

**COUNTY OF EL DORADO DEVELOPMENT SERVICES
STAFF REPORT
PLANNING COMMISSION**



Agenda of: January 26, 2012
Item No.: 9.a
Staff: Mel Pabalinas

REZONE/PLANNED DEVELOPMENT/TENTATIVE MAP

FILE NUMBER: Z11-0001/PD11-0001/TM11-1502/Treviso II

APPLICANT: Ridgeview Homes West, LLC

AGENT: CTA Engineering and Surveying

REQUEST: The project consists of the following requests:

1. Rezone of property from One-Acre Residential-Planned Development (R1A-PD) to One-Family Residential-Planned Development (R1-PD) and Open Space-Planned Development (OS-PD);
2. Development Plan for the proposed clustered residential subdivision (Treviso II) to include 20 residential lots, one open space lot, and modified One-Family Residential (R1) zone district development standards;
3. Tentative Subdivision Map dividing a 6.98-acre lot into twenty (20) Class I residential lots ranging in size from 5,181 square feet to 62,012 square feet, one private road (Lot R) measuring 0.46 acre, and one Open Space lot measuring 2.27 acres;
4. Design Waivers of the following Design and Improvement Standards Manual (DISM) Standard Plan standards:
 - a. Reduction of right-of-way from 50 feet to 31 feet for private road (Lot R) Via Treviso;
 - b. Reduction of sidewalk width from 6 feet to 4 feet and placement of sidewalk on one side of private road Lot R;

- c. Reduction of off-site road pavement width (Via Barlogio) from 36 feet to 24 feet wide without standard sidewalk and curb and gutters; and
 - d. Increase the maximum driveway gradient from 16% to 20% serving Lot 20.
5. Findings of Consistency with General Plan Policy 7.3.3.4 in accordance with the Interim Interpretive Guidelines to reduce setback from 50 feet to 25 feet from an identified wetland.

LOCATION: The project is located at the terminus of existing Via Treviso, approximately 1,361 feet north of intersection with Crestline Circle, in the El Dorado Hills area, Supervisorial District 1 (Exhibit A)

APN: 120-700-07

ACREAGE: 6.98 acres (Exhibit B)

GENERAL PLAN: High Density Residential (HDR) (Exhibit C)

ZONING: One-Acre Residential District-Planned Development (R1A-PD) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration

RECOMMENDATION: Staff recommends the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:

1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
2. Adopt the Mitigation Monitoring Reporting Program in accordance with CEQA Guidelines Section 15074(d);
3. Approve Rezone Z11-0001 based on Findings in Attachment 2;
4. Approve Planned Development PD11-0001, approving the Development Plan as the official Development Plan, subject to the Conditions of Approval in Attachment 1 and based on the Findings in Attachment 2;
5. Approve Tentative Map TM11-1502 subject to Conditions of Approval in Attachment 1 and based on the Findings in Attachment 2;
6. Approve the following Design Waivers based on the Findings in Attachment 2:

- a. Reduction of right-of-way from 50 feet to 31 feet for private road (Lot R) Via Treviso;
 - b. Reduction of sidewalk width from 6 feet to 4 feet one and placement of sidewalk on one side of private road Lot R;
 - c. Reduction of off-site road pavement width (Via Barlogio) from 36 feet to 24 feet wide without standard sidewalk and curb and gutters; and
 - d. Increase the maximum driveway gradient from 16% to 20% serving Lot 20.
7. Approve a reduction of wetland setback from 50 feet to 25 feet based on the findings in Attachment 2 and in accordance with Interim Interpretive Guidelines for General Plan Policy 7.3.3.4 (Wetland Buffers and Setbacks).

BACKGROUND

The following details the background of the proposed project with relation to the original Ridgeview West residential development under tentative map TM95-1309 and Planned Development PD95-0015.

Ridgeview West Tentative Map

Ridgeview West is a Class I planned residential development originally approved by the El Dorado County Board of Supervisors on August 6, 1996 (Exhibit E). This 118-acre site was originally a part of an older subdivision called Ridgeview Equestrian. Ridgeview West consisted of a subdivision into 85 R1A-PD zone residential lots identified in four development phases (Phases 1A, 1B, II, and III). The approved lots range in size from 0.32 acre to 2 acres, a 4-acre Remainder Lot for future development, and a 36-acre Open Space lot. With a net residential density of 0.72 du/ac which is below the range of 1-5 du/ac permitted under the High Density Residential land use designation, the Ridgeview West was determined to be consistent without the need for consistency rezoning. The subject project site (Treviso II) is located within Phase 1B portion of this original tentative map. A marketing name of Villadoro was assigned to the entire Ridgeview West development.

Phase 1B, which is located on the southern end of the original Ridgeview West tentative map, contains a total of 13 residential lots (identified as Lot Nos. 32 through 44). These lots are accessed via a residential street Westar Lane, which is now called Via Treviso. Via Treviso is as a dead-end road that would serve a total of 27 lots which consists of 13 approved lots in Phase 1B and 14 approved lots from the adjacent subdivision (Ridgeview Village Estates) to the south. The County Design and Improvement Standards Manual (DISM) limits the amount of lots served by a dead-end road measuring 500 feet in length without an adequate secondary access road at 24.

To maintain consistency with the DISM, the Ridgeview West tentative map was conditioned to accomplish one of the following alternatives for the development of Phase 1B lots: 1) remove three lots from Phase 1B of the subdivision by merging with other contiguous residential lots or open space lot to the north; or 2) designate three lots as one parcel to be reserved for future development and preclude development until a Certificate of Compliance, Parcel Map, or Subdivision Map is

secured when Via Treviso becomes a through road providing secondary access. During processing of this tentative map, the Promontory Specific Plan was also in process. Specifically, the Village 8 area of the specific plan identifies a potential location of connectivity for secondary access in the vicinity of Phase 1B lots. Exhibit F depicts the Circulation Map for the Promontory Specific Plan including reference to the Ridgeview West.

In July 2002, the Planning Commission approved a revision of the original Ridgeview West map (Exhibit G). The revision consisted of re-configuration the residential lots and modification to subdivision road improvements. As a result of this revision, one residential lot was relocated from Unit 4 (shown as Lot N in the exhibit) to the northern portion of the subdivision. The net lot quantity in Phase 1B is 12 lots. The development phasing for Ridgeview West were re-designated as Units 1 to 5 with Phase 1B assigned as Unit 4. In August 2005, ownership of Unit 4 was acquired by the applicant and identifying these lots with a marketing name of Treviso.

In January 2007, a minor revision to Unit 4 for consistency review with the 2002 revised Ridgeview West Tentative Map was approved at staff level (Exhibit H). The revision reconfigured the size of the lots but maintained the total amount at 12. This review also involved an environmental determination of Categorical Exemption under CEQA of the future improvements associated with the construction of a portion of an off-site road connection through the western bordering parcels within Village 8 of the Promontory Specific Plan Area connecting to Tucher Way in the City of Folsom (Sacramento County). As further discussed below, construction of this future public road and secondary access, Via Barlogio, would be the responsibility of the developers of Ridgeview West Unit 4 or Village 8 Promontory Specific Plan.

Since the approval of the Ridgeview West tentative map, 78 of the original 84 approved (reduced from 85 lots) lots have been recorded. On December 14, 1999, Unit 1 was recorded consisting of 23 lots. Unit 2 was approved on June 10, 2003 recording 34 lots. Unit 3 was recorded in July 2005 consisting of 15 lots. These units are under Villadoro marketing name.

On December 12, 2007, Unit 4 lots under Treviso were recorded consisting of six residential lots and a large lot, Lot A which measures 6.9 acres (Exhibit H.1). Lot A is reserved for future development with an approved tentative map lotting for six lots, which remains unrecorded.

Treviso I

In August 2009, the Planning Commission approved a revised tentative map and development plan for Unit 4 of Treviso I proposed by Ridgeview Homes, LLC. The approved project included an amendment to the Recorded Map for Unit 4 and revision to Ridgeview West Tentative Map re-subdividing two of the recorded lots into four and revising underlying tentative map lots from six to four. The total net lot count within the entire Treviso site remained at 12, thereby not triggering the need for the secondary road access (Via Barlogio). The basis for the revision was to realize the maximum benefit of the existing physical improvements that were installed with the recorded lots in the original Unit 4 including construction of a portion of Via Treviso at its current terminus and installation of wet and dry utilities to serve to future development of these lots.

ANALYSIS

Staff has reviewed the project for compliance with the County's regulations and requirements. An analysis of the project requests and issues for Planning Commission consideration are provided in the following sections.

Overview

The Rezone, Planned Development, and Tentative Map are subject to the applicable standards under Chapters 16 (Subdivision Ordinance) and 17 (Zoning Ordinance) of the El Dorado County Code and State Subdivision Map Act (Government Code 66410) and policies of the El Dorado County General Plan. The project would result in the creation of a Class I subdivision containing 19 mass pad detached residential lots and one (1) custom graded lot that would be served by public water and sewer. Direct access to the lots would be via a private road extending from the existing Via Treviso.

Project Description

1. Rezone

The proposed rezone would change the current zoning of the 6.98-acre property from One-Acre Residential-Planned Development (R1A-PD) to 4.71 acres of One-Family Residential-Planned Development (R1-PD) and 2.27 acres Open Space-Planned Development (OS-PD) (Exhibit I).

2. Planned Development

As a planned residential development, Treviso II is proposed to be clustered utilizing special development and engineering techniques allowing for efficient use of land and minimizing unnecessary effects to sensitive resources. As shown in Exhibits J and K, Lots 1-19 are designed to be mass pad graded with defined building envelopes. Lot 20, which is larger in size and is designed as a flag lot as defined by the DISM, also contains a building envelope. Modification to specific development standards is proposed to accommodate flexibility in developing the site. Road and public utilities to would be extended and constructed in order to serve the development. Specifically, given the amount of lots at the end of a dead-end road (Via Treviso), development of the subdivision would require the construction of Via Barlogio.

The following topics detail specific components of the proposed development.

Roads and Circulation: As shown in Table 1 and Exhibits J and K, the roads and related improvements serving the subdivision would be constructed based on applicable standards of the DISM. Specifically, Lot R, identified as the private road extended from the existing Via Treviso, would be paved to a 30-foot wide with necessary curb and gutters and a 4-foot sidewalk on the west side.

The proposed development would require the construction of Via Barlogio which would provide a necessary secondary road access to serve the development. Subject to a design waiver request, this road would be graded to its ultimate road prism and constructed with interim road improvements consisting of a maximum 24-foot wide pavement, without sidewalks or curb and gutters within a 50-

foot wide easement. This road would also provide connection serving the future residential development in Village 8 of the Promontory Specific Plan that would connect to Tucher Road in the City of Folsom. Additional discussion is provided under *Other Issues* regarding sequence of the road construction.

All proposed lots would have direct access requiring individual residential driveway encroachment along Lot R. Specifically, Lot 20 would have a 16-foot wide, 100-foot long driveway within a 30-foot flag portion of the lot leading to the identified building envelope on the lot. This driveway exceeds the standard driveway grade which is subject to a requested design waiver. On-street parking shall be limited along the sidewalk on the west side of the road only. Two parking stalls are proposed at the northern terminus of the private road.

Table 1. Treviso II Road Details

Road Name	DISM Standard Plan Reference	Road Width	Right-of-Way**	Exception/Notes
Via Treviso (on-site)	Std Plan 101B (3"AC over 8"AB Min.)	30 ft	31 ft	Type 1 rolled curb and gutter both sides, 4-ft sidewalk on west side. A 10-ft PUE is to be included on either side of the right of way.
Interim Via Barlogio	Std Plan 101B (3"AC over 8"AB Min.)	24 ft	50ft	No sidewalks, curbs, or gutters. To be graded to ultimate roadway prism. Roadway to be constructed to Std Plan 101B to a 24-foot road width.

As determined by the Department of Transportation, the Level of Service (LOS) of the existing roads would not worsen based on the minimal anticipated trips (9.6 trips/day per lot) and with the construction of Via Barlogio. No additional traffic analysis was required for this application.

Specific conditions from the Department of Transportation and El Dorado Hills Fire Department are recommended to ensure that this road connection and private Via Treviso are constructed adequately.

The project includes a request for design waivers for modification of specific DISM road standards. Additional discussion regarding this topic is provided below.

Entry Gate: The private development would include an installation of a gate at the entrance into the subdivision (Exhibit K). Construction of the gate would be accompanied with appropriate areas for turnaround, subject to applicable standards including fire codes and DISM provisions. In accordance with Section 17.14.155.E of the El Dorado County Zoning Code, fences or gates are not allowed within easement or right-of-way. Gates may be approved by special use permit or as part of an approved development plan. This road would be privately owned and maintained by the future HOA for Treviso II planned development. Installation of entry gate would be subject to applicable standards regulating the design and construction of the gate based on conditions imposed by the El Dorado Hills Fire Department.

Site Improvements: To accommodate the clustered residential development, the site would be designed utilizing grading and engineering techniques in preparation for residential pads within each lot, creating Open Space Lot A, on-site drainage control, and construction of private road Via Treviso and Via Barlogio. Project development would affect a large portion of the site that was previously disturbed from Unit 4 construction.

Each lot would have a designated development envelope that demarcates the extent grading. This envelope contains building envelope/pad with a minimum area of 40 feet by 45 feet where residential construction would be confined. As shown in Exhibits J and K, the individual finished building envelopes have elevations ranging from 659 feet (Lot 1) to 689 feet (Lot 20). Lots 1-19 also contain a defined area (approximately 10 feet by 40 feet) in front of each lot where certain structures would be restricted to accommodate driveway/vehicular visibility constraints. Other residential accessory structures such as patios, retaining walls, decks, swimming pools could be constructed within the limits of the development envelope.

As part of the project disturbance, a portion of the existing oak canopy in the amount of 3.7 acres within the project site and a graded portion of off-site Lot 3 referenced above would be affected (Exhibit L). This entire canopy was identified to be removed as part of the original Ridgeview West Tentative Map. Of the existing canopy, 1.5 acres is anticipated to be removed subject to mitigation provisions of the Oak Woodland Management Plan (OWMP) under Chapter 17.73 of the Zoning Ordinance. The balance of 2.2 acre canopy is identified to be preserved within Open Space Lot A and potentially within open areas of Lot 20. If other developable areas of Lot 20 is disturbed resulting in impacts to oak tree canopy, the impacts would be subject to the ordinance.

The design of the development would utilize approximately 25,400 cubic yard of cut and fill of 36,400 cubic yards which require transfer of additional dirt in the amount of 11,000 cubic yard in order to balance the site. Retaining walls varying in height from 1 to 6 ½ feet would be used stabilizing the affected site. Site development would require submittal and approval of Improvement Plan subject to review by the County and affected agencies.

Utilities: The residential subdivision would be served with public sewer and water by El Dorado Irrigation District (EID) via connection to existing lines along the road. According to the Facility Improvement Letter (FIL) submitted for the project, a 10-inch water line and 6-inch gravity sewer main are located along the existing Via Treviso. These lines would require extension into the subdivision in order to provide future residences with necessary water, sewer and fire suppression services. A Facility Plan Report detailing the construction of the facilities would be required and reviewed as part of the Improvement Plan for the development. A submittal of an EID meter award letter confirming acquisition of service would be verified during review of Final Map application.

All utilities would be installed within defined easements according to standards of the purveyor. Dry utilities including power and cable would be located underground along the private road and/or trenched along lot frontage. As necessary, existing recorded utility easements would be abandoned and/or relocated subject to verification during Final Map. An Improvement Plan detailing all related construction improvement for the subdivision would require submittal subject to review and approval by the County and other affected agencies.

Drainage: As part of the development design, drainage would be conveyed using terracing features bordering the lots, open ditches and underground drains. Specifically, down slope Lots 1 through 9 lots are designed to have areas drain in the rear area in order to minimize need for additional fill while drainage from up slope Lots 10-20 would be collected via drain pipes installed at specific locations along the private road. An ephemeral drainage, which is contained within a rock-lined ditch that was constructed as part of the original Unit 4 improvement, is identified to be a part of driveway portion of Lot 20 and would be improved to accommodate the anticipated run-offs into this drainage feature.

Modification to One-Family District (R1) Development Standards: As a Planned Development, zone district development standards may be modified to accommodate proposed development under Section 17.04.030.B.3 of the Zoning Ordinance. As detailed in Table 2 below, the project includes a request to modify select standards under the One-Family Residential (R1) Zone District such as minimum property line setbacks, lot size and width. Also, as required by General Plan Policy 2.2.3.1.A, the development is preserving 32% of the site as Open Space (Lot A) which is in excess of the minimum required 30%.

Table 2. Modified R1-Zone District Development Standards for Treviso II

Development Standard	Minimum Standard	Modified Standard ¹	Notes
Lot Width	60 feet	30 feet	Minimum proposed is for Lot 20
Lot Size	6,000 square feet	5,296 square feet	Minimum proposed is for Lot 17
Setbacks ²			
<i>Front</i>	20 feet	10 feet	Applies to Lots 1-19 (see Exhibit K)
<i>Rear</i>	15 feet	10 feet	Minimum proposed is for Lot 9, which is designed as Reversed Corner Lot (rear yard against side yard of Lot 8)

Note: 1. Unless otherwise referenced in this table or referenced in Exhibits J and K, current R1 zone development standards shall apply. 2. Modified standards shall apply unless superseded by the approved Wildfire Safe Plan for Treviso II.

3. Tentative Map

The proposed tentative map would divide the property (Lot A) creating a total of 20 single-family detached residential lots, an Open Space lot, and a private road, Lot R (Exhibit J). The subdivision would anticipate the construction of clustered residential development with applicable modifications, in accordance R1-zone district standards and Planned Development standards. This tentative map would revise and supersede the previous approved tentative maps discussed above. Table 3 provides additional details of the tentative map.

Table 3. Treviso II Tentative Map Details

Lot Designation	Description of Lot Use	Notes
1-20	Residential	Lots 1-19, which range in size from 5,347 square feet to 8,819

		square feet, are proposed to be mass pad graded. In accordance with the DISM, Lot 20, which measures 1.42 acres, is designed as a flag lot and anticipated to be custom graded. As a Planned Development (discussed below), in order to accommodate the proposed development use of modern planning and engineering practices, specific R1 lot standards are proposed to be modified.
A	Open Space	Open Space Lot A measures 2.27 acres, which equates to 32% of the entire property, exceeding the minimum 30% Open Space required for residential Planned Development projects in accordance with General Plan Policy 2.2.3.1. This passive open space lot would include preservation of existing seep wetland and oak tree canopy in the amount 2.2 acres on-site. As part of the Development Plan, areas of this lot abutting the residential lots would be engineered and graded to ensure slope stability and convey on-site drainage.
R	Private Road (Extension of Via Treviso)	Lot R, which provides the direct access to the proposed lots, is a private road modified and extended from the existing Via Treviso within the public road system. As discussed below, Lot R would be constructed with a 30-foot wide pavement within 31-foot right-of-way. The private road would be commonly owned and maintained by the Homeowners Association that would be established for Treviso II.

4. Design Waivers

The project includes a request for design waivers of specific DISM standard involving modification to proposed road improvements that would serve the development. The waivers are subject to findings under Section 16.08.020 of the El Dorado County Subdivision Ordinance. The Design Waivers are detailed below.

- Design Waiver Request A: Reduction of right-of-way from 50 feet to 31 feet for private road (Lot R) Via Treviso;
- Design Waiver Request B: Reduction of sidewalk width from 6 feet to 4 feet and placement of sidewalk on one side of private road Lot R;
- Design Waiver Request C: Reduction of off-site road pavement width (Via Barlogio) from 36 feet to 24 feet wide without standard sidewalk and curb and gutters;
- Design Waiver Request D: Increase the maximum driveway gradient from 16% to 20% serving Lot 20.

5. Reduced Wetland Buffer

Interim Interpretive Guideline to General Plan Policy 7.3.3.4 details the required setback from wetland and riparian features. Specifically, an intermittent wetland requires a minimum buffer of 50

feet. An intermittent wetland (seep) exists at the northernmost portion of the site. Based on submitted supporting justification, a reduced 25-foot buffer from development would provide an adequate setback with implementation of Best Management Practices (BMP) and Storm Water Pollution Prevention Program during construction. Additional discussion is provided under *General Plan Consistency* discussion.

Site Description and Surrounding Properties’ Information

The project site is within the El Dorado Hills Community Region. It is located at the end of Via Treviso, approximately 1,361 feet from its southern intersection with Crestline Circle. As shown in Table 4, the project site is bordered by an undeveloped residential development as part of Treviso I to the south, a large Open Space tract as part of the original Ridgeview West to the east and north, and undeveloped residential land (Village 8 within the Promontory Specific Plan Area) to the west. The project site has been previously disturbed for partial road construction of Via Treviso and utility installation associated with the original Improvement Plan for Unit 4. The site is dominated by annual grassland mixed with oak tree canopy in the amount of 3.7 acres. The majority of the site is encompassed in area with slopes below 30 percent, where most of the development would be limited, along with pocket areas in excess of 30 percent.

As discussed above, a seep wetland (0.06 acre in size) is located at the northern most portion of the site. As part of the development, a minimum of 25-foot development setback is proposed for this seep. An ephemeral drainage, which is not subject to General Plan policy 7.3.3.4, is contained within a rock-lined ditch which was constructed as part of the Unit 4 improvement and would be a part of driveway portion for Lot 20.

Table 4. Surrounding Land Uses and Designations

	General Plan	Zoning	Land Use/Improvements
Site	High Density Residential (HDR)	One-Acre Residential District-Planned Development (R1A-PD)	Undeveloped
North	High Density Residential (HDR)	One-Acre Residential District-Planned Development (R1A-PD)	Open Space Lot in Ridgeview West Planned Development
South	High Density Residential (HDR)	One-Acre Residential District-Planned Development (R1A-PD)	Undeveloped (approved and recorded Residential Development-Treviso I and Ridgeview Unit 4)
East	High Density Residential (HDR)	One-Acre Residential District-Planned Development (R1A-PD)	Open Space Lot in Ridgeview West Planned Development
West	Adopted Plan (AP)-Promontory Specific Plan (Residential)	Promontory Specific Plan-Village 8	Undeveloped

The proposed development would have an R1 zone district consistent with the High Density Residential land use designation. This 20-lot residential development would be in conformance with the existing and planned residential development in the area. Though different in residential design layout and size, the proposed zone is similar to the underlying zone of properties located to the east and similar to the contemplated residential density to the west (Village 8 of Promontory Specific Plan with a minimum density of 1 du/ac).

Consistency

The following discussion details the project’s conformance with applicable governing policies and standards.

El Dorado County General Plan

Land Use Element General Plan Policy 2.2.5.2 requires all discretionary projects to be reviewed for consistency with applicable General Plan Policies. Specifically, the project has been reviewed for consistency with the following applicable General Plan Policies, followed by a corresponding justification statement.

