

handed out at mtg
PC 12/11/08
#12b

**Z08-0021/PD08-0012/TM08-1472
Indian Creek Ranch Subdivision
Errata Sheet**

Condition and Finding Modifications:

Condition #5 (Eliminate discussion of phasing, as proposed phasing is conceptual only, add language regarding side yard setbacks to total 30 feet):

- 5. The project, as approved, consists of the following:

This rezone, planned development and tentative subdivision map are based upon and limited to compliance with the project description, the Planning Commission hearing exhibit marked Exhibits F-L (Rezone/Planned Development/Tentative Map) dated December 11, 2008, and conditions of approval set forth below. Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

Project Description: The project includes a request for a zone change from Single-Family Three-Acre Residential (R3A) and Agriculture (A) to Estate Residential 5-acre planned development (RE-5-PD) and Single-Family Three-Acre Residential Planned Development (R3A-PD), a Phased Tentative Subdivision Map to create 75 residential lots ranging in size from 1.0 to 2.5 acres (with the exception of Lot 75 which comprises 5.02 acres and would be held to the development standards of the RE-5 zone district) and eleven lettered open space lots (to be combined and zoned open space) totaling 76.61 acres, and a Development Plan to allow clustering of lots and a reduction in the minimum parcel size of five acres in the RE-5 zone district and the minimum parcel size of three acres in the R3A zone district, to allow for a density bonus, to apply the development standards of the R1A zone district, and allow for a reduction in side yard setbacks to 10 feet, but maintain a total side yard setback of 30 feet per lot. Multiple or "phased" Final Maps are proposed to be filed pursuant to Government Code Section 66456.1. Access to the project would be provided by two road connections on Echo Lane and one road connection on Sundance Trail. The project proposes to use the Density Bonus provision for thirty (30) additional residential lots. Design waivers have been requested for modifications to DOT road standards. DOT supports the three requested design waivers.

Condition #8 (Add language to 8.b., second sentence which references road and infrastructure improvements):

- 8. The Final Subdivision Map shall include the following notes:

- a. Oak tree removal required for lot development shall adhere to allocated estimates contained in Exhibit L (Oak Tree Removal Allocation). Individual property owners shall pay the mitigation fee or provide a replacement plan. Lot owners/developers shall demonstrate, consistent with guidelines contained in the Oak Woodland Conservation Ordinance, that proposed removals are consistent with the estimated allocation. Replacement plans shall be prepared by a licensed arborist at a 1:1 ratio as required by the Oak Woodland Conservation Ordinance and shall be based on the fee established by the Board of Supervisors.
- b. Any oak canopy removal beyond that allocated in Exhibit L (Oak Tree Removal Allocation) for any individual lot within the subdivision, or allocated to the road or infrastructure improvements, shall pay the applicable mitigation fee or provide a replacement plan. Replacement plans shall be prepared by a licensed arborist at a 2:1 ratio as required by the Oak Woodland Management Plan and shall be based on the fee established by the Board of Supervisors.

Condition #10 (Revise language to bring the requirements into consistency with DOT conditions, eliminate DOT condition #66 which is redundant)

10. Construction activities shall be limited to the hours of 7 a.m. to 7 p.m. during weekdays and 8 a.m. to 5 p.m. on weekends and on federally-recognized holidays. Exceptions are allowed if it can be shown that construction beyond these times is necessary to alleviate traffic congestion and safety hazards. Planning Services shall verify this requirement is placed on the Grading Plans prior to issuance of a grading permit.

Condition #17 (Delete condition, Condition #16 addresses the necessary dedication, and the phasing plan is conceptual).

Condition #21 (Delete condition, this condition is redundant with Condition #38)

Condition #26 (Delete condition as worded, add condition language as follows):

26. The developer shall pay all applicable school fees prior to issuance of any building permits for individual lots.

Condition #38 (Add language that allows the Fire Safe Plan to be prepared by a Registered Professional Forester)

38. A Fire Safe Plan shall be designed for this subdivision by a Registered Professional Forester or a Fire District approved Fire Safe Planner, per California Department of Forestry State Responsibility Area (SRA) Fire Safe Regulations. The purpose is to reduce the intensity of a wildfire by reducing the volume and

supply, 5.7.1.1 regarding fire protection, 7.3.3.4 regarding special setback for riparian areas and wetlands, and 7.4.4.4 regarding oak woodlands.

Finding 4.1.6 (Eliminate language regarding the phasing plan)

4.1.6 Adequate services are available for the proposed uses, including, but not limited to, water supply, sewage disposal, roads and utilities. Public water will be provided to the project site by the El Dorado Irrigation District (EID). The EID provided a letter dated March 3, 2008 indicating that the project could have adequate water capacity and supplies to serve the proposed project provided additional improvements are made to the system (a looped water system connecting to existing 6-inch mains). Environmental Management has provided conditions of approval to ensure the septic capability of each proposed lot. The Department of Transportation (DOT) has conditioned the project accordingly to ensure that all roads are developed to handle project traffic. The Fire District has provided conditions of approval to ensure that roads are developed in order to provide for adequate emergency access.

Finding 4.2.3 (Modify language consistent with the Subdivision Map Act)

4.2.3 The design of the subdivision and proposed improvements as conditioned will not cause significant environmental damage or substantially and avoidably injure fish and wildlife or their habitat. A Mitigated Negative Declaration (Exhibit O) was prepared to assess project-related environmental impacts. Based on the Initial Study, the Planning Commission finds that the project could have a significant effect on noise, air quality and biological resources. However, the project has been modified to incorporate the mitigation measures identified in the Initial Study which will reduce the impacts to a level considered to be less than significant. Therefore, a Mitigated Negative Declaration has been prepared.

Add a finding, 4.2.6 (Finding is consistent with the Subdivision Map Act)

4.2.6 That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. There are currently no public easements on the property for access through or use of the property.