

ATTACHMENT 3 MITGATED NEGATIVE DECLARATION ADDENDUM

TM05-1398 / Thousand Oaks Unit No. 3
Environmental Checklist/Discussion of Impacts

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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IX. LAND USE PLANNING. <i>Would the project:</i>			
a. Physically divide an established community?			✓
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?		✓	
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?		✓	

Discussion:

A substantial adverse effect on Land Use would occur if the implementation of the project would:

- Result in the conversion of Prime Farmland as defined by the State Department of Conservation;
- Result in conversion of land that either contains choice soils or which the County Agricultural Commission has identified as suitable for sustained grazing, provided that such lands were not assigned urban or other nonagricultural use in the Land Use Map;
- Result in conversion of undeveloped open space to more intensive land uses;
- Result in a use substantially incompatible with the existing surrounding land uses; or
- Conflict with adopted environmental plans, policies, and goals of the community.

- a) The project will not result in the physical division of an established community.
- b) As proposed, the project is consistent with the development standards contained within the El Dorado County Zoning Ordinance with the approval of the two design waiver requests. ~~However, the project conflicts with General Plan Policy 7.3.3.4 which requires that the County apply a minimum setback of 100 feet from all perennial streams, rivers, lakes and 50 feet from intermittent streams and wetlands.~~ The applicant has proposed a 25-foot setback from the ponds and wetlands at the subject site. A letter submitted by the applicant from Sycamore Environmental Consultants dated December 21, 2005 concludes that "we believe a building setback of 25 feet for the construction of a home on the northern end of the parcel is sufficient to protect the water quality and habitat value of the man-made ponds and wetlands in this ephemeral drainage." (*Building setbacks to ponds and wetlands on APN 070-300-15, Sycamore Environmental Consultants, December 21, 2005*) The Planning Commission has reviewed the submitted biological documentation and concurs with the report's findings that the proposed 25-foot non-building setback from the ponds and wetlands is sufficient to protect the water features and habitat area. Therefore, the proposed tentative subdivision map is consistent with the applicable General Plan policies, including Policy 7.3.3.4. As no conflict exists between the project and applicable land use policies, potential environmental impacts are considered to be less than significant.
- c) As discussed in Section IV Biological Resources, parts a, b and f, the submitted biological resources evaluation concluded that the proposal will not conflict with any applicable habitat conservation plan or natural community conservation plan.

FINDING: For the "Land Use Planning" section, the project will not exceed the identified thresholds of significance.

ATTACHMENT 4



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Interoffice Memorandum

7/18/06

To: Jason Hade, Project Planner
EDC Development Services Department

From: Cathy Keeling, Environmental Management Dept.

Subject: TM 05-1398/Thousand Oaks, Unit 3

Environmental Health:

The applicant has submitted the sewage disposal map showing adequate sewage disposal for each parcel. Water supply for each parcel is EID.

Environmental Health has no conditions for the final map.

If you have any questions regarding this response, please contact Cathy Keeling at extension 6621.