Table 5. General Plan Policy Consistency

General Plan Element	Policy Reference	Consistency Discussion
Land Use	2.1.1.7 (Applicable General Plan Policies and Timing of Development within Community Region)	Consistent. Treviso II is within are area of El Dorado Hills Community Region where public infrastructures such roads and utility currently exists. As applicable, the project would be required to construct and/or extend on-site facilities necessary to serve the proposed development.
	2.2.1.2 and 2.2.1.3 (Land Use Designation and Density)	Consistent. The El Dorado County General Plan Land Use Map designated the subject site as High Density Residential (HDR). This proposed development would result in a density 2.87 du/ac, which is consistent with the density of 1-5 du/ac under this designation.
	2.2.3.1.A (Residential Planned Development)	Consistent. As a Planned Development, Treviso II conforms to the provisions of the policy involving clustering of development, preservation of resources, and setting aside 32% open space area, exceeding the required 30%.
	2.2.5.3 (Rezone Consistency)	
	<i>1. Availability of adequate public water and 2. Availability and capacity of</i>	Consistent. The project is currently within the El Dorado Irrigation District (EID) service area. Based on submitted Facility Improvement Letter

	<p><i>public treated water system</i></p>	<p>(FIL) from EID there is adequate amount of water that would serve future development in the area, based on contractual commitment for acquisition of water meter, subject to verification during Final Map review. Existing EID facilities within the vicinity of the project site would be required to be improved and/or extended in order to serve the proposed development. Submittal of a Facility Plan Report (FPR) would be subject to review and approval by EID.</p>
	<p><i>3. Availability and capacity of public waste water treatment system</i></p>	<p>Consistent. Sewer service would be provided by EID. Based on the submitted FIL, there is adequate amount of capacity in the existing system serving the area. Existing EID facilities abutting the project site would be required to be improved and/or extended in order to serve the proposed development. Submittal of a Facility Plan Report (FPR) would be subject to review and approval by EID. Verification of meter award letter would be required at Final Map review.</p>
	<p><i>4. Distance to and capacity of the serving elementary and high school</i></p>	<p>Consistent. The project site is within the Buckeye Union School District and El Dorado Union High School District. Buckeye Union School District includes three elementary schools in the district with William Brooks Elementary School being the nearest located 2.6 miles from the site and a middle school, Rolling Hills Middle School, located 3.5 miles along Silva Valley Parkway. As confirmed by BUSD representative, the project would generate 10 students, which would be accommodated by the district.</p> <p>Oak Ridge High School, which is within the El Dorado Union High School District, is located approximately 2.8 miles from the project, has a current enrollment of 2,262 students. The district would be able to accommodate the anticipated students from this subdivision.</p>
	<p><i>5. Response time from nearest fire station handling structure fires</i></p>	<p>Consistent. The site is served by the El Dorado Hills Fire Department. The nearest station is located at 1050 Wilson Blvd. approximately 1.75 miles east of the project site. The emergency response time is approximately 5 minutes which is below the 8 minute standard response time in</p>

	the Community Region.
<i>6. Distance to nearest Community Region or Rural Center</i>	Consistent. The subject property is within the El Dorado Hills Community Region of the county.
<i>7. Erosion hazard</i>	Consistent. The primary soil composition falls within the Auburn Series (AxE), which is generally characterized to exist within 30 to 50% slopes, very rocky silty loam, commonly located in the foothills. Surface runoff is medium to rapid and erosion hazard is moderate to high. As part of project implementation, potential for erosion would be mitigated through Best Management Practices. Based on Improvement Plan, a grading plan would be required evaluating effects and methods in preventing erosion during construction in accordance with Grading and Drainage Ordinance.
<i>8. Septic and leach field capability</i>	Consistent. The proposed development would be required to connect to be public sewer utilities for sewage disposal service.
<i>9. Groundwater capability to support wells</i>	Consistent. The proposed development would be required to connect to be public water utilities for potable water service thus no impact to groundwater source would occur.
<i>10. Critical flora and fauna habitat areas</i>	<p>Consistent. According to the Biological Resource Evaluation (BRE), the site contains potential habitat for specific species of animal including Cooper's hawk and other raptor. The existence of oak tree canopy could provide foraging opportunity for these particular raptors. Mitigation measure would be incorporated that would prevent impact to these species prior to site construction.</p> <p>According to the BRE and the updated Special Status Surveys, which evaluated special-status plant species within the area, the site does not contain habitat to the specific species evaluated, except for Big-Scale Balsamroot, Brandagee clarkia, and Red Hills Soaproot. Though none of these species were located during site evaluation, these plant are identified by California Native Plant Society (CNPS) as rare, threatened or endangered in California, In particular, Red Hills Soaproot is considered a rare plant species subject to Chapter 17.71 of the Zoning</p>

	Ordinance. Additionally, the site is within Mitigation Preserve Area 2, where, based on the ordinance, a standard mitigation fee would be collected prior to issuance of building permit.
<p><i>11. Important timber production areas</i></p> <p><i>12. Important agricultural areas</i></p> <p><i>13. Important mineral resource areas</i></p>	Consistent. The property is not considered an important source of timber, agricultural, or mineral. The property has an underlying High Density Residential land use designation. The proposed development would be consistent with the existing residential development in the area.
<p><i>14. Capacity of the transportation system serving the area</i></p>	Consistent. The development would be served by existing residential roads within the County road system. As determined by the Department of Transportation, the proposed private road (Via Treviso) and secondary road (Via Barlogio) would be constructed to adequately meet the circulation needs warranted by the project and neighboring area.
<p><i>15. Existing land use pattern</i></p>	Consistent. The proposed development would conform to the existing residential uses in the area as contemplated in the General Plan.
<p><i>16. Proximity to perennial water course</i></p>	Consistent. New York Creek is located 1.75 miles northeast of the project site. Willow Creek, which is located in the City of Folsom, is approximately 1.2 miles to the west.
<p><i>17. Important historical/archeological sites</i></p>	Consistent. According to the Cultural Resource Study that was submitted for the original Ridgeview West Tentative Map, this portion of the project site does not contain any sensitive or important historical or archeological resources. Similarly, the area that would be impacted by Via Barlogio has been analyzed in the Promontory Specific Plan and has no important historical or archeological resources.
<p><i>18. Seismic hazards and present of active faults</i></p>	Consistent. The property is approximately six kilometers to the west of an inactive Bear Mountain Fault and 1 kilometer east of Mormon Island shear zone. No portion of the county is located within any of the active faults under Alquist-Priolo Earthquake Fault Zone.
<p><i>19. Consistency with existing Conditions, Covenants, and Restrictions</i></p>	Consistent. No CC&R currently applies to the property. Future residential development may be subject to specific CC&R provisions.

Land Use	2.2.5.21 (Project Compatibility)	Consistent. Treviso II is within an area compatible with existing and planned residential uses and density.
Circulation and Transportation	TC-Xe, TC-Xf, TC-Xg, TC-Xh (Levels of Service and Concurrency)	Consistent. The proposed development would be accessed by existing road infrastructures currently serving the immediate residential neighborhood. As determined by DOT, given the amount of lots and future construction of a secondary access road, the proposed development would not worsen the existing LOS in the area. A private road would be constructed from existing street stubs that would serve the development. As conditioned, payment of standard traffic impact mitigation (TIM) fees shall be required prior to issuance of residential building permit.
Public Services and Utility	5.1.2.1, 5.1.2.2, 5.1.2.3, 5.2.1.3 (Adequacy of Public Utility for Water and Sewer Services)	Consistent. The proposed development is within the EID service area where public water and sewer utilities currently exist. The development would be required to improve and connect to these infrastructures in order to provide the necessary service. A Facility Plan Report (FPR), which details the necessary facility improvements, would be required subject to review and approval by EID. An EID meter award letter would be required as proof of rights to the service during review of Final Map.
Public Services and Utility	5.4.1.1, 5.4.1.2 (Drainage and Erosion)	Consistent. The planned development is designed to address drainage using open ditch and underground pipes, subject to DISM standards. Best Management Practices shall be enforced in order to minimize erosion effects during site construction. On-site wetland would be buffered from development in accordance to General Policy 7.3.3.4.
Health and Safety	6.2.3.1 and 6.2.3.2 (Fire Protection Services)	Consistent. The project is located within the El Dorado Hills Community Region, where fire protection service is provided by El Dorado Hills Fire Department. This site is designated as moderate in terms of fire hazard. Specific project conditions of approval, including minimum fire suppression and road standards, shall be applied, subject to verification by the department prior to any construction. Particularly, site development shall be required to implement and adhere to

		specific provisions identified in the approved Wildfire Safe Plan.
Conservation and Open Space	7.3.3.4 (Wetland Buffer)	Consistent. This policy requires a minimum of 50-foot development buffer to intermittent wetland. This policy is further implemented by the provisions of the Interim Interpretive Guideline of the policy. Specifically, an isolated seep intermittent wetland area (less than an acre) exists on the northern end of the project site. The project proposes a reduced 25-foot buffer from development, which, according to the biologist, would adequately prevent any disturbance to the function and value of the feature. As conditioned of the project, this buffer shall be shown and verified on the Final Map. Additionally, implementation of applicable Storm Water Pollution Prevention Program (SWPPP) and Best Management Practices (BMP) measures (incorporated as project conditions of approval) would further protect this seep. This feature has been incorporated as part of the Open Space Lot A.
	7.4.4.4 (Option B- Oak Tree Canopy Retention and Replacement)	Consistent. As discussed above, development of the site would result in the removal of oak tree canopy shall maintain conformance with General Plan Policy 7.4.4.4. This policy is further implemented by the adopted Oak Woodland Management Plan (OWMP) under Chapter 17.73 of the Zoning Ordinance. Specifically, approximately 1.5 acres of oak canopy would be affected as part of the development which includes an off-site canopy in the adjacent vacant lot to the south (Exhibit L). Approximately 2.2 acres of canopy within Open Space Lot A and unaffected areas of Lot 20 would be preserved. A condition of approval requiring payment of in-lieu fee payment shall be collected prior to approval of grading permit. The estimated fee amount is \$10, 904.09.

El Dorado County Zoning Ordinance

The proposed zoning of One-Family Residential District (R1) with a combining zone district Planned Development (-PD) overlay would be consistent with the existing HDR land use designation. As a Planned Development, development standards under Section 17.28.080 of the El

Dorado Zoning Code including minimum lot size and yard setbacks would be modified to accommodate the clustered residential development, create and preserve an open space area, and avoid additional unnecessary impacts to the natural features of the site. The proposed residential development would conform to both existing and planned residential uses in the area.

As further discussed in Attachment 2, staff concludes that the required findings under Section 17.04.030.B (Planned Development) of the El Dorado County Zoning Ordinance can be made to support the proposed subdivision.

El Dorado County Subdivision Ordinance

The proposed revised map consists of Tentative Subdivision Map of Class I subdivision consisting of 20 residential lots. The residential lots would meet the applicable standard development requirement of the R1-zone district with modifications allowed under the Planned Development. Development of the subdivision would be conducted in accordance with the applicable provisions of the El Dorado County Design and Improvement Manual and Grading Ordinance, recommended project Conditions of Approval, and other applicable standards by El Dorado County and affected agencies.

As further discussed in Attachment 2, staff concludes that the required findings under Chapter 16.12.030 of the El Dorado County Subdivision Ordinance can be made to support the proposed subdivision.

Design Waivers

As discussed above, Design Waivers have been requested to deviate from specific DISM standards. Specific modifications to these road improvements would complement and support in implementing the objectives of the Planned Development for this proposed clustered residential development. Section 16.08.020 of the El Dorado County Zoning Ordinance provides that the County may grant a Design Waiver subject to specific findings identified in this section. As further discussed in Attachment 2, staff concludes that the required findings under this section can be made to support the design waiver.

Other Issues

Via Barlogio

As discussed above, the proposed development would exceed the threshold of 24 lots that can be served by a dead-end road (Via Treviso). The development would require the construction of Via Barlogio, which would provide a required secondary road access. This public road would also provide a connection to Tucher Way in the City of Folsom as part the future development in the Village 8 of the Promontory Specific Plan (Exhibits J and K). A small portion of the layout for Via Barlogio is owned by the applicant while the majority is considered off-site and belongs to a different entity in the specific plan. The off-site area that would be affected by this road layout has been contemplated in the Environmental Impact Report (EIR) for the specific plan. A Categorical Exemption was also determined by DOT in 2007 when this layout was identified.

If Treviso II is developed first, Via Barlogio would be constructed with the proposed interim improvements (24-foot wide pavement, without sidewalks or curb and gutters within a 50-foot wide easement) and would be maintained by the applicant. As the applicant does not currently own or have the right to construct the road through the affected off-site area, a standard DOT condition of approval (Condition No.48) is incorporated requiring submittal of necessary title or similar documents for the construction of this road affecting off-site properties.

If Village 8 either develops before or after Treviso II is constructed, Via Barlogio road would be constructed to its full ultimate design (Valley Two-Way road) as contemplated in the specific plan which consists of a 32-foot wide pavement, curb, gutters and sidewalks on both sides. Upon completion and acceptance of said ultimate improvements, the County would accept Via Barlogio and the remaining right-of-way and Treviso II would quit claim the easement.

Wildfire Safe Plan

As a required of the project, an approved Wildfire Safe Plan has been provided (Exhibit M). Approved by El Dorado Hills Fire Department and Cal Fire, this document details specific provisions that would need to be implemented in order to minimize potential fire hazards to Treviso II and the bordering residential development. Some of the provisions include maintenance of vegetation within the open space areas and residential lots, implementation of residential construction standards and enforcement of applicable state and local fire codes.

Agency Comments and Conditions of Approval

Attachment 1 contains the recommended conditions of approval for the project. The following county agencies provided comments and/or recommended conditions for this project:

El Dorado Hills Fire Department
El Dorado County Department of Transportation
Office of the County Surveyor

The local advisory committee, El Dorado Hills Area Planning Advisory Committee (APAC), voted 4 to 1 recommending denial of the project. The committee identified issues includes smaller lot sizes and narrower roadways compared to the surrounding development, limited on-street parking, and Lot 20 designed as a flag lot. In response, it is staff's opinion that the clustered design for Treviso II meet the objectives of a Planned Development with its cluster design, creation of required open space area, and preservation of biological resources. The narrower road would exclusively serve this clustered residential development. Flag lots (Lot 20) are allowed with approval of a Development Plan. The density of the development is within the anticipated amount under the HDR land use designation.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study to determine if the proposed project would have a significant effect on the environment (Exhibit N). Supporting studies were referenced in this Initial Study.

Based on the Initial Study, a Mitigated Negative Declaration has been determined as specific impacts to Biological Resources has been identified, which would be subject to mitigation measures minimizing its effects to less than significant level.

Note: This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.). In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$2,101.50 after approval, but prior to the County filing the Notice of Determination on the project. This fee plus a \$50.00 administration fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The \$2,101.50 is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the State's fish and wildlife resources.

SUPPORT INFORMATION

Attachments to the Staff Report:

Attachment 1	Conditions of Approval
Attachment 2	Findings
Exhibit A	Location Map
Exhibit B	Assessor's Parcel Map
Exhibit C	General Plan Land Use Map
Exhibit D	Current Zone Map
Exhibit E	Original Ridgeview West Tentative Map
Exhibit F	Promontory Specific Plan-Circulation Plan Map
Exhibit G	Revised Ridgeview West Tentative Map, August 2002
Exhibit H	Revised Ridgeview West Tentative Map, January 2007
Exhibit H.1	Unit 4 Recorded Map
Exhibit I	Rezone Exhibit
Exhibit J	Proposed Treviso II Tentative Map
Exhibit K	Proposed Development Plan and Preliminary Grading/Drainage Plan
Exhibit L	Treviso II Tree Preservation Map
Exhibit M	Treviso II Wildland Fire Safe Plan, August 12, 2011
Exhibit N	Mitigated Negative Declaration and Initial Study

TREVISO II PROJECT SITE

1074
1079A

NW 1/4 SEC. 3, T.9N., R.8E., M.D.M.
RIDGEVIEW WEST UNIT NO. 4
J-104



1" equals 100'

120:70

EXHIBIT B

STAFF REPORT
12-0254.D.21

Author: [illegible]
Date: [illegible]

Aerovision, Inc. Estimates

Map: [illegible]
Scale: [illegible]

Jan 17 2004
Aerovision, Inc. 120:70
County of El Dorado, CA

Treviso II Tentative Map/Planned Development
File No. Z11-0001/PD11-0001/TM11-1502

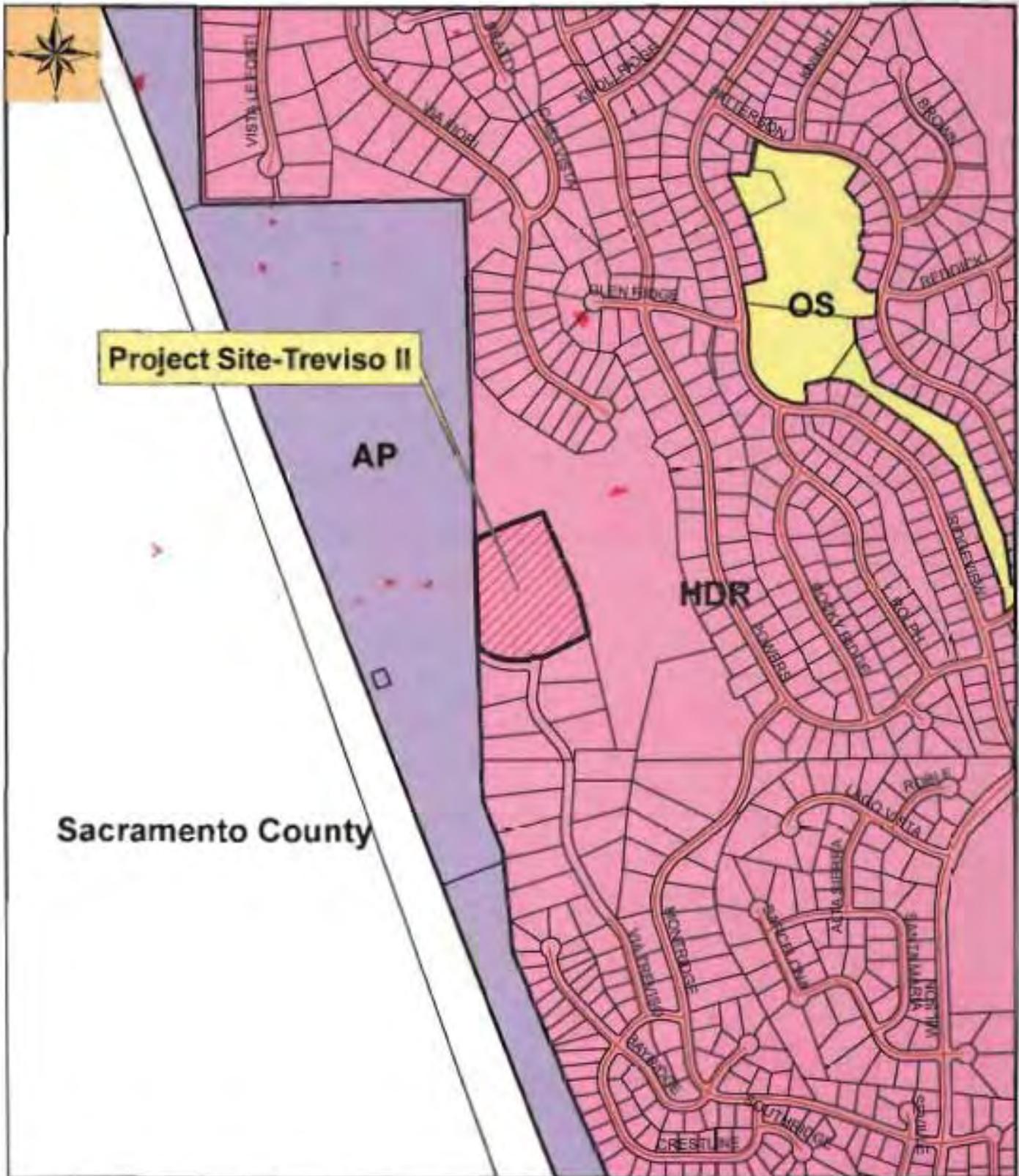


Exhibit C- General Plan Land Use Map

Treviso II Tentative Map/Planned Development
 File No. Z11-0001/PD11-0001/TM11-1502

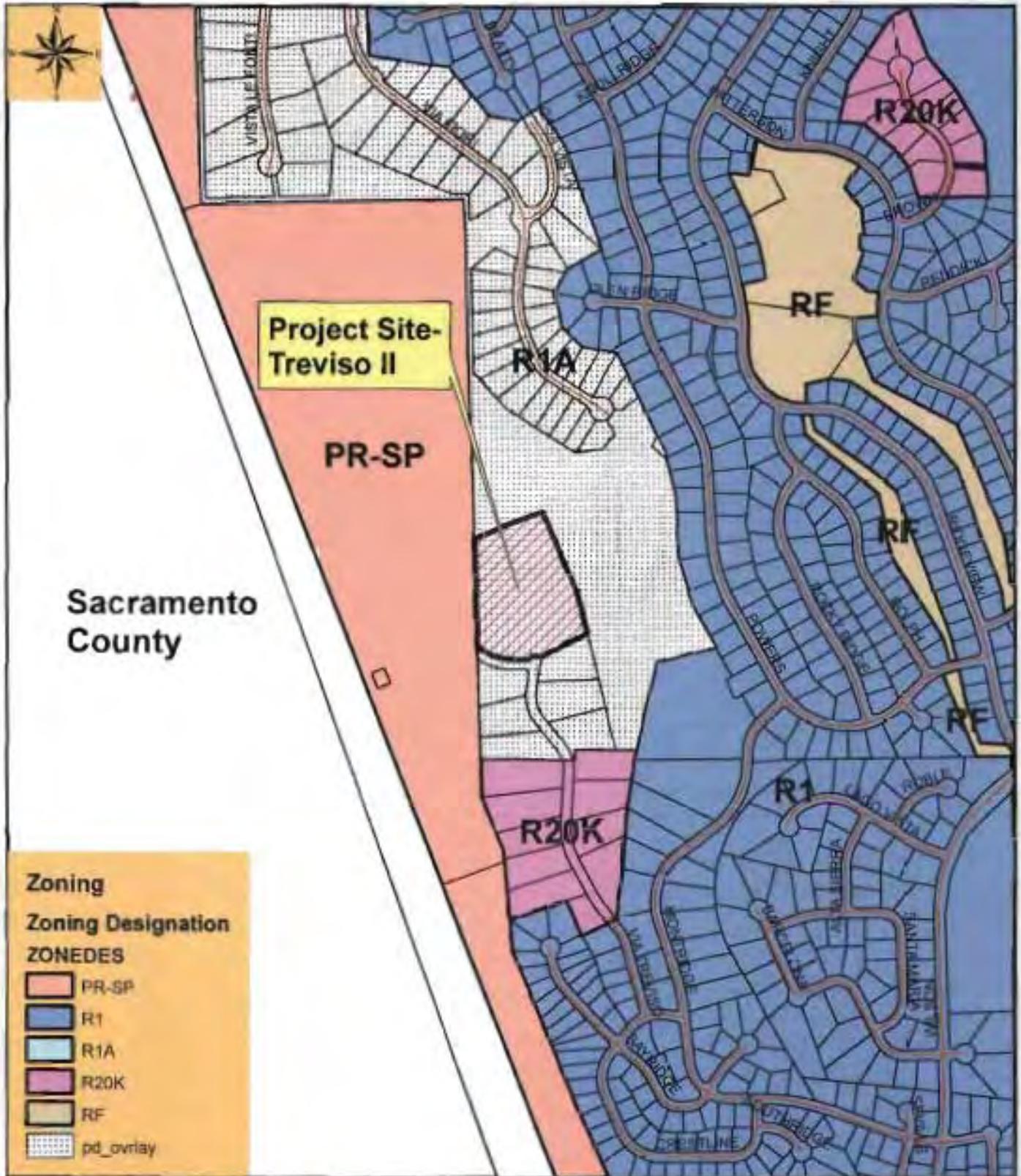


Exhibit D- Zoning Map

TENTATIVE MAP RIDGEVIEW WEST COUNTY OF EL DORADO, STATE OF CALIFORNIA

OWNER OF RECORD:
1513 CORPORATE, MICHAEL OUTLER, CTA
1513 POPULAR DRIVE
RIVERSIDE, CALIFORNIA

APPLICANT:
1513 CORPORATE, MICHAEL OUTLER, CTA
1513 POPULAR DRIVE
RIVERSIDE, CALIFORNIA

ENGINEER:
GORDON, ARNOLD, AND ASSOC., INC.
3000 W. 15TH AVENUE, SUITE 100
RIVERSIDE, CALIFORNIA, 92504

MAP SCALE:
1" = 200'

CONTOUR INTERVAL:
10'

SOURCE OF TOPOGRAPHY:
Aerial Photography

SECTION, TOWNSHIP AND RANGE:
SECTION 24, 110 N., R. 12 E.,
SECTION 3, 11 N., R. 12 E.

