-1 and 6-2. The plan shall be developed by an acoustical design professional. The design features and treatments will ensure that exterior and interior noise levels at new proposed uses are in compliance with the noise standards. The report shall be submitted to the County for review and approval at the tentative map stage for the project. Depending on the noise exposure for a particular site, such treatments may include, but are not limited to those listed below, as recommended by the acoustical design professional. This measure

is applicable to new and existing sensitive land uses that would experience noise that exceeds the County's compatibility standard or are otherwise affected by project-generated noise.

- Construction of solid noise barriers and/or landscaped earthen berms between noise sources and receivers. The specific locations and heights of barriers shall be determined by a qualified acoustical consultant when the locations of residences and noise sources are finalized and prior to tentative map approval. Figure 3.10-2 in the Draft EIR shows potential locations for noise barriers required to mitigate roadway noise. The barriers shall be of sufficient height and composition to reduce noise levels at the closest sensitive receptor to levels required by County standards (General Plan Table 6-1).
- Installation of enclosures around noise-generating mechanical equipment at the civic-limited commercial land use sufficient to reduce noise levels to meet County standards for stationary noise sources.
- Provide maximum setbacks or barriers on lots facing the Community Park to maximum attenuation of noise over distance.
- Installation of noise-reducing treatment in new buildings.
  - High-performance, sound-rated double glazed windows.
  - Sound-rated doors.
  - Sound-rated exterior wall constructions.
  - Special acoustical details for vents.
  - Acoustical caulking at all exterior façade penetrations.
  - Sound-rated roof ceiling constructions.
  - Adequate mechanical ventilation so that windows and doors may be kept closed at the discretion of the building occupants to control environmental noise intrusion.
- In conjunction with Section 9 (Implementation and Administration) and Policy 6.23 of the Specific Plan, the County shall ensure the site plan submitted by the El Dorado Hills CSD for the Community Park locates all playground features at the Community Park outside the 70 L<sub>dn</sub> noise contour of US 50.