



**PLACERVILLE OFFICE:**

2850 FAIRLANE COURT  
PLACERVILLE, CA. 95667  
(530) 621-5355  
(530) 642-0508 Fax  
Counter Hours: 7:30 AM to 4:30 PM  
[planning@co.el-dorado.ca.us](mailto:planning@co.el-dorado.ca.us)

**LAKE TAHOE OFFICE:**

3368 LAKE TAHOE BLVD., SUITE 302  
SOUTH LAKE TAHOE, CA 96150  
(530) 573-3330  
(530) 542-9082 Fax  
Counter Hours: 8-12 PM and 1-4 PM  
[tahoebuild@co.el-dorado.ca.us](mailto:tahoebuild@co.el-dorado.ca.us)

**EL DORADO HILLS OFFICE:**

4950 HILLSDALE CIRCLE, SUITE 100  
EL DORADO HILLS, CA 95762  
(916) 941-4967 and (530) 621-5582  
(916) 941-0269 Fax  
Counter Hours: 7:30 AM to 4:30 PM  
[planning@co.el-dorado.ca.us](mailto:planning@co.el-dorado.ca.us)

## MEMORANDUM

**DATE:** May 6, 2008

**TO:** El Dorado County Planning Commissioners

**FROM:** Tom Dougherty, Project Planner

**SUBJECT:** Addendum to the Staff Report Conditions for A08-0003/P07-0022

The following are corrections to the recommended **Conditions of Approval:**

- 1) The project description is as follows:

Approval of this project allows the following: amendment to the General Plan land use designation from Rural Residential (RR) to Low Density Residential (LDR) on the 20.5-acre lot referenced as Assessor's Parcel Number 092-440-07 and a tentative parcel map to subdivide the existing 20.5-acre parcel into four parcels ranging in size from 5.0 to 5.5 acres. Future single-family-residential development shall occur outside of the required 30-foot front, side and rear yard setback areas. New development will connect to the existing El Dorado Irrigation District (EID) 6 eight-inch water line located in Lollipop Lane...

Condition from the Mitigated Negative Declaration

The following mitigation measure is required as a means to reduce potential significant environmental effects to a level of insignificance:

2. The applicant shall be required to replant 30 one-gallon sized blue oak (*Quercus douglasii*) trees (200 trees x 0.15 acre = 30). Alternatively, the applicant may plant 600 acorns [(200 trees x 0.15 acre) x 3 acorns = 90 acorns]. The areas identified as suitable for replanting, as well as the recommended planting techniques are identified in Exhibits K1, K2 and K3. Prior to filing the map, the applicant is required to enter into an oak tree replacement and mitigation monitoring agreement with the County. In lieu of the

replanting and monitoring requirements set forth above, the applicant may mitigate the impacts to oak woodland by complying with the oak conservation in-lieu fee requirements (Option B) of the Oak Woodland Management Plan, adopted by the Board of Supervisors on May 6, 2008, if an application for a permit for the improvements required by this map is filed after the effective date of the plan and its implementing ordinance. [MM Biological Resources-1].

Monitoring: Prior to filing the Parcel Map, the applicant is required to enter into a County of El Dorado Agreement for Maintenance and Monitoring of Existing Oak Trees and Oak Tree Replacement Plantings through Planning Services staff. Applicant shall adhere to the Revegetation and Restoration Plan in Exhibit K2 and shall annually report planting status with a letter to Planning Services each year for a period of ten years from the date of the said agreement for planting trees and for fifteen years for planting acorns.

Pursuant to Caltrans staff, the following conditions shall have the following changes as underlined below:

### **Caltrans – District 3**

- 39 Applicant shall submit an Encroachment Permit Application for the encroachment of Mica Street the unnamed access road located within APN 092-430-02 currently used to connect Mica Street to onto State Route 49. Said permit shall be for emergency access only and shall meet Caltrans Standards for a Private Driveway Approach. The application shall be submitted along with 5 sets of driveway detail plans showing grades, drainage, and structural section information to the Caltrans, Marysville Office for review and approval. The applicant shall contact Julio Elvir at (530) 741-4204 for information regarding the Caltrans encroachment permit process for any work that would be conducted in the State right of way. The applicant shall then provide proof to the El Dorado County Surveyor's Office that said permit has been finalized by Caltrans, prior to filing the parcel map.
40. A development plan or map shall be submitted along with the encroachment permit showing the proposed Mica Street improvements from Crystal Boulevard to State Route 49. Said plan shall also include the existing gate location on the unnamed access road from Mica Street to State Route 49, and within APN 092-430-02.
41. The applicant shall provide proof or documentation along with the encroachment permit authorizing access through the parcel identified by Assessor's Parcel Number 092-430-02.

These changes to the Caltrans conditions would then change the numbers of the subsequent conditions as follows:

### **El Dorado County Office of the County Surveyor**

- 40.42. All survey monuments must be set prior to filing the Parcel Map.

- ~~41.43.~~ Provide a Parcel Map Guarantee, issued by a title company, showing proof of access to a State or County Maintained Road as defined in 16.44.120(B)(2).
- ~~42.44.~~ Prior to filing the Parcel Map, a letter shall be required from all agencies that have placed conditions on the map. The letter shall state that “all conditions placed on P07-0022 by (that agency) have been satisfied.” The letter is to be sent to the County Surveyor and copied to the Consultant and the Applicant.