ASSESSOR'S PARCEL NUMBERS:
101-040-03

PRESENT ZONING:
R-1.5

PROPOSED ZONING:
F-1.5

TOTAL AREA:
158.1 ACRES

OPEN SPACE AREA:
86.5 ACRES (54% OF TOTAL AREA)

TOTAL NUMBER OF PARCELS:
(SEE LAND USE BREAK DOWN)

MINIMUM PARCEL AREA:
1/4 ACRE

MAXIMUM PARCEL AREA:
81,276.5'

WATER SUPPLY AND SEWAGE DISPOSAL:
EL DORADO WATERSHED DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION:
EL DORADO HILLS COUNTY WATER DISTRICT (VIA IDOT)

DATE OF PREPARATION:
MARCH, 1998

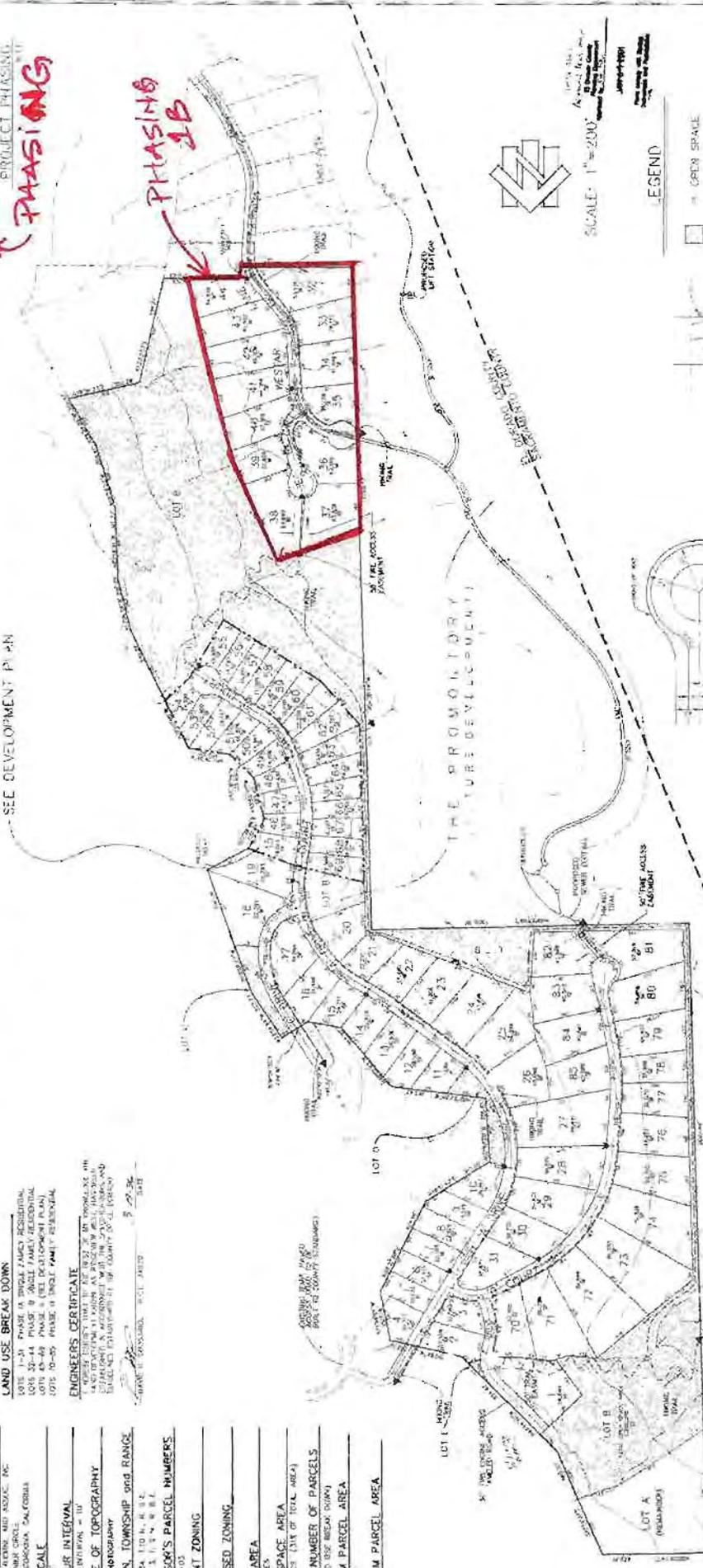
LAND USE BREAK DOWN:
LOTS 1-24 PHASE 1A SINGLE FAMILY RESIDENTIAL
LOTS 25-44 PHASE 1B SINGLE FAMILY RESIDENTIAL
LOTS 45-64 PHASE 1C SINGLE FAMILY RESIDENTIAL
LOTS 65-84 PHASE 1D SINGLE FAMILY RESIDENTIAL

ENGINEER'S CERTIFICATE:
I, THE ENGINEER, HAVE EXAMINED THE TENTATIVE MAP AND THE INFORMATION THEREON AND I AM OF THE OPINION THAT THE MAP IS ACCURATE AND THAT THE INFORMATION THEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SEE DEVELOPMENT PLAN

PROJECT PHASING
PHASING

PHASING 1B



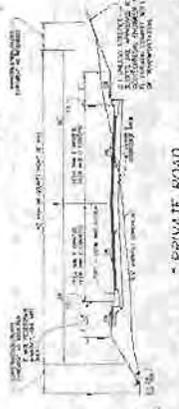
SCALE: 1" = 200'

LEGEND

- OPEN SPACE
- TREE LINE
- ROCK OUTCROP
- EXIST. MILLING STONES
- EXIST. SWALE
- EXIST. FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- DIRECTION OF SLOPE AND GRADE
- HYDRIC TRAIL



DETAIL 8 & D COURT

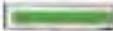


TYPICAL TRAIL SECTION



CIRCULATION PLAN

LEGEND

-  ARTERIAL
-  VILLAGE CENTER COLLECTION
-  COMMUNITY COLLECTOR
-  FEEDING TRAIL SYSTEM
-  OTHER ACCESS POINTS

CITY OF
FOLSOM
(SACRAMENTO)
COUNTY

PROMONTORY
SPECIFIC PLAN
AREA

RIDGEVIEW
WEST

TREVISIO



RIDGEVIEW WEST (TM95-1309R & PD95-15R)
APPROVED REVISIONS TO TM95-1309 MAP BY PLANNING COMMISSION

EL DORADO HILLS, CA
CITY OF EL DORADO HILLS
PLANNING COMMISSION
CITY ENGINEER
CITY CLERK
CITY MANAGER
CITY ATTORNEY
CITY SUPERVISORS

PROPOSED TENTATIVE MAP REVISION (TM# 95-1309-R)

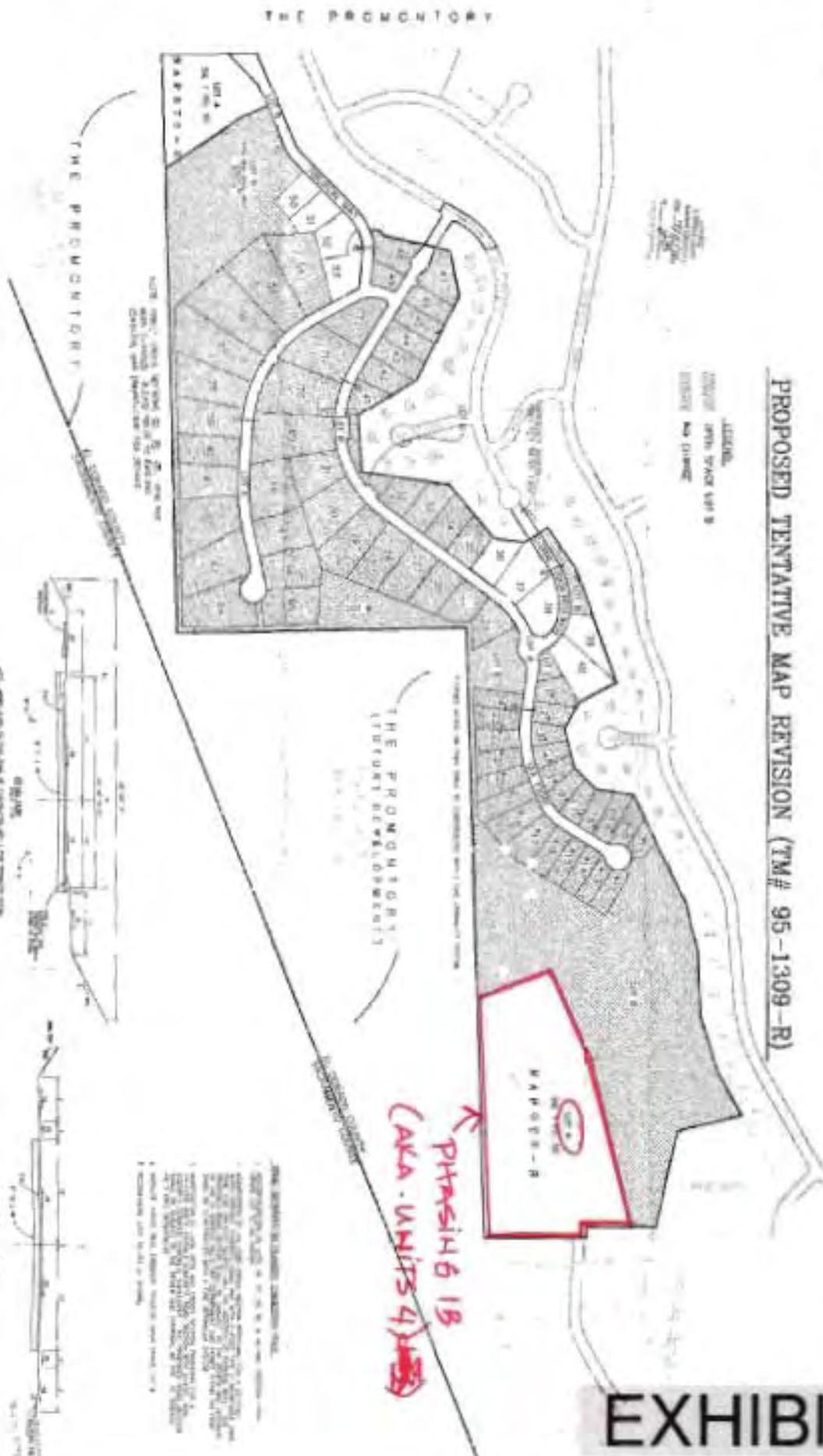


EXHIBIT G

101-C

101-C

FINAL MAP OF RIDGEVIEW WEST UNIT NO. 4

A PORTION OF THE N.W. 1/4 OF SECTION 3, T. 9 N., R. 8 E., M.D.M.
BEING LOT 'M' OF 'RIDGEVIEW WEST UNIT NO. 1', S.D. 1-52
COUNTY OF EL DORADO, STATE OF CALIFORNIA
SCALE: NONE SHEET 1 OF 4 NOVEMBER, 2007
C.T.A. ENGINEERING & SURVEYING

NOTICE OF RESTRICTION

NOTE TO DOCUMENT NO. 2008-13229
FOR NOTICE OF RESTRICTION RELATING TO MAP 4

OWNER'S STATEMENT

THE UNDERSIGNED OWNER OF RECORD HEREBY CONSENTS TO THE RESTRICTION AND PLANS OF THIS MAP AND HERBY GRANTS AND OFFERS FOR JUDICIAL USE THE COLOAN OF RECORD SET BY AS SHOWN HEREON, INCLUDING THE UNDEVELOPED ARE THEREON FOR ANY AND ALL PUBLIC PURPOSES.

THE UNDERSIGNED FURTHER MAKES AN IRREVOCABLE OFFER OF RESTRICTION TO THE COUNTY OF EL DORADO FOR OTHER PUBLIC WAYS AND DRAINAGE FACILITIES SHOWN HEREON OR CONSTRUCTED WITHIN THE SUBDIVISION FOR ANY AND ALL PUBLIC PURPOSES INCLUDING IMPROVEMENTS AND MAINTENANCE SUBJECT TO THE PROVISION THAT SAID UTILITIES AND OTHER PUBLIC WAYS, DRAINAGE FACILITIES AND FACILITIES WILL NOT BE APPROVED OR WAIVED BY THE COUNTY OF EL DORADO BUT WILL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOTS IN THE SUBDIVISION ACTING THROUGH A LEGAL ENTITY APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO HAVING THE POWER OF ASSIGNMENT IF FOR ANY REASON THE ENTITY IS NOT FORMED OR IS DISSOLVED, MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOTS IN THE SUBDIVISION. THE OWNER RESERVES AND SHALL FURTHER ALLOCATE THROUGH ANY CONTRACT OF SALE HEREAFTER ENTERED INTO THE RIGHT TO CONVEY EASEMENTS FOR ROAD AND UTILITY PURPOSES WHICH SHALL BE RESTRICTED TO ANY OF ALL LOTS SHOWN HEREON OR FROM ADJACENT PROPERTIES HERETO, OVER, UNDER AND ACROSS THE STREETS, DRIVE, PUBLIC WAYS AND EASEMENTS SHOWN OR CONVEYED HEREON.

THE UNDERSIGNED OWNER A SO HERBY OFFERS TO THE COUNTY OF EL DORADO, ON BEHALF OF THE PUBLIC THE FOLLOWING EASEMENTS FOR THESE CELESTIAL CORPUSSES AND PUBLIC UTILITIES WHICH WILL REMAIN SUBJECT:

- A. PUBLIC UTILITY EASEMENTS FOR OVERHEAD AND UNDERGROUND Wires, CABLES, TRENCHES, POLES, TOWER, ARCHES AND SUPPORTING STRUCTURES, WITH THE RIGHT TO TRAVEL AND ROAD LINES, TRENCHES AND UNDER OVERHEAD CABLES, UNDER AND ACROSS LOT 'M' OF THIS MAP (S) OR BOTH SIDES OF ALL SIX (6) LINES EXTENDING FROM THE STREET BOUNDARY OF THIS MAP SHOWN HEREON ALONG SAID LOT A DISTANCE OF FIFTY (50) FEET AND THE FRONT BOUNDARY AND ONE HALF FEET (1/2) COMPENSATION TO ALL STREETS.
- B. WIRE EASEMENTS THREE AND ONE HALF FEET (1 1/2) COMPENSATION TO LOT 'M' OF THIS MAP HEREON, OR THE FEET (5) IN FRONT OF LOT 'M' OF THIS MAP, IN ORDER TO BE LINED FOR ROAD SIGN MAINTENANCE PURPOSES.
- C. PUBLIC EASEMENTS THE (5) FEET WIDEST TO ALL STREET BOUNDARY OF THIS MAP.
- D. EASEMENTS FOR DRAINAGE AND WASTEWATER DRAINAGE SYSTEMS AND PIPES WITHIN THE CHANGING ELEVATIONS SHOWN HEREON AND ON EACH SIDE OF ALL CONSTRUCTED OR TO BE CONSTRUCTED WAYS WHICH EXIST WITHIN THE SUBDIVISION.
- E. EASEMENTS FOR PUBLIC AND PRIVATE UTILITIES (ELECTRICITY, GAS, WATER AND SEWER) WITHIN THE SUBDIVISION.

ALL OFFERS MADE HEREIN ARE IRREVOCABLE AND SHALL REMAIN OPEN IN FULL FORCE UNTIL A REJECTION OF SUCH OFFER BY THE APPLICABLE PUBLIC ENTITY.

RECEIVED THIS 19th DAY OF NOVEMBER 2007

Thomas A. Reid
THOMAS A. REID
NOTARY PUBLIC

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF SACRAMENTO
ON THIS 19th DAY OF NOVEMBER 2007
BEFORE ME, *Thomas A. Reid*, a Notary Public in and for said State personally known to me, OR - PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSONS WHOSE NAMES APPEAR SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT(S) EXECUTED THE SAID INSTRUMENT VOLUNTARILY AND THAT HE/SHE/IT(S) UNDERSTOOD THE CONTENTS OF THE INSTRUMENT AND THE EFFECT THEREON, AND THAT HE/SHE/IT(S) WAS/WERE AT THE TIME OF EXECUTION OF SAID INSTRUMENT FULLY CAPABLE OF UNDERSTANDING THE NATURE AND EFFECT OF THE SAME.

WITNESSE MY HAND AND SEAL OF OFFICE ON NOVEMBER 19, 2007
Thomas A. Reid
NOTARY PUBLIC

BY COMMISSION EXPIRES 7/29/10
MY PRINCIPAL PLACE OF BUSINESS IS Sacramento Co.

BENEFICIARY'S STATEMENT

WE, THE UNDERSIGNED, EMPORIA BANK, BENEFICIARY UNDER THAT CERTAIN CHECK OF DATED AUGUST 13, 2005 AND RECORDED AUGUST 30, 2005, DOCUMENT NO. 2005-007161, OFFICIAL RECORDS OF EL DORADO COUNTY, HEREBY CONSENT TO THE IRREVOCABLE OFFERS OF RESTRICTIONS SHOWN HEREON AND THE RESTRICTIONS AND PLANS OF THIS MAP.

Kevin H. Sargent
NAME: Kevin H. Sargent
TITLE: Vice President

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF SACRAMENTO
ON THIS 19th DAY OF NOVEMBER 2007
BEFORE ME, *Thomas A. Reid*, a Notary Public in and for said State personally known to me, OR - PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSONS WHOSE NAMES APPEAR SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT(S) EXECUTED THE SAID INSTRUMENT VOLUNTARILY AND THAT HE/SHE/IT(S) UNDERSTOOD THE CONTENTS OF THE INSTRUMENT AND THE EFFECT THEREON, AND THAT HE/SHE/IT(S) WAS/WERE AT THE TIME OF EXECUTION OF SAID INSTRUMENT FULLY CAPABLE OF UNDERSTANDING THE NATURE AND EFFECT OF THE SAME.

WITNESSE MY HAND AND SEAL OF OFFICE ON NOVEMBER 19, 2007
Thomas A. Reid
NOTARY PUBLIC

BY COMMISSION EXPIRES 7/29/10
MY PRINCIPAL PLACE OF BUSINESS IS Sacramento Co.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEYOR MAP ACT AND LOCAL ORDINANCE OF THE COUNTY OF EL DORADO. I, A CALIFORNIA LICENSED SURVEYOR, CERTIFY THAT I AM A MEMBER IN GOOD STANDING OF THE SURVEYORS ASSOCIATION OF CALIFORNIA AND THAT I AM A MEMBER IN GOOD STANDING OF THE SURVEYORS ASSOCIATION OF CALIFORNIA AND THAT I AM A MEMBER IN GOOD STANDING OF THE SURVEYORS ASSOCIATION OF CALIFORNIA AND THAT I AM A MEMBER IN GOOD STANDING OF THE SURVEYORS ASSOCIATION OF CALIFORNIA.

DATE: Nov. 19, 2007
William E. Schatz
WILLIAM E. SCHATZ
LICENSE EXPIRES 12-31-2008



COUNTY SURVEYOR'S STATEMENT

I HAVE EXAMINED THE MAP, THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERNATIONS THEREON. ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH. I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATE: 11-26-07
Daniel S. Russell
DANIEL S. RUSSELL, L.S. 5077 LICENSE EXPIRES 12-31-07
COUNTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA
BY: *[Signature]*
MICHAEL J. SPINA, L.S. 5084 LICENSE EXPIRES 08-30-09
DEPUTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA



COUNTY ENGINEER'S STATEMENT

I, JAMES W. WARE, HEREBY STATE THAT ALL THE REQUIRED CONSTRUCTION PLANS AND SPECIFICATIONS WERE APPROVED AND THAT THE SURVEYOR HAS EXECUTED THE NECESSARY AGREEMENT AND SUBMITTED THE REQUIRED SECURITY TO COMPLETE COMPLETION OF THE REQUIRED IMPROVEMENTS FOR THE SUBDIVISION.

DATE: 11/20/07
James W. Ware
COUNTY ENGINEER
DEPARTMENT OF TRANSPORTATION
COUNTY OF EL DORADO, CALIFORNIA
RECEIVED: 11/21/08



DEVELOPMENT SERVICES DIRECTOR'S STATEMENT

I, GREGORY L. FINE, HEREBY STATE THAT THIS FINAL MAP conforms substantially to the tentative map of this subdivision approved on January 22, 2004 by the Board of Supervisors and any approved alterations thereon and that all conditions imposed upon said approvals have been satisfied.

DATE: 11/20/07
GREGORY L. FINE
DEVELOPMENT SERVICES DIRECTOR
COUNTY OF EL DORADO, CALIFORNIA

Gregory L. Fine
GREGORY L. FINE
PRINCIPAL PLANNER
COUNTY OF EL DORADO, CALIFORNIA

COUNTY TAX COLLECTOR'S STATEMENT

I, C.L. PATTER, HEREBY STATE THAT ACCORDING TO THE RECORDS OF THIS OFFICE, THERE ARE NO LENS AGAINST THIS SUBDIVISION OF ANY KIND (TAXES FOR UNIFORM STATE COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES EXCEPT TAXES OF SPECIAL ASSESSMENTS NOT YET PAYABLE, PROVIDED THAT THE FINAL MAP IS ACCEPTED FOR RECORD AND FILED PRIOR TO THE NEXT SUCCEEDING LEND DATE.

DATE: 11/26/07
C.L. PATTER
TAX COLLECTOR
COUNTY OF EL DORADO, CALIFORNIA
Anne Billingsley
ANNE BILLINGSLEY
CLERK

BOARD CLERK'S STATEMENT

I, CINDY RECK, HEREBY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER ON 1-9-07, ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION AND ACCEPT, SUBJECT TO IMPROVEMENT FOR PUBLIC USE, LOT 'M' AND FURTHER ACCEPTS ON BEHALF OF THOSE PUBLIC ENTITIES THAT WILL PROVIDE SERVICES, SUBJECT TO THE PLANNERS' CONSTRUCTION STANDARDS, THE EASEMENT SHOWN HEREON AND HE OFFERS FOR DEED, EXCEPT FINANCE EASEMENTS WHICH ARE REJECTED.

DATE: 11-9-07
Cindy Reck
CINDY RECK
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF EL DORADO, CALIFORNIA
Leptina Johnson
LEPTINA JOHNSON
DEPUTY CLERK



RECORDER'S CERTIFICATE

FILED THIS 17th DAY OF January 2008 at 13:24:07 IN BOOK 17 OF MAPS AT PAGE 104 DOCUMENT # 2008-13229 AT THE REQUEST OF PROPERTY HOMES WEST, LLC
TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION IS GUARANTEED BY TITLE CERTIFICATE NO. 200320-SACA-111712 PREPARED BY C.A. Roberts TITLE COMPANY AND IS ON FILE IN THIS OFFICE

William E. Schatz
WILLIAM E. SCHATZ
COUNTY RECORDER
COUNTY OF EL DORADO, CALIFORNIA
Janet Reck
JANET RECK
CLERK

EXHIBIT H.1

101-C

J-104

UHOFC

CS-104A

FINAL MAP OF RIDGEVIEW WEST UNIT NO. 4

THE N.W. 1/4 OF SECTION 3, T. 9 N., R. 8 E., M.D.M.
BEING LOT 'N' OF "RIDGEVIEW WEST UNIT NO. 1", S.D. 1-52
COUNTY OF EL DORADO, STATE OF CALIFORNIA
SCALE: 1"=60' SHEET 2 OF 4 NOVEMBER, 2007
C.T.A. ENGINEERING & SURVEYING

LEGEND

- DIMENSION POINT
- FOUND MONUMENT AS NOTED
- FOUND 1 1/2" C.I.P. STAMPED L.S. 3686
- FOUND SURVEY STAKE & BENCH STAMPED L.S. 3686 PER S.D. 1-52
- SET 1/2" C.I.P. STAMPED L.S. 3617
- SET 1 1/2" C.I.P. STAMPED L.S. 3617
- SET SURVEY STAKE AND BENCH STAMPED L.S. 3617
- FOUND MONUMENT CENTER OF CROSS AS SPURVEY EASEMENT DOES NOT EXIST
- PUBLIC UTILITY EASEMENT
- SANITARY WATER EASEMENT
- SLOTTED URN EASEMENT

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BEARING WITH THAT OF "RIDGEVIEW WEST AND LOT 'N' SUBDIVISION" AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK 1 OF SUBDIVISIONS, AT PAGE 52 AND IS BASED UPON MONUMENTS SHOWN AS FOUND HEREON.

REFERENCES

1	11/27	1-52
2	11/27	1-52
3	11/27	1-52
4	11/27	1-52
5	11/27	1-52

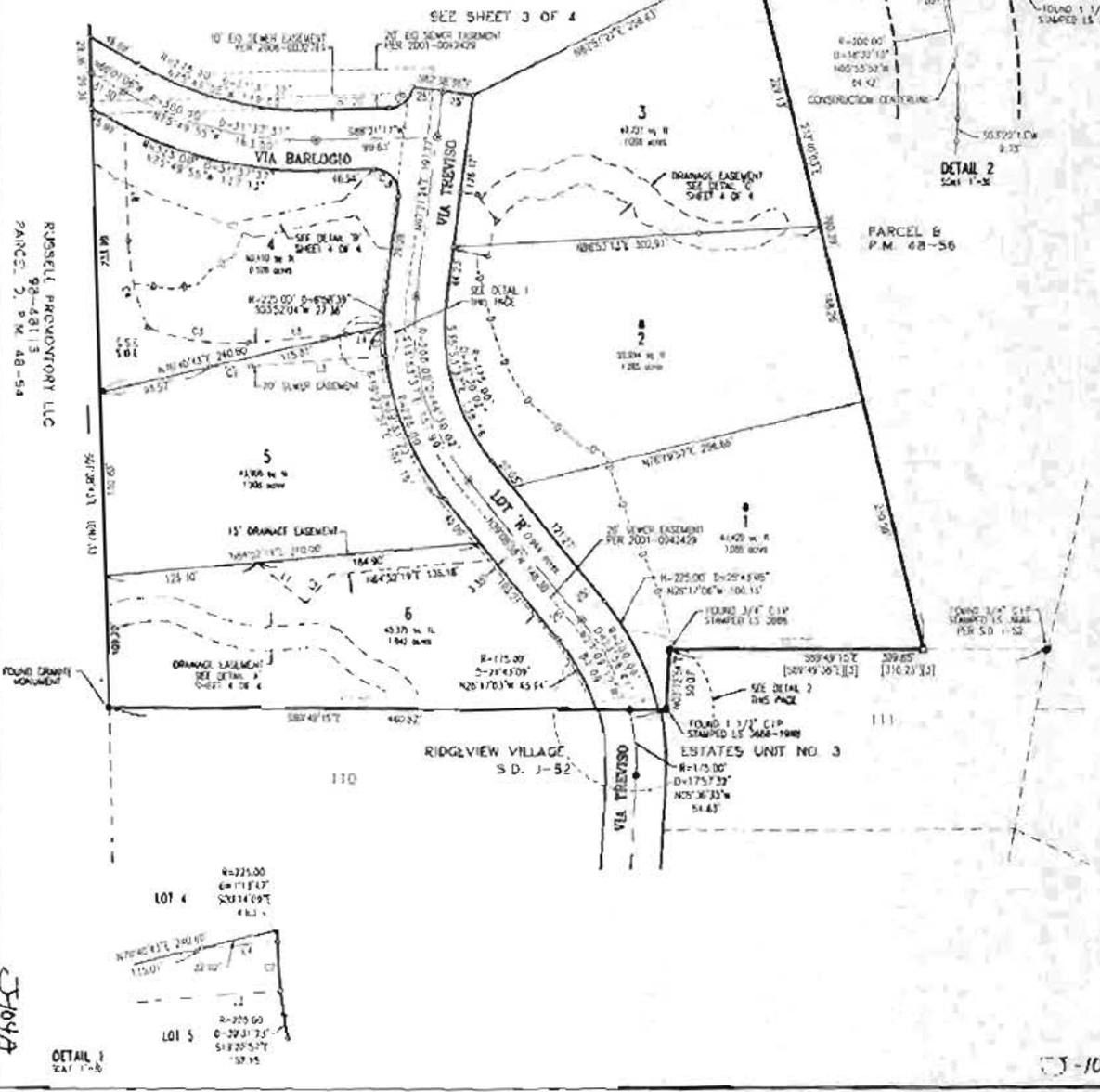


NOTES

1. ALL DIMENSIONS ON CURVED LINES ARE CHORD DISTANCES UNLESS OTHERWISE NOTED.
2. THE AREA CONTAINED WITHIN THE SUBDIVISION IS 14.88 ACRES, CONSISTING OF 6 RESIDENTIAL LOTS, AND 7 UTILITY LOTS.
3. ALL DEAR LOT CORNERS ARE MARKED BY A 5/8" REBAR WITH ALUMINUM CAP STAMPED L.S. 3617.
4. ALL FRONT LOT CORNERS ARE MARKED BY A SLASH IN THE TOP BACK OF CURB AT THE PROPERTY LINE EXTENSION.
5. THE CROSS-LOT DRAINAGE EASEMENTS SHOWN HEREON SHALL BE TEN FEET (10') IN WIDTH AND SHALL BE BASED UPON REASONABLE CONSTRUCTION OF THE DRAIN CENTERLINE.
6. ALL EASEMENTS WITH PROVISIONS WIDER THAN SIX FEET (6') IN WIDTH.
7. LOT 'N' RESERVED FOR FUTURE DEVELOPMENT. SEE NOTICE OF RESERVATION ON SHEET 1.

LINE	BEARING	DISTANCE
11	N05°24'32"W	24.37
12	S40°10'32"W	27.31
13	S60°19'36"E	111.43
14	S60°19'36"E	27.28
15	N65°19'30"E	70.42
16	S01°28'43"E	94.57

CURVE	RADIUS	CHORD	CH. BEARING	DISTANCE
C1	203.00	8'12"18"	S89°20'13"E	11.32
C2	225.00	5'02"45"	S02°23'55"E	20.00
C3	185.00	26'24"39"	S81°28'45"E	84.95
C4	182.00	21'49'30"	S82°45'17"E	72.68
C5	200.00	39'00'07"	N67°08'39"W	30.47
C6	200.00	37'58'55"	N67°51'21"E	35.88



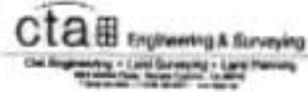
2-104-6

2-104-6

LEGEND

- 20' WIDE EASEMENT
- 10' WIDE EASEMENT
- 5' WIDE EASEMENT
- 3' WIDE EASEMENT
- 2' WIDE EASEMENT
- 1' WIDE EASEMENT
- 0.5' WIDE EASEMENT
- 0.25' WIDE EASEMENT
- 0.125' WIDE EASEMENT
- 0.0625' WIDE EASEMENT
- 0.03125' WIDE EASEMENT
- 0.015625' WIDE EASEMENT
- 0.0078125' WIDE EASEMENT
- 0.00390625' WIDE EASEMENT
- 0.001953125' WIDE EASEMENT
- 0.0009765625' WIDE EASEMENT
- 0.00048828125' WIDE EASEMENT
- 0.000244140625' WIDE EASEMENT
- 0.0001220703125' WIDE EASEMENT
- 0.00006103515625' WIDE EASEMENT
- 0.000030517578125' WIDE EASEMENT
- 0.0000152587890625' WIDE EASEMENT
- 0.00000762939453125' WIDE EASEMENT
- 0.000003814697265625' WIDE EASEMENT
- 0.0000019073486328125' WIDE EASEMENT
- 0.00000095367431640625' WIDE EASEMENT
- 0.000000476837158203125' WIDE EASEMENT
- 0.0000002384185791015625' WIDE EASEMENT
- 0.00000011920928955078125' WIDE EASEMENT
- 0.000000059604644775390625' WIDE EASEMENT
- 0.0000000298023223876953125' WIDE EASEMENT
- 0.00000001490116119384765625' WIDE EASEMENT
- 0.000000007450580596923828125' WIDE EASEMENT
- 0.0000000037252902984619140625' WIDE EASEMENT
- 0.00000000186264514923095703125' WIDE EASEMENT
- 0.000000000931322574615478515625' WIDE EASEMENT
- 0.00000000046566128730773928125' WIDE EASEMENT
- 0.000000000232830643653869640625' WIDE EASEMENT
- 0.0000000001164153218269348203125' WIDE EASEMENT
- 0.00000000005820766091346741015625' WIDE EASEMENT
- 0.000000000029103830456733705078125' WIDE EASEMENT
- 0.0000000000145519152283668525390625' WIDE EASEMENT
- 0.00000000000727595761418342626953125' WIDE EASEMENT
- 0.0000000000036379788070917131319140625' WIDE EASEMENT
- 0.000000000001818989403545856565969238125' WIDE EASEMENT
- 0.000000000000909494701772928282984619140625' WIDE EASEMENT
- 0.0000000000004547473508864141414923095703125' WIDE EASEMENT
- 0.00000000000022737367544320707070917131319140625' WIDE EASEMENT
- 0.00000000000011368683772161353535458565969238125' WIDE EASEMENT
- 0.0000000000000568434188608067676772928282984619140625' WIDE EASEMENT
- 0.000000000000028421709430403383838641414923095703125' WIDE EASEMENT
- 0.00000000000001421085471520169191917131319140625' WIDE EASEMENT
- 0.00000000000000710542735760084595958565969238125' WIDE EASEMENT
- 0.0000000000000035527136788004229792928282984619140625' WIDE EASEMENT
- 0.00000000000000177635683940021146464641414923095703125' WIDE EASEMENT
- 0.00000000000000088817841970010573232323095703125' WIDE EASEMENT
- 0.00000000000000044408920985005286464641414923095703125' WIDE EASEMENT
- 0.00000000000000022204460492502643232323095703125' WIDE EASEMENT
- 0.00000000000000011102230246251321616161414923095703125' WIDE EASEMENT
- 0.0000000000000000555111512312508080808095703125' WIDE EASEMENT
- 0.00000000000000002775557561504040404095703125' WIDE EASEMENT
- 0.00000000000000001387778780752020202095703125' WIDE EASEMENT
- 0.0000000000000000069388939037601010101095703125' WIDE EASEMENT
- 0.00000000000000000346944695188005050505095703125' WIDE EASEMENT
- 0.00000000000000000173472347594002525252595703125' WIDE EASEMENT
- 0.000000000000000000867361737970012626262695703125' WIDE EASEMENT
- 0.0000000000000000004336808689850063131313195703125' WIDE EASEMENT
- 0.0000000000000000002168404344925012626262695703125' WIDE EASEMENT
- 0.00000000000000000010842021724625063131313195703125' WIDE EASEMENT
- 0.00000000000000000005421010862312512626262695703125' WIDE EASEMENT
- 0.000000000000000000027105054311562512626262695703125' WIDE EASEMENT
- 0.000000000000000000013552527157812512626262695703125' WIDE EASEMENT
- 0.0000000000000000000067762635789062512626262695703125' WIDE EASEMENT
- 0.00000000000000000000338813178945312512626262695703125' WIDE EASEMENT
- 0.000000000000000000001694065894726562512626262695703125' WIDE EASEMENT
- 0.0000000000000000000008470329473632812512626262695703125' WIDE EASEMENT
- 0.00000000000000000000042351647368164062512626262695703125' WIDE EASEMENT
- 0.0000000000000000000002117582368420312512626262695703125' WIDE EASEMENT
- 0.00000000000000000000010587911842101562512626262695703125' WIDE EASEMENT
- 0.00000000000000000000005293955921057812512626262695703125' WIDE EASEMENT
- 0.000000000000000000000026469779605289062512626262695703125' WIDE EASEMENT
- 0.0000000000000000000000132348898026445312512626262695703125' WIDE EASEMENT
- 0.00000000000000000000000661744490132226562512626262695703125' WIDE EASEMENT
- 0.000000000000000000000003308722450661131313195703125' WIDE EASEMENT
- 0.00000000000000000000000165436122533056562512626262695703125' WIDE EASEMENT
- 0.000000000000000000000000827180612665782812512626262695703125' WIDE EASEMENT
- 0.00000000000000000000000041359030633289141414923095703125' WIDE EASEMENT
- 0.0000000000000000000000002067951531664457070917131319140625' WIDE EASEMENT
- 0.000000000000000000000000103397576583222888641414923095703125' WIDE EASEMENT
- 0.0000000000000000000000000516987882916114424242495703125' WIDE EASEMENT
- 0.0000000000000000000000000258493941455722222495703125' WIDE EASEMENT
- 0.0000000000000000000000000129246970727786111112495703125' WIDE EASEMENT
- 0.000000000000000000000000006462348536389055556495703125' WIDE EASEMENT
- 0.000000000000000000000000003231174268194477778495703125' WIDE EASEMENT
- 0.000000000000000000000000001615587134409738889495703125' WIDE EASEMENT
- 0.000000000000000000000000000807793567204894444495703125' WIDE EASEMENT
- 0.0000000000000000000000000004038967836024472222495703125' WIDE EASEMENT
- 0.0000000000000000000000000002019483918012236111112495703125' WIDE EASEMENT
- 0.0000000000000000000000000001009741959006118055556495703125' WIDE EASEMENT
- 0.000000000000000000000000000050487097950309277778495703125' WIDE EASEMENT
- 0.000000000000000000000000000025243548975154638889495703125' WIDE EASEMENT
- 0.000000000000000000000000000012621774487577319444495703125' WIDE EASEMENT
- 0.0000000000000000000000000000063108872437886972222495703125' WIDE EASEMENT
- 0.00000000000000000000000000000315544362189348889495703125' WIDE EASEMENT
- 0.0000000000000000000000000000015777218109469444495703125' WIDE EASEMENT
- 0.00000000000000000000000000000078886090547232222495703125' WIDE EASEMENT
- 0.000000000000000000000000000000394430452736111112495703125' WIDE EASEMENT
- 0.000000000000000000000000000000197215226368055556495703125' WIDE EASEMENT
- 0.0000000000000000000000000000000986076131690277778495703125' WIDE EASEMENT
- 0.00000000000000000000000000000004930380658450138889495703125' WIDE EASEMENT
- 0.00000000000000000000000000000002465190329225069444495703125' WIDE EASEMENT
- 0.00000000000000000000000000000001232595164612532222495703125' WIDE EASEMENT
- 0.000000000000000000000000000000006162975823063111112495703125' WIDE EASEMENT
- 0.00000000000000000000000000000000308148791153155556495703125' WIDE EASEMENT
- 0.00000000000000000000000000000000154074395576577778495703125' WIDE EASEMENT
- 0.0000000000000000000000000000000007703719778828889495703125' WIDE EASEMENT
- 0.000000000000000000000000000000000385185988941444495703125' WIDE EASEMENT
- 0.0000000000000000000000000000000001925929944572222495703125' WIDE EASEMENT
- 0.0000000000000000000000000000000000962964972286111112495703125' WIDE EASEMENT
- 0.000000000000000000000000000000000048148248614255556495703125' WIDE EASEMENT
- 0.000000000000000000000000000000000024074124307127778495703125' WIDE EASEMENT
- 0.0000000000000000000000000000000000120370621535638889495703125' WIDE EASEMENT
- 0.0000000000000000000000000000000000060185310778169444495703125' WIDE EASEMENT
- 0.0000000000000000000000000000000000030092655389072222495703125' WIDE EASEMENT
- 0.0000000000000000000000000000000000015046327694536111112495703125' WIDE EASEMENT
- 0.0000000000000000000000000000000000007523163847268055556495703125' WIDE EASEMENT
- 0.0000000000000000000000000000000000003761581923634027778495703125' WIDE EASEMENT
- 0.00000000000000000000000000000000000018807909618170138889495703125' WIDE EASEMENT
- 0.00000000000000000000000000000000000009403954809085069444495703125' WIDE EASEMENT
- 0.00000000000000000000000000000000000004701977404542532222495703125' WIDE EASEMENT
- 0.00000000000000000000000000000000000002350988702271266111112495703125' WIDE EASEMENT
- 0.0000000000000000000000000000000000000117549435113557778495703125' WIDE EASEMENT
- 0.000000000000000000000000000000000000005877471755678889495703125' WIDE EASEMENT
- 0.000000000000000000000000000000000000002938735877839444495703125' WIDE EASEMENT
- 0.00000000000000000000000000000000000000146936793891972222495703125' WIDE EASEMENT
- 0.00000000000000000000000000000000000000073468396945986111112495703125' WIDE EASEMENT
- 0.00000000000000000000000000000000000000036734198472993055556495703125' WIDE EASEMENT
- 0.000000000000000000000000000000000000000183670992364967778495703125' WIDE EASEMENT
- 0.00918354961824838889495703125' WIDE EASEMENT
- 0.004591774809124444495703125' WIDE EASEMENT
- 0.0022958874045622222495703125' WIDE EASEMENT
- 0.001147943702281111112495703125' WIDE EASEMENT
- 0.00057397185114055556495703125' WIDE EASEMENT
- 0.00028698592557027778495703125' WIDE EASEMENT
- 0.000143492962785138889495703125' WIDE EASEMENT
- 0.0071746481392572222495703125' WIDE EASEMENT
- 0.00358732406961266111112495703125' WIDE EASEMENT
- 0.0017936620348063305556495703125' WIDE EASEMENT
- 0.000896831017403169444495703125' WIDE EASEMENT
- 0.0004484155087015972222495703125' WIDE EASEMENT
- 0.0002242077543507986111112495703125' WIDE EASEMENT
- 0.000112103877175399305556495703125' WIDE EASEMENT
- 0.005605193858769967778495703125' WIDE EASEMENT
- 0.0028025969293849838889495703125' WIDE EASEMENT
- 0.00140129846469249169444495703125' WIDE EASEMENT
- 0.00070064923234624572222495703125' WIDE EASEMENT
- 0.00035032461617312266111112495703125' WIDE EASEMENT
- 0.00017516230808656330556495703125' WIDE EASEMENT
- 0.008758115404328169444495703125' WIDE EASEMENT
- 0.004379057702164472222495703125' WIDE EASEMENT
- 0.002189528851082236111112495703125' WIDE EASEMENT
- 0.00109476442554118305556495703125' WIDE EASEMENT
- 0.00054738221277059169444495703125' WIDE EASEMENT
- 0.00027369110638529572222495703125' WIDE EASEMENT
- 0.00013684555319264786111112495703125' WIDE EASEMENT
- 0.0068422776596323930556495703125' WIDE EASEMENT
- 0.0034211388298161969444495703125' WIDE EASEMENT
- 0.00171056941490809872222495703125' WIDE EASEMENT
- 0.00085528470745439938889495703125' WIDE EASEMENT
- 0.00042764235372719969444495703125' WIDE EASEMENT
- 0.000213821176863598472222495703125' WIDE EASEMENT
- 0.000106910588431799236111112495703125' WIDE EASEMENT
- 0.0053455294215996830556495703125' WIDE EASEMENT
- 0.00267276471079984169444495703125' WIDE EASEMENT
- 0.0013363823553999209872222495703125' WIDE EASEMENT
- 0.0006681911776999104838889495703125' WIDE EASEMENT
- 0.00033409558884995524169444495703125' WIDE EASEMENT
- 0.0001670477944249776236111112495703125' WIDE EASEMENT
- 0.00835238972124888169444495703125' WIDE EASEMENT
- 0.0041761948606244438889495703125' WIDE EASEMENT
- 0.0020880974303122219444495703125' WIDE EASEMENT
- 0.00104404871515610972222495703125' WIDE EASEMENT
- 0.0005220243

RIDGEVIEW WEST TM #95-1309 R3
EL MIRADO HILLS, CALIFORNIA
MAP 1"=40'



APPLICANT: RIDGEVIEW HOMES WEST LLC
11415 EL MIRADO GOLD CBL SITE 4
RANCHO CORONA, CA 91743

EXISTING MAP TM #95-1309 R PER REVISION MAP & FINDING OF CONSISTENCY DATED JANUARY, 2007



EXHIBIT H

Map 1"=40' of the Ridgeview West subdivision, prepared by CTA Engineering & Surveying, 11415 El Mirado Hills, Suite 100, El Mirado Hills, CA 91731. (909) 441-1111.



SCALE 1"=100'

ZONING MAP

TM 11-1502 TREVISO II

LOT A OF RIDGEVIEW WEST UNIT 4

APN 120-700-07

COUNTY OF ALAMEDA

NOVEMBER, 2011

STATE OF CALIFORNIA



EXISTING ZONING

PROPOSED ZONING

EXHIBIT I

www.sds.com/landuse/.../TM11-1502-TREVISO-II-11-2011.pdf

TENTATIVE MAP

TREVISO II - A PLANNED DEVELOPMENT

LOT A OF RIDGEVIEW WEST UNIT 4

COUNTY OF EL DORADO APRIL, 2011 STATE OF CALIFORNIA

OWNERS OF RECORD
 RICHMOND LAND TRUST, LLC
 2333 JAMES STREET
 RICHMOND, CALIFORNIA 94804

APPLICANT
 RICHMOND LAND TRUST, LLC
 2333 JAMES STREET
 RICHMOND, CALIFORNIA 94804

ENGINEER

cta Engineering & Surveying
 1000 S. GARDNER STREET, SUITE 100
 RICHMOND, CALIFORNIA 94804

MAP SCALE
 1" = 40'

CONTOUR INTERVAL
 GROUND SURFACE - 7 FEET

SOURCE OF TOPOGRAPHY
 2008 PHOTOGRAMMETRY

SECTION, TOWNSHIP, and RANGE
 SECTION 2, T. 19 N., R. 8 E., W. 4 N.

ASSESSOR'S PARCEL NUMBERS
 001-185-700-01

GENERAL PLAN
 4-1-1 (P)

PRESENT ZONING
 R-1M (P)

PROPOSED ZONING
 R-1 (P)

TOTAL AREA
 6.58 ACRES

TOTAL NUMBER OF PARCELS
 RESIDENTIAL LOTS (1-20) 625 AC
 LOT 20 (1) 0.27 AC
 (20) SINGLE-UNIT RESIDENTIAL, 2-BEDROOM & 1.5 BATHS
 (20) 0.27 AC (10)
 (20) 0.27 AC (10)
 10% AREA

MINIMUM LOT AREA
 5,275 SQUARE FEET

WATER SUPPLY and SEWAGE DISPOSAL
 IS SERVICE AVAILABLE?

PROPOSED STRUCTURAL FIRE PROTECTION
 IS COVERED BY COUNTY WATER SUPPLY (PUC DEPT.)

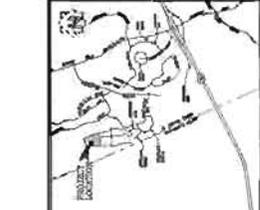
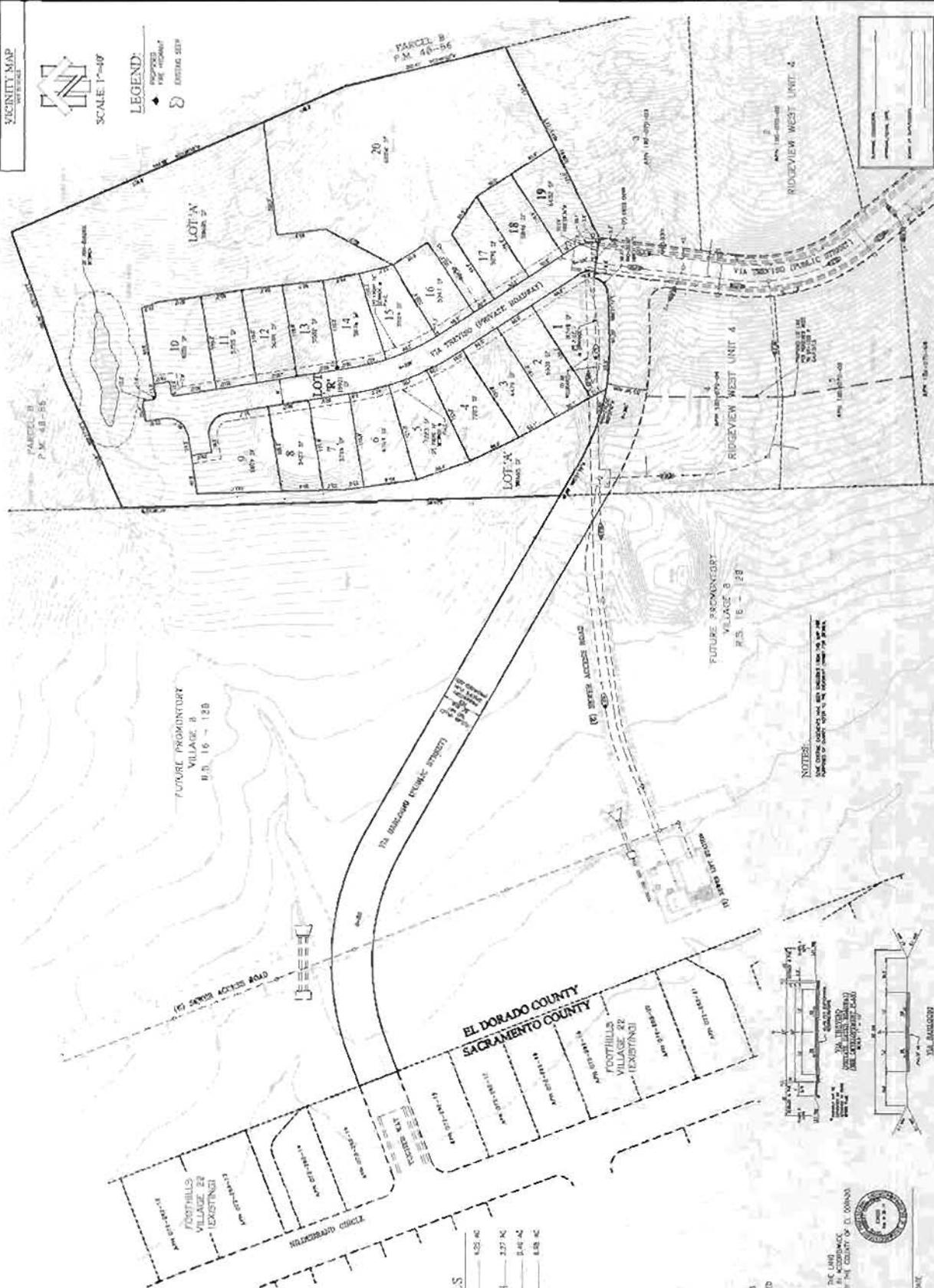
DATE OF PREPARATION
 APRIL, 2011

PHASING PLAN NOTICE
 ALL PHASING PLAN NOTICES SHALL BE MAILED TO THE APPLICANT AND THE COUNTY OF EL DORADO. THE APPLICANT SHALL BE RESPONSIBLE FOR THE PHASING PLAN NOTICE TO BE MAILED TO THE APPLICANT AND THE COUNTY OF EL DORADO. THE APPLICANT SHALL BE RESPONSIBLE FOR THE PHASING PLAN NOTICE TO BE MAILED TO THE APPLICANT AND THE COUNTY OF EL DORADO.

ENGINEER'S CERTIFICATE
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED IN THIS TENTATIVE MAP IS TRUE AND CORRECT, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA.

DATE
 APRIL 20, 2011

BY
 [Signature]



LEGEND:
 PROPOSED PROJECT
 EXISTING SITE

SCALE 1"=40'

VICINITY MAP

NOTES:
 ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
 ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

EL DORADO COUNTY

SACRAMENTO COUNTY

FOOTHILLS VILLAGE 22 (EXISTING)

EXHIBIT J

STAFF REPORT

2-0254.D.84

PRELIMINARY GRADING & DRAINAGE PLAN
& DEVELOPMENT PLAN

TREVISO II

LOT 4 OF RIDGEVIEW WEST UNIT 4

COUNTY OF EL DORADO APRIL, 2011 STATE OF CALIFORNIA

LEGEND

- 1. Proposed Grading
- 2. Proposed Drainage
- 3. Proposed Roadway
- 4. Proposed Utility
- 5. Proposed Structure
- 6. Proposed Fencing
- 7. Proposed Planting
- 8. Proposed Erosion Control
- 9. Proposed Retention Wall
- 10. Proposed Stormwater Management

SCALE 1"=40'

DATEWORKS
12/12/2010
12/15/2010
1/12/2011
1/26/2011
2/16/2011
3/14/2011
4/12/2011

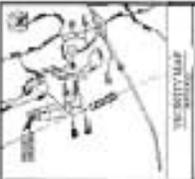
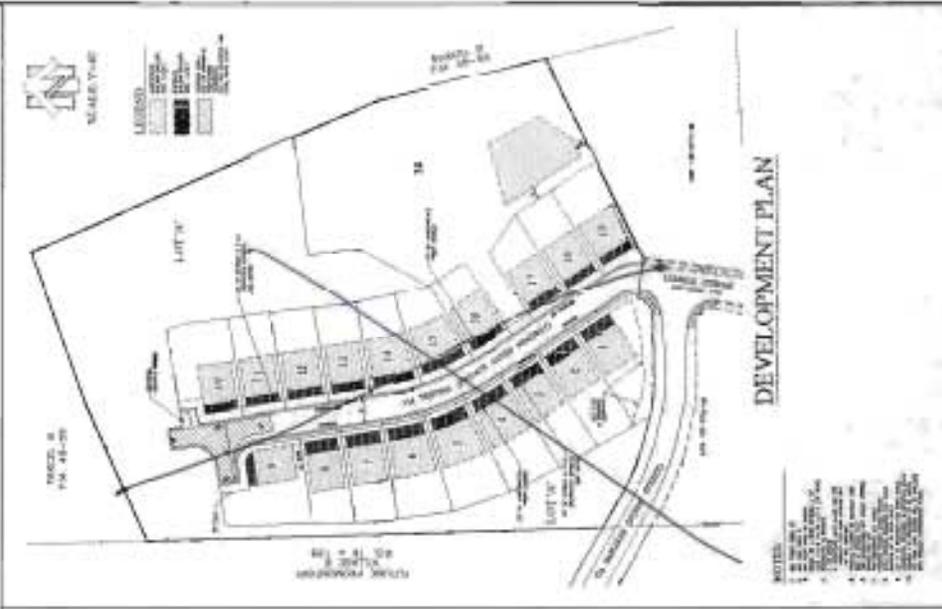
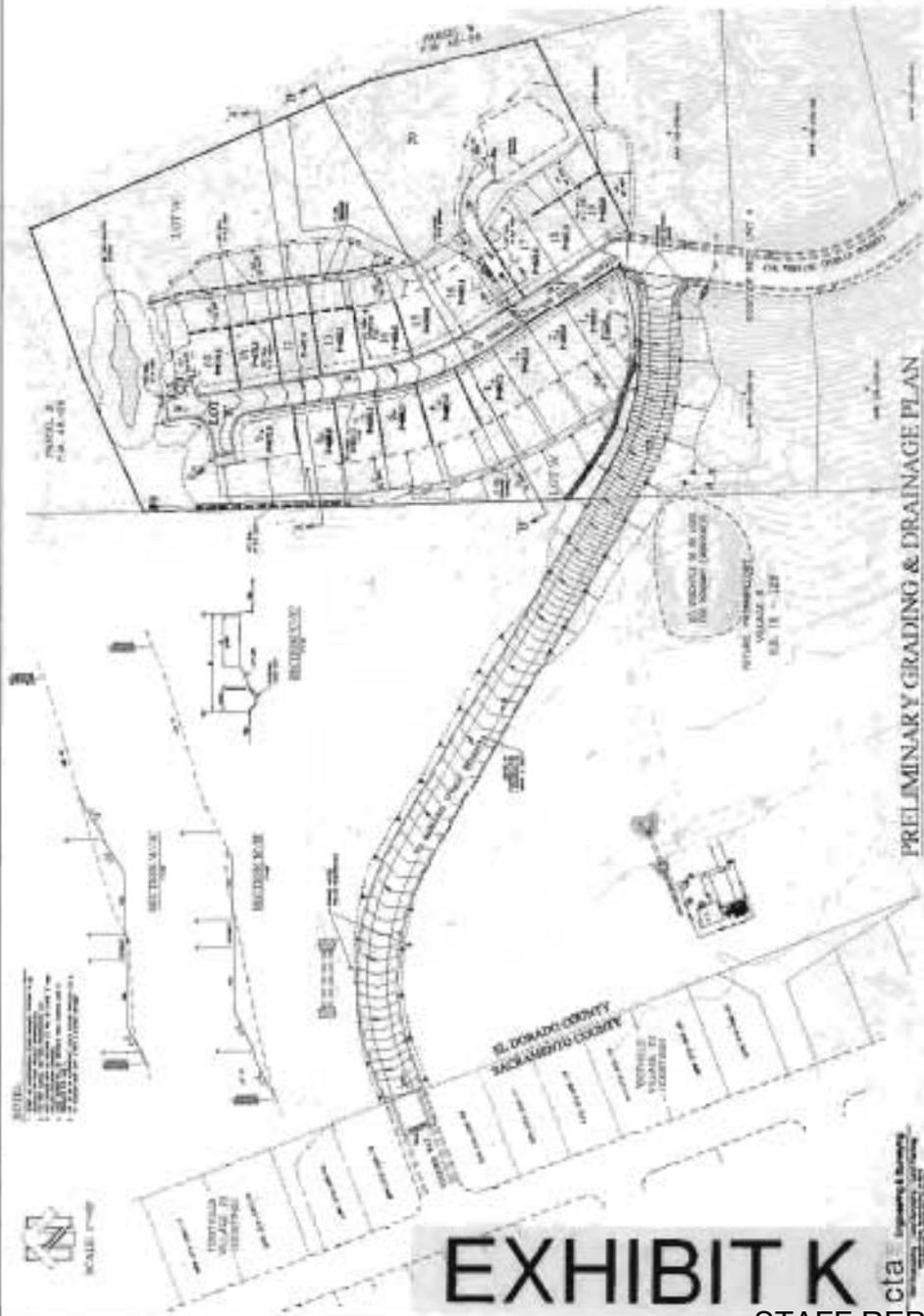


EXHIBIT K

cfa
Engineering & Architecture
12000 Foothill Blvd., Suite 100
Foothill, CA 91030
Tel: 626-441-1111
Fax: 626-441-1112
www.cfa.com

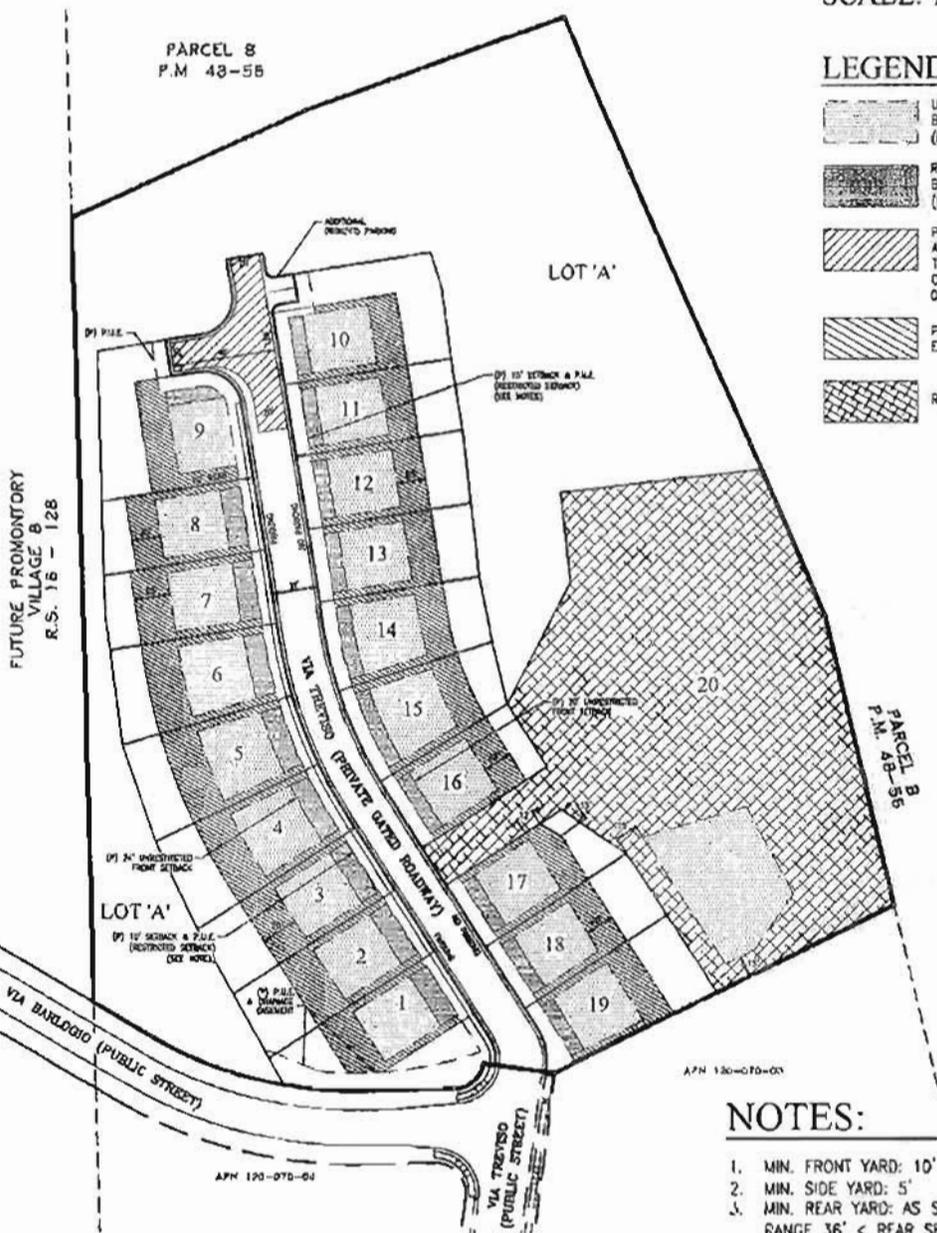
TREVISO II
LOT A OF RIDGEVIEW WEST UNIT 4
DEVELOPMENT PLAN
 EL DORADO COUNTY, CALIFORNIA
 OCTOBER, 2011



SCALE: 1"=80'

LEGEND

-  UNRESTRICTED BUILDING ENVELOPE (MIN. 40'x45')
-  RESTRICTED BUILDING ENVELOPE (MIN. 10'x40')
-  PROPOSED DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND PER 2010 CALIFORNIA FIRE CODE, FIGURE 0103.1
-  PROPOSED DEVELOPMENT ENVELOPE SEE NOTE 11.
-  R1 ZONING APPLIES



DEVELOPMENT PLAN

NOTES:

1. MIN. FRONT YARD: 10'
2. MIN. SIDE YARD: 5'
3. MIN. REAR YARD: AS SHOWN;
RANGE 36' ≤ REAR SETBACK ≤ 70'
4. RESTRICTED AS DEFINED
 - a. NO GARAGE
 - b. STRUCTURE MUST ALLOW FOR SITE VISIBILITY FOR CARS BACKING OUT OF THE DRIVEWAY
5. PARKING ALLOWED ON SIDEWALK SIDE SIDE OF STREET ONLY
6. TWO UNENCLOSED OFF STREET PARKING SPACES PER LOT
7. TWO ADDITIONAL OFF STREET PARKING SPACES WHERE SHOWN
8. OPEN FENCING REQUIRED FOR YARDS BACKING UP TO OPEN SPACE
9. LOT 'A' IS RESERVED FOR OPEN SPACE, LANDSCAPE, DRAINAGE, & RETAINING WALLS
10. TREVISO II IS PROPOSED TO BE GATED; THE FINAL GATE DESIGN WILL BE INCLUDED WITH PROJECT IMPROVEMENT PLANS

11. DEVELOPMENT ENVELOPE USES INCLUDE, BUT NOT LIMITED TO:
- a. POOLS
 - b. RETAINING WALLS
 - c. PATIO COVERS
 - d. HARD SCAPES/STAIRS
 - e. PORCHES
 - f. ARBORS
 - g. GAZEBO'S
 - h. FIRE SAFE DECKS

cta Engineering & Surveying
 Civil Engineering - Land Surveying - Land Planning
 1220 Marine City, Alhambra, CA 91802
 TEL: 626-271-1111 FAX: 626-271-1112

TREE PRESERVATION MAP
TREVISO II

LOT A OF RIDGEVIEW WEST UNIT 4

COUNTY OF EL DORADO APRIL, 2011 STATE OF CALIFORNIA



LEGEND

- EXISTING TREE CANOPY TO BE REMOVED (0.0-40%)
- EXISTING TREE CANOPY TO BE PRESERVED (40.0-100%)
- PROPERTY LINE
- NAVE CENTERLINE

TOTAL SITE AREA
165.00 SQ. FT.

TREE IMPACT NOTED
FOR THE COUNTY APPROXIMATELY 10.00 SQ. FT.



Treviso II

Wildland Fire Safe Plan

Prepared for:

Ridgeview West Homes LLC

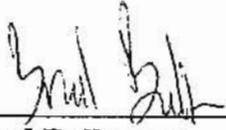
Prepared by:

**CDS Fire Prevention Planning
William F. Draper
Registered Professional Forester
#898
4645 Meadowlark Way
Placerville, CA 95667**

August 12, 2011

Treviso II

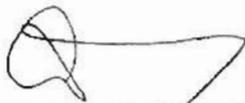
Approved by:



Brad Ballenger
Fire Marshal
El Dorado Hills Fire Department

9/6/11

Date

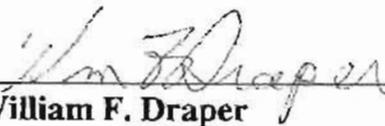


Chris Anthony, Battalion Chief
Fire Prevention
California Department of
Forestry and Fire Protection

8/22/11

Date

Prepared by:



William F. Draper
RPF 898

9/6/11

Date



CONTENTS

I.	Purpose.....	4
II.	Fire Plan Limitations.....	4
III.	Wildland Fire Safe Plan.....	5
	1. Project Description.....	5
	2. Project Vegetation (Fuels).....	5
	3. Problem Statements.....	6
	4. Goals.....	6
	5. Wildfire Mitigation Measures.....	6
	6. Other Fire Safe Requirements.....	8
	7. Open Space Guidelines.....	9
IV.	Appendix	
	A. Firescaping Standards.....	10
	B. Fuel Treatment Specifications Oak Woodland.....	12
	C. Enclosed Deck Guidelines.....	12
	D. Maps.....	13-16
	Location Map, Parcel Map, Lot Map	
	E. CDF Guideline.....	17
	F. Notice of Fire Hazard Inspection.....	18

I. PURPOSE AND SCOPE

Communities are increasingly concerned about wildfire safety. Drought years coupled with flammable vegetation and annual periods of severe fire weather insure the potential for periodic wildfires.

The purpose of this plan is to assess the wildfire hazards and risks of the Treviso II subdivision, to identify measures to reduce these hazards and risks and protect the native vegetation. There are light fuel hazards and gentle topography associated with this proposed project both on and adjacent to the project.

The possibility of large fires occurring when the subdivision is complete will be greatly reduced. However, small wildfires in the open space areas and on the lots may occur due to the increase in public uses.

Incorporation of the fire hazard reduction measures into the design and maintenance of the future parcels will reduce the size and intensity of wildfires and help prevent catastrophic fire losses. State and County regulations provide the basic guidelines and requirements for fire safe mitigation measures and defensible space around dwellings. This plan builds on these basic rules and provides additional fire hazard reduction measures customized to the topography and vegetation of the development with special emphases on the interface of homes and wildland fuels.

The scope of the Treviso II Wildland Fire Safe Plan recognizes the extraordinary natural features of the area and designs wildfire safety measures which are meant to compliment and become part of the community design. The Plan contains measures for providing and maintaining defensible space around future homes and open space areas. Plan implementation measures must be maintained in order to assure adequate wildfire protection.

Homeowners who live in and adjacent to the wildfire environment must take primary responsibility along with the fire services for ensuring their homes have sufficient low ignitability and surrounding fuel reduction treatment. The fire services should become a community partner providing homeowners with technical assistance as well as fire response. For this to succeed it must be shared and implemented equally by homeowners and the fire services.

II. FIRE PLAN LIMITATIONS

The Wildland Fire Safe Plan for the Treviso II subdivision does not guarantee that wildfire will not threaten, damage or destroy natural resources, homes or endanger residents. However, the full implementation of the mitigation measures will greatly reduce the exposure of homes to potential loss from wildfire and provide defensible space for firefighters and residents as well as protect the native vegetation. Specific items are listed for homeowner's attention to aid in home wildfire safety.

III. TREVISO II WILDLAND FIRE SAFE PLAN

1. PROJECT DESCRIPTION

The Treviso II subdivision is located at the end of Via Treviso off of Crestline Circle in the El Dorado Hills area. From El Dorado Hills Boulevard go west on Wilson Boulevard to Montridge Way, then go north to Crestline Circle. Via Treviso running through the subdivision is proposed to be 24' wide. It is currently a dead end roadway. Via Barlogio will be built to connect Via Treviso with Tucher Way in Folsom. Via Barlogio intersects with Via Treviso at the start of Treviso II. Treviso II is to be a gated development. The new roadway intersection will serve as a turn-around in front of the gates. All roads will be constructed to El Dorado County Department of Transportation (DOT) standards or as approved on the tentative map. All new lots shall be served by El Dorado Irrigation District (EID) for domestic water supply, fire sprinklers and fire hydrants. This project consisting of 6.98 acres is planning to split parcel APN: 120-700-07 into 19 residential lots and 1 residential estate lot. Each lot will be a minimum of 5,296 square feet in size. The residential estate (Lot 20) lot will be approximately 1.4 acres. Residential fire sprinklers shall be required by the California Residential Building Code unless otherwise amended. Fire hydrant location shall be determined after consultation with the Fire Department and meeting the standard established. The proposed fire hydrant location is about 390' from the Lot 20 building site. An existing fire hydrant is 370' from the site. Lot 20 has a steep driveway grade and also about 150' to the proposed building site. The steep driveway and distance is a hindrance for fire department access in case of a residential fire.

Lot 20 is subject to all current Fire Safe Regulations, Fire Department and County regulations/ordinances. Lot A is approximately 2.27 acres and is open space. It buffers this development from adjacent properties. The driveway access to Lot 20 shall be incorporated into the fuel hazard reduction zone. It will be required to have a fuel hazard reduction zone adjacent to the backyard fences of Treviso II. Annual maintenance is essential for keeping fire safe conditions viable. A Community Service District (CSD), Lighting and Landscaping District (LLD) or Zone of Benefit/Home Owners Association shall be established and be responsible for the maintenance of this zone.

The El Dorado Hills Fire Protection Department provides all fire and emergency medical services to this project. The California Department of Forestry and Fire Protection (CAL FIRE) has wildland fire responsibility in this state responsibility area (SRA).

2. PROJECT VEGETATION (FUELS)

For wildfire planning purposes the vegetation is classified as follows:

- (a) ground fuels- annual grasses, buckeye and downed limbs (Brush)
- (b) overstory- scattered live oaks, blue oaks.

The property has terrain with steeper slopes. Slopes are west facing and up to 25%. There are steeper slopes in the open space for short distances. The road bisects the slope providing a break in the slope. Fire hazard reduction of the fuels will be extremely important around the housing sites and surrounding areas. Much of the tree canopy is open grown oaks with some clumps. These trees typically have limbs and canopy reaching the ground creating ladder fuels. Ladder fuels will need to be eliminated. Limbing of trees is important to reduce their susceptibility from a ground fire. Tree spacing is a critical component to attaining the required fire safe clearances. A separation of the brush fuels and trees are essential for creating the defensible space around the residence. Specific guidelines for fuel hazard reduction are addressed in the mitigation measures. CDF guidelines for the 100 foot clearance requirements are attached which applies to Lot 20.

3. PROBLEM STATEMENTS

A. The brush fuels on the slopes will ignite and have a rapid rate of spread.

Fire in the grass fuels on the slopes is the most serious wildfire problem for this project.

B. Risk of fire starts will increase with development.

The greatest risk from fire ignition will be along roads and on open space lots as human use on these areas increases.

C. Provisions must be made to maintain all fuel treatments.

The wildfire protection values of fuel reduction are rapidly lost if not maintained. Continued review of potential ladder fuels to maintain a fire safe environment is very important. Annual maintenance by June 1 of each year is necessary.

D. Typical home design and siting often does not recognize adequate wildfire mitigation measures.

A review of many wildfires has conclusively shown that most home losses occur when: (1) there is inadequate clearing of flammable vegetation around a house, (2) roofs are not fire resistant, (3) homes are sited in hazardous locations, (4) firebrand ignition points and heat traps are not adequately protected and (5) there is a lack of water for suppression.

4. GOALS

- A. Modify the continuity of high hazard vegetation fuels.
- B. Reduce the size and intensity of wildfires.
- C. Ensure defensible space is provided around all structures.
- D. Design fuel treatments to minimize tree removal.
- E. Ensure fuel treatment measures are maintained.
- F. Identify fire safe structural features.
- G. Help homeowners protect their homes from wildfire.

5. WILDFIRE MITIGATION MEASURES

Wildfire mitigation measures are designed to accomplish the Goals by providing and maintaining defensible space and treating high hazard fuel areas. Fire hazard severity is reduced through these mitigation measures. The Wildland Fire Safe Plan places emphasis on defensible space around structures.

The residential construction materials, fire hydrant location and fuel treatments will be extremely important in the development of these new lots. Residential lots will have a 10' setback from the rear property line and only a 5' setback on the sides. Open space fuel treatment zones shall be at least 30' from all rear property lines of this development.

All residences shall be required to have NFPA 13D fire sprinkler systems unless the law is amended.

This subdivision is in a Moderate Fire Hazard Severity Zone. Wildland-Urban Interface Fire Areas Building Standards will be required in new construction. These standards address roofing, venting, eave enclosure, windows, exterior doors, siding, and decking.

Clearance along the road and around structures is very important and necessary. Fire Safe specifications state that all trees in the fuel treatment zones shall be thinned so the crowns are not touching. Clumps or islands of oak canopy may be kept if isolated. Branches on remaining trees shall be pruned up 10 feet as measured on the uphill side of the tree. Brush shall be removed. Grasses shall be kept mowed to a 4 inch stubble annually by June 1. Any tree crown canopy over the driveways shall be pruned at least 15 feet up from the driveway surface.

The fuel treatment zone in the open space areas shall continue along the perimeter and be at least 30 feet wide or to the property line. This zone is in addition to the clearances required by state law. The State required Fire Safe clearances (PRC 4291) shall be implemented around all structures on Lot 20 (See CDF Guideline). Clearances may be required at the time of construction.

More restrictive standards may be applied by approving El Dorado County Authorities. Approval of this plan does not by itself guarantee approval of this project. All provisions in this plan are subject to change and additional review until the project is filed and accepted by El Dorado County, Development Services.

Mitigation Measures:

- **Driveways shall be 12 feet wide. Driveways shall comply with the DOT weight standards.**
 - a. Responsibility- homeowner
- **All private driveway gates shall be inset on the driveway at least 30 feet from the road. Gate opening shall be 2 feet wider than the driveway unless exceptions are granted by the local Fire Department.**
 - a. Responsibility- homeowner
- **All homes shall have Class A listed roof covering.**
 - a. Responsibility- homeowner
- **Decks that are cantilevered over the natural slope shall be enclosed unless fire resistant.**
 - a. Responsibility- homeowner (See Appendix C for guidelines)
- **The houses shall be constructed with exterior wall sheathing that shall be rated noncombustible.**
 - a. Responsibility-developer
- **Windows and glass doors on the sides of the structure shall have tempered glass and fire resistant frames.**
 - a. Responsibility-builder
- **Rafter tails shall be enclosed with noncombustible material on the sides of the structure.**
 - a. Responsibility-builder
- **Gutters and downspouts shall be noncombustible.**
 - a. Responsibility-builder
- **Attic and floor vents shall be covered with ¼ inch, or less, noncombustible mesh and horizontal to the ground.**

a. Responsibility-builder

- All lots shall have a 10 foot setback from the rear property line for buildings and accessory buildings and a 30 foot setback from the center of the road or as determined by Development Services. Five foot setbacks on the sides from the lot line has been agreed to.

a. Responsibility- builder

- Lot 20 shall be landscaped using the guidelines in Firescaping Standards Zones I and II. (See Appendix A)
 - a. Responsibility- homeowner
- A turn-around shall be within 50-150' of the residence on Lot 20.
 - a. Responsibility- builder/homeowner

6. OTHER FIRE SAFE REQUIREMENTS

- A. New roadway turn-around shall be constructed after consulting with El Dorado Hills Fire Department and DOT for specifications. It shall be posted "No Parking" except for the 2 parking spaces adjacent to Lot 10.
- B. If applicable, each new builder or property owner prior to construction shall be required to contact El Dorado County Planning Services/Building Department to have the residential fire sprinklers plans approved. All fire sprinkler systems shall be designed and installed by a licensed contractor.
- C. All road improvements shall be built to DOT standards or as approved with the Tentative Map.
- D. 30' fuel treatment zone along Lot 20's access/driveway shall be installed and annually maintained by June 1 to the Fire Safe specifications. Sidewalks and landscaping is acceptable in this zone.
- E. A Notice of Restriction shall be filed with the final parcel map which stipulates that a Wildland Fire Safe Plan has been prepared and wildfire mitigation measures must be implemented.
- F. The project shall meet all the Public Resource Codes 4290 as amended (the 1991 SRA Fire Safe Regulations- Article 2 Access, Article 3 Signing, Article 4 Water, Article 5 Fuels), County and Fire Department ordinances.
- G. The home/property owners are responsible for any future fire safe or building code changes adopted by the State or local authority.
- H. Only wood, fire rated composite deck material or noncombustible decking shall be allowed.
- I. All fencing adjacent to open space shall be noncombustible.
- J. The developer shall establish a Community Service District (CSD), Lighting and Landscaping District (LLD) or Zone of Benefit/HOA responsible for maintaining the open space lot.
- K. All vacant lots shall be treated to the standard established by the Weed Abatement Resolution of the Fire District.

- L. The El Dorado Hills Fire Department shall review the Fire Safe Plan every 5 years to determine if additional Fire Safe measures need to be implemented.
- M. Residential estate Lot 20 shall maintain a fuel hazard reduction zone adjacent to residential lots 18 and 19 as conditioned in the Open Space Guidelines.

7. OPEN SPACE GUIDELINES

- A. Remove all dead trees within 100' of all property lines.
- B. Remove all dead limbs from live trees that are within 10' of the ground.
- C. Limb all trees within 30' of the inner property lines at least 10' above the ground as measured on the uphill side of the tree.
- D. Remove all dead limbs and trees laying on the ground within 100' of all property lines.
- E. Annually by June 1 cut or remove all grass and brush to a 4" stubble within 30' along the inner property lines adjacent to the residential lots and along streets.
- F. Mature or multi stemmed oaks can present a serious wildfire problem if untreated. Treat the oaks as to the following specifications: (a) remove all dead limbs and stems and (b) cut off green stems at 10 feet above the ground as measured on the uphill side that arch over and are growing down towards the ground.
- G. Permanent wet areas within the open space lots may be allowed to have a variety of vegetation provided the wet areas are isolated with a fuel hazard reduction zone.

V. Appendix

APPENDIX A

TREVISO II FIRESCAPING STANDARDS

Firescaping is an approach to landscaping to help protect homes from wildland fires. The goal is to follow these guidelines and create a landscape that will slow the advance of a wildfire and create a Defensible Space that provides the key point for firefighting agencies to defend the home. This approach has a landscape zone surrounding the home containing a balance of native and exotic plants that are fire and drought resistant, help control erosion, and are visually pleasing. Firescaping is designed not only to protect the home but to reduce damage to oaks and other plants.

Zone I

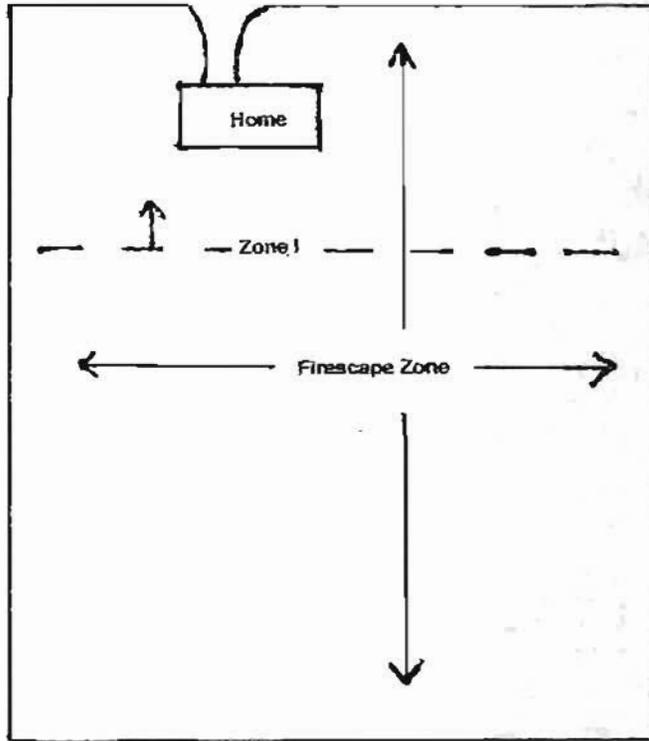
The zone extends to not less than 30 feet from the house **or to the property line whichever is less** in all directions and has a traditional look of irrigated shrubs, flowers gardens, trees and lawns. All dead trees, brush, concentrations of dead ground fuels (tree limbs, logs etc. exceeding 1 inch in diameter) shall be removed. All native oak trees and brush species are pruned up to 10 feet above the ground as measured on the uphill side but no more than 1/3 of the live crown. The plants in this zone are generally less than 18 inches in height, must be slow to ignite from windblown sparks and flames. Such plants should produce only small amounts of litter and retain high levels of moisture in their foliage year around. Gray pines shall be excluded from this zone. Native and exotic trees are permitted inside the Zone, but foliage may not be within 10 feet of the roof or chimney. Grass and other herbaceous growth within this zone must be irrigated or if left to cure must be mowed to a 2 inch stubble, chemically treated or removed. Such treatment must be accomplished by June 1, annually. This zone has built in firebreaks created by driveways, sidewalks etc.

Zone II

This Zone adds 70 feet to Zone I and extends a minimum of 100 feet from the house in all directions, **or to the property line whichever is less**, and is a transition area to the outlying vegetation. The zone is a band of low growing succulent ground covers designed to reduce the intensity, flame length and rate of spread of an approaching wildfire. Irrigation may be necessary to maintain a quality appearance and retain the retardant ability of the plants. All dead trees, brush, concentration of dead ground fuels (tree limbs, logs etc.) exceeding 2 inches in diameter shall be removed. Annual grasses shall be mowed after they have cured to a 4 inch stubble by June 1, annually. Native trees and brush species may be preserved and pruned of limbs up to 8 feet above the ground as measured on the uphill side.

For All Zones With Oaks

Mature, multi stemmed Oaks can present a serious wildfire problem if untreated. Treat the Oaks as to the following specifications: (a) remove all dead limbs and stems and (b) cut off green stems at 10 feet above the ground as measured on the uphill side that arch over and are growing down towards the ground.



APPENDIX B

TREVISO II
FUEL TREATMENT SPECIFICATIONS
For
OAK WOODLAND
Within The Designated Fuel Treatment Areas

1. Leave all live trees where possible.
2. Remove all dead trees.
3. Remove all brush.
4. Prune all live trees of dead branches and green branches 10 feet from the ground as measured on the uphill side of the tree, except no more than 1/3 of the live crown is removed. All slash created by pruning must be disposed of by chipping or hauling off site.
5. Annually by June 1, reduce the grass or weeds to a 4 inch stubble in the open space by mowing, chemical treatment, disking or a combination of treatments.
6. Mature, multi stem Oak trees: remove all dead limbs and stems, cut off green stems at 10 feet above the ground as measured on the uphill side that arch over and are growing down towards the ground.
7. Gray pines within 30 feet of a house shall be removed. Any pines that are remaining shall be isolated with no brush understory within the dripline of the tree.

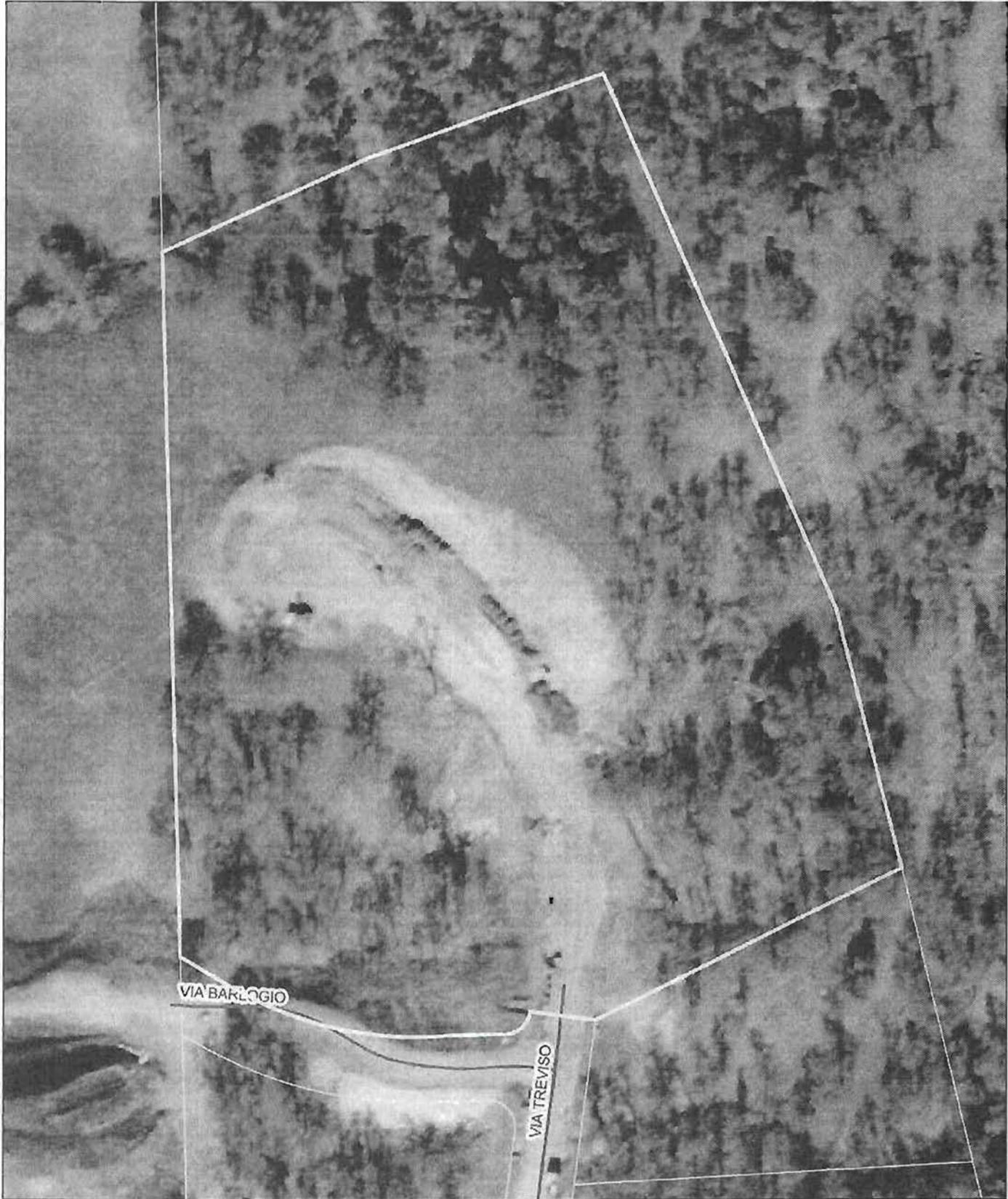
APPENDIX C

TREVISO II
ENCLOSED DECK GUIDELINES

The purpose of enclosing the underside of decks that are cantilevered out over the natural slope is to help prevent heat traps and fire brands from a wildfire igniting the deck or fuels under the deck.

1. Does not apply to decks that are constructed using fire resistant materials such as concrete, steel, stucco etc.
2. Any deck shall not include combustible composite deck material.
3. This applies to decks one story or less above natural slopes.
4. Combustible material must not be stored under the deck.





Aerials Copyright 2003,2004,2006,2007 AirPhotoUSA, LLC, All Rights Reserved

Disclaimer: This depiction was compiled from unverified public and private sources and is illustrative only. No representation is made as to accuracy of this information. Parcel boundaries are particularly



STAFF REPORT
12-0254.D.51

TENTATIVE MAP

TREVISO II - A PLANNED DEVELOPMENT

LOT A OF RIDGEVIEW WEST UNIT 4

COUNTY OF EL DORADO APRIL 2018 STATE OF CALIFORNIA

OWNER OF RECORD
 TRAVIS II, LLC
 10000 WILSON AVENUE
 SUITE 100
 WESTLAKE, CA 91391

APPLICANT
 TRAVIS II, LLC
 10000 WILSON AVENUE
 SUITE 100
 WESTLAKE, CA 91391

ENGINEER

cta Engineering & Surveying
 10000 WILSON AVENUE
 SUITE 100
 WESTLAKE, CA 91391

MAP SCALE
 AS SHOWN

COUNTY RESOLUTION
 10000 WILSON AVENUE
 SUITE 100
 WESTLAKE, CA 91391

SOURCE OF JURISDICTION
 10000 WILSON AVENUE
 SUITE 100
 WESTLAKE, CA 91391

DISTRICT
 10000 WILSON AVENUE
 SUITE 100
 WESTLAKE, CA 91391

TOWNSHIP and RANGE
 10000 WILSON AVENUE
 SUITE 100
 WESTLAKE, CA 91391

ASSESSORS
 10000 WILSON AVENUE
 SUITE 100
 WESTLAKE, CA 91391

PARCEL NUMBERS
 10000 WILSON AVENUE
 SUITE 100
 WESTLAKE, CA 91391

GENERAL PLAN
 10000 WILSON AVENUE
 SUITE 100
 WESTLAKE, CA 91391

PRELIMINARY ZONING
 10000 WILSON AVENUE
 SUITE 100
 WESTLAKE, CA 91391

PROPOSED ZONING
 10000 WILSON AVENUE
 SUITE 100
 WESTLAKE, CA 91391

TOTAL AREA
 10000 WILSON AVENUE
 SUITE 100
 WESTLAKE, CA 91391

TOTAL NUMBER OF PARCELS
 10000 WILSON AVENUE
 SUITE 100
 WESTLAKE, CA 91391

ESTIMATED COST
 10000 WILSON AVENUE
 SUITE 100
 WESTLAKE, CA 91391

MINIMUM LOT AREA
 10000 WILSON AVENUE
 SUITE 100
 WESTLAKE, CA 91391

WATER SUPPLY and SEWERAGE DISPOSAL
 10000 WILSON AVENUE
 SUITE 100
 WESTLAKE, CA 91391

PRELIMINARY STRUCTURAL AND FIRE PROTECTION
 10000 WILSON AVENUE
 SUITE 100
 WESTLAKE, CA 91391

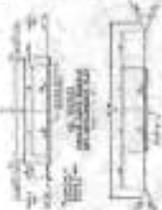
DATE OF PREPARATION
 10000 WILSON AVENUE
 SUITE 100
 WESTLAKE, CA 91391

PLANNING PLAN NOTES
 10000 WILSON AVENUE
 SUITE 100
 WESTLAKE, CA 91391

ENGINEER'S CERTIFICATE
 10000 WILSON AVENUE
 SUITE 100
 WESTLAKE, CA 91391



LEGEND:
 • 10' 0" 100' 0"
 D 1000' 0"





CAL FIRE GUIDELINE
100' DEFENSIBLE SPACE
MAKE YOUR HOME
FIRE SAFE



or



Consult your local fire department for more information.
www.fire.ca.gov

Why 100 Feet?

Following these simple steps can dramatically increase the chance of your home surviving a wildfire!

A defensible space of 100 feet around your home is required by law. The goal is to protect your home while providing a safe area for firefighters.

Remove 30 Feet and Create:

– Clearing an area of 30 feet immediately surrounding your home is critical. This area requires the greatest reduction in flammable vegetation.

Trimming 70 Feet Zone:

– The fuel reduction zone in the remaining 70 feet (to to property line) will depend on the steepness of your property and the vegetation.

Spacing between plants improves the chance of stopping a wildfire before it destroys your home. You have two options in this area:

- ① Create horizontal and vertical space between plants. The amount of space will depend on how steep the slope is and the size of the plants.
- ② Large trees do not have to be cut and removed as long as all of the plants beneath them are removed. This eliminates a vertical "fire ladder."

When clearing vegetation, use care when operating equipment such as lawnmowers. One small spark may start a fire; a string trimmer is much safer.

Remove all build-up of needles and leaves from your roof and gutters. Keep tree limbs trimmed at least 10 feet from any chimneys and remove dead limbs that hang over your home or garage. The law also requires a screen over your chimney outlet of not more than 1/4 inch mesh.

1. These regulations affect most of the state, but not some reserved private lands in the State. Some fire department jurisdictions may have additional requirements. Some activities may require permits or fire permits. Also, some activities may require special procedures for: 1) threatened and endangered species; 2) existing structures; and 3) protection of water quality. Check with local officials if in doubt. Current regulations allow an insurance company to require additional clearance. The area to be treated does not extend beyond your property. The State Board of Forestry and Fire Protection has approved Guidelines to assist you in complying with the law. Contact your local CDF office for more details.



MITIGATED NEGATIVE DECLARATION

FILES: Rezone Z11-0001/Planned Development PD11-0001/Tentative Map TM11-1502

PROJECT NAME: Treviso II

NAME OF APPLICANT: CTA Engineering and Surveying

ASSESSOR'S PARCEL NO.: 120-700-07

SECTION: 3 T: 09N R: 8E

LOCATION: The project is located at the terminus of existing Via Treviso, approximately 1,361 feet north of intersection with Crestline Circle, in El Dorado Hills, El Dorado County

- GENERAL PLAN AMENDMENT:** **FROM:** **TO:**
- REZONING:** **FROM:** One-Acre Residential District-Planned Development (R1A-PD) **TO:** One-Family Residential-Planned Development and Open Space-Planned Development (R1-PD/OS-PD)
- TENTATIVE PARCEL MAP**
- SUBDIVISION** Tentative Subdivision Map dividing a 6.98-acre lot into twenty (20) Class I residential lots ranging in size from 5,181 square feet to 62,012 square feet, one (1) private road (Lot R) measuring 0.46 acre, and one (1) Open Space lot measuring 2.27 acres.
- SPECIAL USE PERMIT TO ALLOW:**
- OTHER:** 1) Development Plan for the proposed clustered residential subdivision (Treviso II) to include 20 residential lots, one open space lot, and modified One-Family Residential (R1) zone district development standards; and 2) Design Waivers of standard improvements in the El Dorado County Design and Improvement Manual (DISM) including right-of-way width, pavement width, sidewalk width and driveway grade.

REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:

- NO SIGNIFICANT ENVIRONMENTAL CONCERNS WERE IDENTIFIED DURING THE INITIAL STUDY.**
- MITIGATION HAS BEEN IDENTIFIED WHICH WOULD REDUCE POTENTIALLY SIGNIFICANT IMPACTS.**
- OTHER:**

In accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), State Guidelines, and El Dorado County Guidelines for the Implementation of CEQA, the County Environmental Agent analyzed the project and determined that the project will not have a significant impact on the environment. Based on this finding, the Planning Department hereby prepares this MITIGATED NEGATIVE DECLARATION. A period of thirty (30) days from the date of filing this mitigated negative declaration will be provided to enable public review of the project specifications and this document prior to action on the project by COUNTY OF EL DORADO. A copy of the project specifications is on file at the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667.

This Mitigated Negative Declaration was adopted by the Board of Supervisors on _____.

Executive Secretary

EXHIBIT N
STAFF REPORT
12-0254.D.56



**EL DORADO COUNTY PLANNING SERVICES
2850 FAIRLANE COURT
PLACERVILLE, CA 95667**

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM**

Project Title/Application Nos: Z11-0001/PD11-0001/TM11-1502/Treviso II

Lead Agency Name and Address: El Dorado County, 2850 Fairlane Court, Placerville, CA 95667

Contact Person: Mel Pabalinas, Senior Planner

Phone Number: (530) 621-5363

Property Owner's Name and Address: Ridgeview West Homes, LLC
3233 Monier Circle
Rancho Cordova, CA 95742

Project Applicant's/Agent's Name and Address: Same as Owner's Information

Project Engineer's Name and Address: CTA Engineering and Surveying
3233 Monier Circle
Rancho Cordova, CA 95742

Project Location: The project is located at the terminus of existing Via Treviso, approximately 1,361 feet north of intersection with Crestline Circle, El Dorado Hills, El Dorado County (Exhibit A)

Assessor's Parcel Number(s): 120-700-07

Size: 6.98 acres

Zoning: One-Family Residential- Planned Development (R1A-PD)

Section: 1 T: 9N R: 8E

General Plan Designation: High Density Residential (HDR)

Description of Project:

The project consists of the following requests:

1. Rezone 6.98-acre property from One-Acre Residential District-Planned Development (R1A-PD) to 4.71 acres of One-Family Residential District-Planned Development (R1-PD) and 2.27 acres Open Space-Planned Development (OS-PD);
2. Development Plan for the proposed clustered residential subdivision (Treviso II) to include 20 residential lots, one open space lot, and modified One-Family Residential (R1) zone district development standards;
3. Tentative Subdivision Map dividing a 6.98-acre lot into twenty (20) Class I residential lots ranging in size from 5,181 square feet to 62,012 square feet, one (1) private road (Lot R) measuring 0.46 acre, and one (1) Open Space lot measuring 2.27 acres;
4. Design Waivers of the following Design and Improvement Standards Manual (DISM) Standard Plan standards:
 - A. Reduction of right-of-way from 50 feet to 31 feet for private road (Lot R) Via Treviso;
 - B. Reduction of sidewalk width from 6 feet to 4 feet and placement of sidewalk on one side of private road Lot R;
 - C. Reduction of off-site road pavement width (Via Barlogio) from 36 feet to 24 feet wide without standard sidewalk and curb and gutters; and
 - D. Increase the maximum driveway gradient from 16% to 20% serving Lot 20.

5. Findings of Consistency with General Plan policy 7.3.3.4 in accordance with the Interim Interpretive Guideline to reduce setback from 50 feet to 25 feet from an identified wetland.

Surrounding Land Uses and Setting:

The project site is within the El Dorado Hills Community Region. It is located at the end of Via Treviso, approximately 1,361 feet from its southern intersection with Crestline Circle. As shown in Table 1, the project site is bordered by an undeveloped residential development as part of Ridgeview West Unit 4 to the south, an Open Space lot as part of the original and larger residential development (Ridgeview West) to the east and north, and an undeveloped residential lands within a master planned residential community (Village 8 of Promontory Specific Plan) to the west.

Table 1. Land Use Information

	General Plan	Zoning	Land Use/Improvements
Site	High Density Residential (HDR)	One-Acre Residential District-Planned Development (R1A-PD)	Undeveloped
North	High Density Residential (HDR)	One-Acre Residential District-Planned Development (R1A-PD)	Open Space Lot in Ridgeview West Planned Development
South	High Density Residential (HDR)	One-Acre Residential District-Planned Development (R1A-PD)	Undeveloped (approved Residential Development-Treviso I)
East	High Density Residential (HDR)	One-Acre Residential District-Planned Development (R1A-PD)	Open Space Lot in Ridgeview West Planned Development
West	Adopted Plan (AP)-Promontory Specific Plan (Residential)	Promontory Specific Plan-Village 8	Undeveloped

Briefly Describe the environmental setting:

Though predominantly undisturbed, portions of the site have been previously disturbed for partial road construction of Via Treviso, preparation of development envelopes, and utility installation associated with the approved Improvement Plan for the original recorded Final Map for Ridgeview West Unit 4, which the project site was originally a part of. The site is dominated by annual grassland mixed with oak tree canopy in the amount of 3.7 acres. The primary soil composition is characterized as Auburn Series (AxE), which generally exist within 30 to 50% slopes, very rocky silty loam conditions commonly located in the foothills. Specifically, the site is encompassed in area with slopes below 30 percent, where most of the development would be confined, along with pocket areas in excess of 30 percent. Based on its soil type and composition, surface runoff is medium to rapid and erosion hazard is moderate to high.

An intermittent (seep) wetland, measuring 0.06 acre, is located at the northern most portion of the site. As part of the development, a minimum of 25-foot development buffer is proposed in order to avoid this feature in accordance with General Plan Policy 7.3.3.4 (Wetland Buffer). An ephemeral drainage, which is not subject to General Plan policy 7.3.3.4, is contained within a rock-lined ditch which was constructed as part of the Unit 4 improvement and would be a part of driveway portion for Lot 20.

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

1. Development Services Department (Planning Services and Building Services): Improvement Plan, Grading Permit, Final Map, Building Permits
2. Department of Transportation (DOT): Improvement Plan, Grading Permit, Final Map, Building Permits, Encroachment Permit
3. El Dorado Irrigation District (EID): Facility Plan Report, Improvement Plan, Meter Award Letter
4. Resource Conservation District (RCD): Improvement Plan, Grading Permit
5. El Dorado Hills Fire Department: Improvement Plan, Building Permit
6. Department of Fish and Game: Streambed Alteration Permit

7. California Regional Quality Board: Water Quality Certification

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Aesthetics		Agriculture and Forestry Resources		Air Quality
X	Biological Resources		Cultural Resources		Geology / Soils
	Greenhouse Gas Emissions		Hazards & Hazardous Materials		Hydrology / Water Quality
	Land Use / Planning		Mineral Resources		Noise
	Population / Housing		Public Services		Recreation
	Transportation/Traffic		Utilities / Service Systems		Mandatory Findings of Significance

DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards; and 2) has been addressed by Mitigation Measures based on the earlier analysis as described in attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects: a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION**, pursuant to applicable standards; and b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or Mitigation Measures that are imposed upon the proposed project, nothing further is required.

Signature:  Date: 12/20/11
 Printed Name: Mel Pabalinas, Senior Planner For: El Dorado County

Signature:  Date: 12-20-11
 Printed Name: Pierre Rivas For: El Dorado County

PROJECT DESCRIPTION

Introduction

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts resulting from the proposed rezone.

Project Description

The project consists of the following:

1. Rezone 6.98-acre property from One-Acre Residential District-Planned Development (R1A-PD) to 4.71 acres of One-Family Residential District-Planned Development (R1-PD) and 2.27 acres Open Space-Planned Development (OS-PD) (Exhibit B) . The proposed R1 zone district would be consistent with the property's High Density Residential (HDR) land use designation;
2. Development Plan for the proposed clustered residential subdivision (Treviso II) to include 20 residential lots, one Open Space lot, and modified One-Family Residential (R1) zone district development standards. The plan includes construction of necessary facilities to serve the development such as utilities, private road, and an entry gate. This Development Plan would be conducted in accordance with General Plan Policy 2.2.3.1.A and Sections 17.02 and 17.04 (Planned Development) of the El Dorado County Zoning Ordinance (Exhibit C);
3. Tentative Subdivision Map of 6.98 acre property creating twenty (20) Class I residential lots ranging in size from 5,181 square feet to 62,012 square feet, one (1) private road (Lot R) measuring 0.46 acre, and one (1) Open Space lot (Lot A) measuring 2.27 acres. The proposed density of 2.24 dwelling units/acre is consistent with density under the HDR designation. This residential development would be compatible with the existing residential development in the immediate area. Public water and sewer would be provided by El Dorado Irrigation District (EID) (Exhibits D and E); and
4. Design Waivers of the following Design and Improvement Standards Manual (DISM) Standard Plan standards:
 - A. Reduction of right-of-way from 50 feet to 31 feet for private road (Lot R) Via Treviso;
 - B. Reduction of sidewalk width from 6 feet to 4 feet and placement of sidewalk on one side of private road Lot R;
 - C. Reduction of off-site road pavement width (Via Barlogio) from 36 feet to 24 feet wide without standard sidewalk and curb and gutters; and
 - D. Increase the maximum driveway gradient from 16% to 20% serving Lot 20.

These modified road improvement standards would support the implementation of the clustered residential development. Design waivers would allow for modification from typical design standards that generally results in reduced physical impacts (e.g. lesser grading) and therefore, potential lesser environmental effects.

5. Findings of Consistency with General Plan policy 7.3.3.4 in accordance with the Interim Interpretive Guideline to reduce setback from 50 feet to 25 feet from an identified wetland (seep). As determined, the reduced setback would adequately protect this seep feature along with application of Best Management Practices (BMP) methods.

Project Location and Surrounding Land Uses

The project site is within the El Dorado Hills Community Region. It is located at the end of Via Treviso, approximately 1,361 feet from its southern intersection with Crestline Circle. As shown in Table 1, the project site is bordered by an undeveloped residential development as part of Treviso I to the south, an Open Space lot as part of the original Ridgeview West planned residential development to the east and north, and an undeveloped residential lands within the Promontory Specific Plan Area to the west.

Project Characteristics

1. Transportation/Circulation/Parking

The proposed residential development would be accessed via proposed private road (Via Treviso) that would extend from the existing public road (also identified Via Treviso). Subject to the Design Waiver request, the proposed private road would be constructed with modifications from County road standards. Specifically, this road (identified as Lot R) would be paved to 30-foot wide with necessary curb and gutters and a 4-foot sidewalk on the west side. All proposed lots would have direct access requiring individual residential driveway encroachment along Lot R. Each lot would be developed to have a minimum 2-car covered garage with 2-car driveway stalls. On-street parking shall be limited to the west side of the road only. Two parking stalls are proposed at the northern terminus of the private road.

The proposed development would require the construction of Via Barlogio, which would provide a necessary secondary road access. This public road would also provide a connection as part the future development in the Village 8 of the Promontory Specific Plan. This road is identified as Valley Two-Way connecting to Tucher Way in the City of Folsom. The area that would be affected by this road layout has been evaluated in EIR for the specific plan. A Categorical Exemption was also determined by DOT in 2007 when this layout was identified.

If Treviso II is developed first, Via Barlogio would be constructed with proposed interim improvements (24-foot wide pavement, without sidewalks or curb and gutters within a 50-foot wide easement) and would be maintained by the applicant. As the applicant does not currently own or have the right to construct the road through the affected off-site area, a standard DOT condition of approval would be incorporated requiring submittal of necessary title or similar documents for the construction of this road affecting off-site properties.

If Village 8 either develops before or after Treviso II is constructed, Via Barlogio road would be constructed to its ultimate improvement contemplated in the specific plan consisting of 32-foot wide pavement, curb, gutters and sidewalks on both side. Upon completion and acceptance of said ultimate improvements, the County would accept Via Barlogio and the remaining right-of-way and Treviso II will quit claim the easement.

As determined by the Department of Transportation, the Level of Service (LOS) of the existing roads would not worsen based on the minimal anticipated trips (9.6 trips/day per lot), adequacy of the existing roads in the vicinity, and with the required construction of Via Barlogio. No additional traffic analysis was required for this application.

Specific conditions from the Department of Transportation and El Dorado Hills Fire Department are recommended to ensure that this road connection and private Via Treviso are constructed adequately.

2. Utilities and Infrastructure

The residential subdivision would be served with public sewer and water by El Dorado Irrigation District (EID) via connection to existing lines along the road. According to the Facility Improvement Letter (FIL) submitted for the project, a 10-inch water line and 6-inch gravity sewer main are located along the existing Via Treviso. These lines would require extension into the subdivision in order to provide future residences with necessary water, sewer and fire suppression services. A Facility Plan Report detailing the construction of the facilities would be required and reviewed as part of the Improvement Plan for the development. A

submittal of an EID meter award letter confirming acquisition of service would be verified during review of Final Map application.

As part of the development design, drainage would be conveyed using terracing features bordering the lots, open ditches and underground drains. Specifically, down slope Lots 1 through 9 lots are designed to have areas drain in the rear area in order to minimize need for additional fill while drainage from up slope Lots 10-20 would be collected via drain pipes installed at specific locations along the private road. An ephemeral drainage, which is contained within a rock-lined ditch that was constructed as part of the original Unit 4 improvement, is identified to be a part of driveway portion of Lot 20 and would be improved or upgraded in order to accommodate the run-offs as part of the overall project drainage design.

Dry utilities including power and cable would be located underground along the private road and/or trenched along lot frontage. All utilities would be installed within defined easements according to standards of the purveyor. As necessary, existing recorded utility easements would be abandoned and/or relocated subject to verification during Final Map. An Improvement Plan detailing all related construction improvement for the subdivision would require submittal subject to review and approval by the County and other affected agencies.

3. Population

The proposed residential development would anticipate the construction a total of 20 residential units. Based on the anticipated population ratio under High Density Residential land use designation, this development could result in the addition of 56 residents in the existing neighborhood. The site is currently vacant and the previous approved development plan/tentative map would be superseded by this proposal.

4. Construction Considerations

No specific construction phase is proposed. Site development would include mass pad grading in order to create the individual residential lot pads, grading of road prism, site drainage, and creation of open space lot. Utility infrastructures including water, sewer and electricity shall be provided in designated easements along the private road and stubbed in proximity of each lot. Prior to any construction, requisite permit and plan would be required subject to review and approval by affected agencies including building permits for residential unit in each lot.

5. Initial Study Schedule

This Initial Study is being circulated for public and agency review for a 30-day period. Written comments on the Initial Study should be submitted to the project planner indicated in the Summary section above.

Following the conclusion of the comment period, the Initial Study will be considered by the Lead Agency in a public meeting and will be certified if it is determined to be in compliance with CEQA. The Lead Agency will also determine whether to approve the project.

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is a fair argument that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of Mitigation Measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the Mitigation Measures, and briefly explain how they reduce the effect to a less than significant level.
5. CEQA Section 15152. Tiering- El Dorado County 2004 General Plan EIR

This Mitigated Negative Declaration tiers off of the El Dorado County 2004 General Plan EIR (State Clearinghouse Number 2009072001) in accordance with Section 15152 of the CEQA Guidelines. The El Dorado County 2004 General Plan EIR is available for review at the El Dorado County Development Services Department located at 2850 Fairlane Court, Placerville, CA 95667. All determinations and impacts identified that rely upon the El Dorado County 2004 General Plan EIR analysis and all applicable Mitigation Measures are identified herein.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

ENVIRONMENTAL IMPACTS

I. AESTHETICS. <i>Would the project:</i>			
a. Have a substantial adverse effect on a scenic vista?			X
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X
c. Substantially degrade the existing visual character quality of the site and its surroundings?			X
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X	

Discussion:

A substantial adverse effect to Visual Resources would result in the introduction of physical features that are not characteristic of the surrounding development, substantially change the natural landscape, or obstruct an identified public scenic vista.

- a. - c. **Scenic Vista and Resources and Visual Character:** The site is not located any areas identified as scenic or of significant importance. The project site is surrounded by existing residential development in the community of El Dorado Hills to the north, east and south. Existing residential development in the City of Folsom (Sacramento County) is located to the west. Though different residential design layout compared with the existing bordering custom lots, the clustered development would be developed in an area identified for residential uses which would blend with these existing and planned residential uses. No impact.
- d. **Light and Glare.** Common lighting and glare effects would be anticipated at a less than significant level. These effects would be more profound within the clustered development and, to a lesser extent, to the adjacent residences to the east and the north which are situated at a higher elevation and buffered by surrounding existing open space land and oak tree canopy. All lighting, including patio and garage entrance lighting would be required to meet the County lighting ordinance including provisions for adequate shielding to avoid potential glare affecting day or nighttime views for those that live or travel through the area. Impacts would be considered less than significant.

FINDING: The proposed residential development would conform to the existing impacts to aesthetics either directly or indirectly could occur based on requested action. For this “Aesthetics” category, impacts would be less than significant.

II. AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by California Department of forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forrest Protocols adopted by the California Air Resources Board. Would the project:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Locally Important Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?					X
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?					X
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?					X
d. Result in the loss of forest land or conversion of forest land to non-forest use?					X
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?					X

Discussion:

A substantial adverse effect to Agricultural Resources would occur if:

- There is a conversion of choice agricultural land to nonagricultural use, or impairment of the agricultural productivity of agricultural land;
- The amount of agricultural land in the County is substantially reduced; or
- Agricultural uses are subjected to impacts from adjacent incompatible land uses.

a.-c. Farmland Mapping and Monitoring Program. The site is not identified to be within any mapping associated for farmland or lands containing prime farmland. No impact.

Williamson Act Contract. The property is not subject to a Williamson Act Contract nor is agriculturally zoned. The rezone would maintain the anticipated residential use of the property consistent with the High Density Residential land use designation. No impact.

Non-Agricultural Use. No conversion of agriculture land would occur as a result of the project. No impact.

Loss of Forest land or Conversion of Forest land. No forest land exists on site. No impact.

Conversion of Prime Farmland or Forest Land. No prime farmland exists on site. No impact.

FINDING: For this "Agriculture" category, there would be no impact.

III. AIR QUALITY. Would the project:					
a. Conflict with or obstruct implementation of the applicable air quality plan?				X	
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X	

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

III. AIR QUALITY. <i>Would the project:</i>				
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d. Expose sensitive receptors to substantial pollutant concentrations?			X	
e. Create objectionable odors affecting a substantial number of people?			X	

Discussion:

A substantial adverse effect on Air Quality would occur if:

- Emissions of ROG and No_x, will result in construction or operation emissions greater than 82lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District – CEQA Guide);
 - Emissions of PM₁₀, CO, SO₂ and No_x, as a result of construction or operation emissions, will result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or
 - Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.
- a. **Air Quality Plan.** El Dorado County has adopted the *Rules and Regulations of the El Dorado County Air Pollution Control District* (February 15, 2000) establishing rules and standards for the reduction of stationary source air pollutants (ROG/VOC, NO_x, and O₃). Any activities associated to the grading and construction of this project would pose a less than significant impact on air quality because the El Dorado County Air Quality Management District (AQMD) would require that the project implement a Fugitive Dust Mitigation (FDM) plan during grading and construction activities. Such a plan would address grading measures and operation of equipment to minimize and reduce the level of defined particulate matter exposure and/or emissions, anticipated to be below a level of significance.
- b. **Air Quality Standards.** The project would create air quality impacts which may contribute to an existing or projected air quality violation during construction. Construction activities associated with the project include grading and site improvements, for roadway expansion, utilities, driveway, home, and building pad construction, and associated on-site activities. Construction related activities would generate PM10 dust emissions that would exceed either the state or federal ambient air quality standards for PM10; however, given the size and scope of the project and with application of AQMD construction standards, impacts from emissions are anticipated to be insignificant.

Given the minimal size of development, the anticipated operational air quality impacts would be minor, and would cause an insignificant contribution to existing or projected air quality violations. Common sources of residential emissions would be from vehicle trip emissions, natural gas and wood combustion for space and water heating, landscape equipment, and consumer products.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

AQMD has recommended specific measures that would be included as conditions of approval for the project which would seek to minimize potential impacts to air quality. Impacts are anticipated to be less a less-than-significant impact.

- c. **Cumulative Impacts.** Given the minimal size of the clustered residential development, its location within an existing residential neighborhood, and strict adherence to standard AQMD construction measures, the project would be anticipated to have a less than significant level of impact cumulatively. Specifically, requirement such as Fugitive Dust Plan (FDP) would be reviewed and approved by the AQMD prior to and concurrently with the grading, improvement, and/or building permit approvals would manage heavy equipment and mobile source emissions, as well as site disturbance and construction measures and techniques. Additionally, the General Plan DEIR Section 5.11 addresses air quality from transportation sources, specifically those generated by vehicles that travel on roadways in the County, partially from US Highway 50 as a generator. Such source emissions have already been considered with the adopted 2004 General Plan and EIR and the project would be served by proposed and existing roads with lesser vehicular trips, therefore, lesser emissions. Mitigations in the form of General Plan polices have been developed to mitigate impacts to less than significant levels for impacts associated with air quality standards. Impacts would be anticipated to be less than significant.
- d. **Sensitive Receptors.** CEQA Guidelines identifies sensitive receptors as facilities that house or attract children, the elderly, people with illnesses, or others that are especially sensitive to the affects of air pollutants. Hospitals, schools and convalescent hospitals are examples of sensitive receptors. The AQMD reviewed the project and identified this site as not being within the asbestos review area. However, implementation of AQMD Rules 223, 223-1, a Fugitive Dust Control Plan and other standard conditions for the development of the site as it relates to pollutant concentrations based on AQMD rules, regulations, and standards, the impacts associated with this category would be anticipated to be less than significant.
- e. **Objectionable Odors.** Table 3-1 of the *El Dorado County APCD CEQA Guide* (February, 2002) does not list the residential uses as a use known to create objectionable odors. Impacts would be less than significant.

FINDING: The proposed project would not affect the implementation of regional air quality regulations or management plans. The project would result in insignificant increase in emissions due to construction and operation; however existing regulations would be anticipated to reduce these impacts to a less-than-significant level. The project would not be anticipated to cause substantial adverse effects to air quality, nor exceed established significance thresholds for air quality impacts, that were not anticipated by the General Plan for areas designated for high density residential uses. Standard conditions of approval, as required by the El Dorado County Air Quality Management District (AQMD), are included as part of the project permit. These conditions are typical for most projects throughout the County. As such, the project anticipates a less than significant impact in this category.

IV. BIOLOGICAL RESOURCES. <i>Would the project:</i>			
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	X		
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	X		

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant impact	No Impact
--------------------------------	---	------------------------------	-----------

IV. BIOLOGICAL RESOURCES. <i>Would the project:</i>			
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		X	
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		X	
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X

Discussion:

A substantial adverse effect on Biological Resources would occur if the implementation of the project would:

- Substantially reduce or diminish habitat for native fish, wildlife or plants;
- Cause a fish or wildlife population to drop below self-sustaining levels;
- Threaten to eliminate a native plant or animal community;
- Reduce the number or restrict the range of a rare or endangered plant or animal;
- Substantially affect a rare or endangered species of animal or plant or the habitat of the species; or
- Interfere substantially with the movement of any resident or migratory fish or wildlife species.

a-b, d. Special Status Species and Migratory Wildlife. Submitted biological reports evaluated the existence of the biological communities within the project site. Specifically, the site consists of biological communities including Interior live oak woodland, California Grassland and a sliver of seep wetland. Within these communities, varying types of species including raptors and hawks could potentially inhabit the site. Project implementation would result in the removal of oak trees (discussed below) which these migratory bird species typically inhabit for foraging and nesting. The following mitigation measure shall be incorporated which would minimize the impact to less than significant:

BIO-1: Pre-construction Survey Required: If vegetation removal is conducted within the nesting period for most migratory bird species and nesting raptor species (between March 1 and August 15), a pre-construction survey for active bird nests shall be conducted by a qualified biologist. If vegetation removal activities are delayed or suspended more than one month after the pre-construction survey, the area shall be re-surveyed. If active bird nests are identified, vegetation removal in these areas shall be postponed until after the nesting season, or a qualified biologist has determined the young have fledged and are independent of the nest site. No known active nests shall be disturbed without a permit or other authorization from USFWS or CDFG.

Monitoring Responsibility: Planning Services

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

Monitoring Requirement: The applicant shall conduct all construction activities outside the nesting season or perform a pre-construction survey and obtain all necessary permits prior to initiation of construction activities. This requirement shall be placed on the grading plans for any and all final maps filed. Planning Services shall review the surveys prior to issuance of a grading permit and/or removal of any trees within the entire project parcel.

The site was also evaluated for potential presence of sensitive status plants including the Rare Plants or Pine Hill Endemic Plants. The Special Status Surveys concluded that no special status plants were observed within the project area. However, given that the site is within the Ecological Preserve Area 2, in accordance with Chapter 17.71 of the El Dorado County Zoning Ordinance and Board of Supervisors Resolution No. 205-98, payment of standard mitigation fee for impacts to rare plant would be required and collected prior to issuance of building permits. This requirement is reflected as a condition of approval

Impacts would be mitigated to less than significant with incorporation of mitigation measures.

- c. **Riparian Habitat, Wetlands.** Site assessment identified areas of slope seep measuring a 0.06 acre located at the northern portion of the site and an ephemeral drainage measuring 0.11 acre located along Lot 20. Both features were previously determined to be jurisdictional subject to US Army Corp permitting standards. Specifically, as part of previous improvements in the original Ridgeview West Unit 4, the ephemeral drainage is currently contained within rock-lined ditch that flows into an underground culvert. The seep wetland remained unaffected as part of Unit 4 improvements; however, as part of Treviso II, a reduced wetland buffer of 25 feet would be implemented in accordance with Interim Interpretive General Plan Policy 7.3.3.4, which would avoid this feature. The following mitigation measures shall be incorporated:

BIO-2: No Disturbance Buffer: A 25-foot setback line shall be shown on the Final Map that begins at all high-water marks or the outer boundary of any adjacent wetlands in accordance with requested reduced buffer per the Interim Interpretive General Plan Policy 7.3.3.4. No development shall occur within the setback area. Standard Best Management Practices (BMP) measures, including the installation of protective fencing around the seep, shall be implemented. The identification shall be made on the Final Map, Site Plan Review, grading and building plans where applicable.

Monitoring Responsibility: Planning Services

Monitoring Requirement: Prior to filing of the Final Map, Site Plan Review (SPR), grading and/or building plan approval, Development Services shall verify that the identification has been made on the Final Map, Site Plan Review, grading and building plans where applicable. The setback lines shall be shown on any submitted development plans submitted for the grading permit and Development Services shall verify this prior to issuance of any development permit.

As discussed above, an existing ephemeral drainage drains into a rock-lined ditch and the culvert as part of previous site improvement. Previous permit approvals were acquired for the construction of these drainage facilities. As part of the project, this feature shall be incorporated as part of a driveway portion of Lot 20 and would be improved or upgraded in order to accommodate the run-offs as part of the overall project drainage. The anticipated improvement could potentially affect this feature. The following mitigation measures shall be incorporated:

BIO-3: Streambed Alteration Agreement: A Streambed Alteration Agreement, pursuant to Fish and Game Code Section 1600 et seq, shall be obtained by the applicants, from the California Department of Fish and Game, if applicable, for the stream crossing and any other activities affecting the bed, bank, or associated riparian vegetation of any stream on the site. Appropriate mitigation measures shall be developed in

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

coordination with CDFG in the context of the agreement process. Authorization prior to placement of any fill is required from the U.S. Army Corps of Engineers if any impacts are proposed to jurisdictional riparian habitat that were not disclosed during the project review. This authorization may require mitigation as deemed necessary by the Corps of Engineers.

Monitoring Responsibility: Planning Services

Monitoring Requirement: The applicant shall provide a copy of the Streambed Alteration Agreement to Development Services prior to issuance of the grading permit. If it has been determined by Fish and Game that said permit does not apply after their review of the development plans for the project, the applicant shall provide Planning Services with verification from Fish and Game that no agreement is needed for the project, prior to issuance of a building and/or grading permit for the project area.

BIO-4: Water Quality Certification: A Water Quality Certification, Section 401 permit, if applicable, shall be obtained by the applicant from the California Regional Water Quality Control Board for applicable project improvements. Appropriate mitigation measures shall be developed in coordination with in the context of the agreement process.

Monitoring Responsibility: Planning Services

Monitoring Requirement: The applicant shall provide a copy of the Section 401 permit to Development Services prior to issuance of the grading permit. If it has been determined by the California Regional Water Quality Control Board that said permit does not apply after their review of the development plans for the project, the applicant shall provide Planning Services with confirmation from them of that determination prior to issuance of a building and/or grading permit for the project area.

Application of the above mitigation measures would minimize said impacts to a less than significant level.

- e. **Local Plans.** Project implementation would result in the removal of oak tree canopy. Improvements, including site grading for individual residential pads and driveways and drainage preparation, would impact approximately 1.5 acre of oak canopy predominantly on-site with a small canopy coverage affected within the adjacent lot to the southeast resulting from grading. To offset these impacts, the project is subject to the in-lieu fee requirements per the Oak Woodland Management Plan under Chapter 17.73 of the El Dorado County Zoning Ordinance. A standard condition of approval would be applied to the project. Impacts are considered less than significant.
- f. **Adopted Plans.** This project, as designed, would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. There would be a less than significant impacts anticipated in this category.

FINDING: For the “Biological Resources” category, as conditioned, mitigated, and with adherence to County Code, the thresholds of significance would not be anticipated to be exceeded.

V. CULTURAL RESOURCES. <i>Would the project:</i>				
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?			X	
b. Cause a substantial adverse change in the significance of archaeological resource pursuant to Section 15064.5?			X	

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

V. CULTURAL RESOURCES. <i>Would the project:</i>			
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X
d. Disturb any human remains, including those interred outside of formal cemeteries?			X

Discussion:

In general, significant impacts are those that diminish the integrity, research potential, or other characteristics that make a historical or cultural resource significant or important. A substantial adverse effect on Cultural Resources would occur if the implementation of the project would:

- Disrupt, alter, or adversely affect a prehistoric or historic archaeological site or a property or historic or cultural significant to a community or ethnic or social group; or a paleontological site except as a part of a scientific study;
- Affect a landmark of cultural/historical importance;
- Conflict with established recreational, educational, religious or scientific uses of the area; or
- Conflict with adopted environmental plans and goals of the community where it is located.

a-d. Historic, Archeological Resources, and Human Remains. As part of previous planned development, Ridgeview Equestrian, the Treviso II site was reviewed for potential existence of any cultural or historical resources on-site. Based on the archeological study, specific resources have been mitigated through preservation measures as part of the original development. Both areas within Treviso I and Treviso II were determined not to have any important resources. Subsequently, portions of Treviso II have been disturbed during site development, which established absence of any cultural or historic resources. Nevertheless, in the event previously unknown resources are identified during construction, standard provisions under CEQA Section 15064.5 would be incorporated as a project condition of approval. This condition would require the ceasing of the construction activity until a certified archeologist or cultural resource specialist further evaluates the condition of the resource and provides necessary recommendations in addressing the activity and its impacts.

Similarly, in addressing the potential of presence of human remains during construction, standard condition of approval, in accordance with CEQA Guidelines § 15064.5, Health and Safety Code § 7050.5 and Public Resources Code §§ 5097.94 and 5097.98, would be incorporated.

Impact is considered less than significant.

FINDING: Based on studies, no sensitive cultural and historical resources were identified on the site. However, a possibility of previously unknown resources could be discovered during construction. Specific conditions would be incorporated to ensure any potential discoveries. This project would have a less than significant impact within the Cultural Resources category.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

VI. GEOLOGY AND SOILS. <i>Would the project:</i>				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b. Result in substantial soil erosion or the loss of topsoil?			X	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property?			X	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

Discussion:

A substantial adverse effect on Geologic Resources would occur if the implementation of the project would:

- Allow substantial development of structures or features in areas susceptible to seismically induced hazards such as groundshaking, liquefaction, seiche, and/or slope failure where the risk to people and property resulting from earthquakes could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards;
- Allow substantial development in areas subject to landslides, slope failure, erosion, subsidence, settlement, and/or expansive soils where the risk to people and property resulting from such geologic hazards could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards; or
- Allow substantial grading and construction activities in areas of known soil instability, steep slopes, or shallow depth to bedrock where such activities could result in accelerated erosion and sedimentation or exposure of people, property, and/or wildlife to hazardous conditions (e.g., blasting) that could not be mitigated through engineering and construction measures in accordance with regulations, codes, and professional standards.

Though no development is proposed, the rezone would set forth future commercial development of the site. The development would be required to meet applicable County provisions, which are normally verified prior to issuance of any construction permits.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

a. Seismic Hazards.

- i) According to the California Department of Conservation, Division of Mines and Geology, there are no Alquist-Priolo active fault zones within El Dorado County. The nearest such faults are located in Alpine and Butte Counties. There would be no impact.
- ii) The potential for seismic ground shaking in the area would be considered less than significant. Any potential impacts due to seismic impacts would be addressed through compliance with the Uniform Building Code. All future residential and accessory structures would be built to meet the construction standards of the UBC for the appropriate seismic zone. Impacts would be less than significant.
- iii) El Dorado County is considered an area with low potential for seismic activity. The potential areas for liquefaction on the project site would be the seep feature, which would be avoided, and an ephemeral drainage, which would be contained within an open, lined ditch as part of project design. Impacts would be less than significant.
- iv) All future grading activities would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. Compliance with the Ordinance would reduce potential landslide impacts to less than significant.

b. Soil Erosion. The primary soil composition falls within the Auburn Series (AxE), which is generally characterized to exist within 30 to 50% slopes, very rocky silty loam, commonly located in the foothills. Surface runoff is medium to rapid and erosion hazard is moderate to high. As part of project implementation, potential for erosion would be mitigated through Best Management Practices subject to conformance with provisions of the El Dorado County Grading, Erosion Control and Sediment Ordinance. Development of the site would require submittal of a formal construction permit application that includes submittal of technical reports (e.g Geotechnical Reports) subject to review by the County and affected agencies for implementation of measures minimizing erosion hazards. Impacts would be less than significant.

c. Geologic Hazards. Onsite soil types have a medium to rapid runoff potential with medium to high erosion potentials. All future grading activities would comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. Impacts would be less than significant.

d. Expansive Soils. All future grading activities would comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. Impacts would be less than significant.

e. Septic Capability. The proposed clustered development project would be served by EID for wastewater services. There would be no impacts related to septic systems.

FINDING: A review of the soils and geologic conditions on the project site determined that the soil types are suitable for the future commercial development, subject to applicable construction and building standards. All grading activities would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance which would address potential impacts related to soil erosion, landslides and other geologic impacts. For this ‘Geology and Soils’ category impacts would be less than significant.

VII. GREENHOUSE GAS EMISSIONS. <i>Would the project:</i>			
a. Generate greenhouse gas emissions, either directly or indirectly, that may have			X

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

VII. GREENHOUSE GAS EMISSIONS. <i>Would the project:</i>			
a significant impact on the environment?			
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?		X	

a. - b. **Generate Greenhouse Gas Emissions.** The prominent GHGs contributing to the greenhouse effect as specifically listed in Assembly Bill AB 32, the California Global Warming Solutions Act of 2006, are carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. Emissions of GHGs contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors; in California, the transportation sector is the largest emitter of GHGs, followed by electricity generation. California Energy Commission. 2006. *Inventory of California Greenhouse Gas Emissions and Sinks: 1990 to 2004.* (Staff Final Report). Publication CEC-600-2006-013-SF.

GHGs are global pollutants, unlike criteria for air pollutants and toxic air contaminants, which are pollutants of regional and local concern. Carbon dioxide equivalents are a measurement used to account for the fact that different GHGs have different potential to retain infrared radiation in the atmosphere and contribute to the greenhouse effect.

Emitting CO₂ into the atmosphere is not itself an adverse environmental affect. It is the increased concentration of CO₂ in the atmosphere potentially resulting in global climate change and the associated consequences of such climate change that results in adverse environmental affects (e.g., sea level rise, loss of snowpack, severe weather events). Although it is possible to generally estimate a project's incremental contribution of CO₂ into the atmosphere, it is typically not possible to determine whether or how an individual project's relatively small incremental contribution might translate into physical effects on the environment.

In June 2008, the Office of Planning and Research's (OPR) issued a technical advisory (*CEQA and Climate Change*) to provide interim guidance regarding the basis for determining the proposed project's contribution of greenhouse gas emissions and the project's contribution to global climate change. In the absence of adopted local or statewide thresholds, OPR recommends the following approach for analyzing greenhouse gas emissions:

- Identify and quantify the project's greenhouse gas emissions;
- Assess the significance of the impact on climate change; and
- If the impact is found to be significant, identify alternatives and/or Mitigation Measures that would reduce the impact to less-than-significant levels.

The project proposes 20 residential lots, which comprises a small percentage of housing in the region in an area containing both existing and planned residential uses. Vehicular trips are also minimal therefore its emission would also be minor. The project would incorporate modern construction and design features as well as applicable current building and construction standards in the California Building Code that reduce energy consumption to the extent feasible. Adherence to these features and standard would assist in reducing potential GHG emissions resulting from the development of the proposed project. Based on these factors and the minimal amount of lots proposed, impacts related to the project's expected contribution to GHG emissions would not be considered significant, either on a project-level or cumulative basis. Impacts would be anticipated to be less than significant.

FINDING: Given the projects minimal lot and clustered design, and along with requirements for adherence to applicable standards, it is determined that implementation of the project would result in less than significant impacts to greenhouse gas emissions. For this "Greenhouse Gas Emissions" category, as conditioned, mitigated, and conformance with Greenhouse Gas standards in the California Building Code, impacts would be anticipated to be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

VIII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	

Discussion:

A substantial adverse effect due to Hazards or Hazardous Materials would occur if implementation of the project would:

- Expose people and property to hazards associated with the use, storage, transport, and disposal of hazardous materials where the risk of such exposure could not be reduced through implementation of Federal, State, and local laws and regulations;
- Expose people and property to risks associated with wildland fires where such risks could not be reduced through implementation of proper fuel management techniques, buffers and landscape setbacks, structural design features, and emergency access; or
- Expose people to safety hazards as a result of former on-site mining operations.

a-b. Hazardous Materials. Implementation of the project may involve transportation, use, and disposal of hazardous materials such as construction materials, paints, fuels, landscaping materials. The usage of these materials is more

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

typical during construction phases and to a lesser degree and amount in common residential uses. Any uses of hazardous materials would be required to comply with all applicable federal, state, and local standards associated with the handling and storage of hazardous materials. Contractors are required to obtain approval of a Hazardous Materials Business Plan through the Environmental Health- Hazardous Waste Division of El Dorado County.

The impacts would be anticipated to be less than significant.

c.- g. **Hazardous Materials Near Schools.** The site is not in close proximity of any schools. No Impact.

Hazardous Sites. No parcels within El Dorado County are included on the Cortese List. There would be no impact.

Aircraft Hazards and Private Airstrips. The project site is not within any airport plan, nor is it in any public or private airport. There would be no impact.

Emergency Plan. The residential development would have adequate proposed circulation designed in accordance with the County Design and Improvement Standards Manual that would accommodate necessary emergency situations. There would be no impact.

h. **Wildfire Hazards.** Project implementation would require adherence to the approved Wildfire Safe Plan for Treviso II. A condition of approval would be imposed on the project. Impacts would be less than significant.

FINDING: Site construction and development would anticipate use of various potential hazardous materials, subject to permitting standards at the local and state level. The proposed residential use is not located in any airport facilities. A Wildfire Safe Plan would require implementation as part of the development. For this 'Hazards and Hazardous Materials' category, impacts would be less than significant.

IX. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>				
a. Violate any water quality standards or waste discharge requirements?			X	
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or -off-site?			X	
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

IX. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>				
f. Otherwise substantially degrade water quality?			X	
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j. Inundation by seiche, tsunami, or mudflow?				X

Discussion:

A substantial adverse effect on Hydrology and Water Quality would occur if the implementation of the project would:

- Expose residents to flood hazards by being located within the 100-year floodplain as defined by the Federal Emergency Management Agency;
- Cause substantial change in the rate and amount of surface runoff leaving the project site ultimately causing a substantial change in the amount of water in a stream, river or other waterway;
- Substantially interfere with groundwater recharge;
- Cause degradation of water quality (temperature, dissolved oxygen, turbidity and/or other typical stormwater pollutants) in the project area; or
- Cause degradation of groundwater quality in the vicinity of the project site.

a. Water Quality Standards. Project related construction activities would be required to adhere to the El Dorado County Grading, Erosion Control and Sediment Ordinance which include application of Best Management Practices (BMP's) to minimize degradation of water quality during construction.

Any grading and improvement plans required by the El Dorado County Department of Transportation (DOT) and/or Building Services would be prepared and designed to meet the *County of El Dorado Grading, Erosion and Sediment Control Ordinance*. These standards require that erosion and sediment control be implemented into the design of the project. Combined with the design standards outlined by the *El Dorado Design and Improvement Standards Manual (DISM)*, as well as the *Off-Street Parking and Loading Ordinance*, all stormwater and sediment control methods required by the ordinance would be implemented and engineered correctly for the final design, including those necessary for site grading and drainage facilities. Grading and drainage plans would be designed pursuant to a project specific Storm Water Mitigation Plan (SWMP). This would address Storm Water Prevention and Pollution Program (SWPPP) standards in order to adhere to the state requirements, as well as the federal, National Pollution Discharge Elimination System (NPDES) requirements for water quality and water discharge. As a result, impacts would be anticipated to be less than significant.

b. Groundwater Supplies. The project would require connect to public water service provided by El Dorado Irrigation District and would not utilize any groundwater as part of the project. Impact would be considered less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

- c-f. Drainage Patterns.** As discussed in the ‘Biological Resources’ category above, the site contains a seep wetland and an ephemeral drainage. Along with requirements to adhere to above referenced standards in the ordinance and application of BMP provisions, the seep wetland would be adequately buffered from development activities and the ephemeral drainage would be conveyed via a rock-lined ditch which would ensure potential effects storm run-offs are minimized. Impacts would be less than significant.
- g-j. Flood-related Hazards.** The site, which is identified within the 06017C0712E panel of the Flood Insurance Rate Map (FIRM) map, is designated as Flood Zone X. This designation describes areas that are outside of any mapped 100-year or 500-year flood areas. Treviso II development would be required to adhere to applicable construction and building standards involving drainage control and flood prevention. No dams are located in the project area and therefore, no potential hazards related to dam failures. The risk of exposure to seiche, tsunami, or mudflows would be remote. There would be no impact.

FINDING: The proposed and existing drainage facilities would have adequate capacity for the run-off that would be associated to the project. Water would be provided for this project by connections to the EID system, as well as adequate capacity to connect to the existing EID septic facility system. All grading, drainage, to include BMPs for pre-and-post-construction for erosion and sediment controls, would be incorporated into the final grading and drainage design for the project. As conditioned, mitigated, and with adherence to applicable County Codes, impacts within this category would be anticipated to be less than significant.

X. LAND USE PLANNING. <i>Would the project:</i>				
a. Physically divide an established community?				X
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?				X
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

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.-c. Established Community and Land Use Consistency. Based on the High Density Residential land use designation, the site is identified for residential development. The proposed rezoning to R1-PD would be consistent with this land use designation. Treviso II development would blend with the existing residential community in El Dorado Hills and City of Folsom. There would be no impact.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

Habitat Conservation Plan. El Dorado County does not have an adopted Habitat Conservation Plan Program. There would be no impact.

FINDING: For the ‘Land Use Planning’ category, the project would have no impact.

XI. MINERAL RESOURCES. <i>Would the project:</i>				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Discussion:

A substantial adverse effect on Mineral Resources would occur if the implementation of the project would:

- Result in obstruction of access to, and extraction of mineral resources classified MRZ-2x, or result in land use compatibility conflicts with mineral extraction operations.

a-b. Mineral Resources. The site is identified for residential development. There are no known mineral resources on the site according to the General Plan. There are no known mineral resources of local importance on or near the project site. There would be no impact.

FINDING: No known mineral resources are located on or within the vicinity of the project. There would be no impact to this ‘Mineral Resources’ category.

XII. NOISE. <i>Would the project result in:</i>				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

XII. NOISE. <i>Would the project result in:</i>			
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise level?			X
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?			X

Discussion:

A substantial adverse effect due to Noise would occur if the implementation of the project would:

- Result in short-term construction noise that creates noise exposures to surrounding noise sensitive land uses in excess of 60dBA CNEL;
- Result in long-term operational noise that creates noise exposures in excess of 60 dBA CNEL at the adjoining property line of a noise sensitive land use and the background noise level is increased by 3dBA, or more; or
- Results in noise levels inconsistent with the performance standards contained in Table 6-1 and Table 6-2 in the El Dorado County General Plan.

a. Noise Exposures. The proposed clustered residential development is in an area where current and future high density residential uses are expected to occur. The site is immediately bordered by vacant residential lots to the south and to the east, and large tracts of open space lot to the north and east. The nearest existing residences are located approximately 300 feet at lower elevation in the City of Folsom and residences similar distance located southeast at a higher elevation. Noise during site construction is anticipated to occur intermittently and on a short term basis. Construction activities would include use of various machinery and construction tools equipped with sound muffling device. Along with application of construction hours limitations, these effects are not anticipated to be significant in excess of the standards.

Operational noise effects would include common residential noise occurring within the designated yard areas and from vehicles. As designed and engineered, most of the lots would have limited yard areas that would be useable that would generate or would expose residents to noise effects. The rear yard areas are would likely be landscaped given its sloped design to adequately convey on-site drainage. Vehicular traffic generated by this private development is not expected to be in excess given on the minimal lots proposed.

Impacts would be less than significant.

- b. Ground borne Shaking:** Future development of the site may generate ground borne vibration or shaking events during project construction. These potential impacts would be limited to project construction. Adherence to the time limitations of construction activities to 7:00 AM to 7:00 PM Monday through Friday and 8:00 AM to 5:00 PM on weekends and federally recognized holidays would limit the ground shaking effects in the project area. Impacts would be less than significant.
- c. Permanent Ambient Noise Increases.** Post construction of the site, implementation and operation of residential development is not expected to add significant noise ambient levels of the surrounding area. The overall types and volumes of residential noise is not anticipated to be excessive and would be common to the surrounding residential uses on the north, south and west which are high density residential in nature. Impacts are anticipated to be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

d. Temporary Ambient Noise Increases: The construction phase of the project would result in an increase in noise levels to surrounding residences as the access roads and building pads are graded, the rough utility infrastructure installed, and subsequently when individual homes are built on lots. Construction noise would be temporary and would be minimized by compliance with Policy 6.5.1.11 of the El Dorado County General Plan Noise Element. Project operation would also result in periodic noise generation above current levels from the use of personal vehicles, landscaping equipment, etc. The overall types and volumes of noise from project operation would not be anticipated to be excessive and would be similar in character to anticipated and expected by the General Plan for land uses within a high-density designated area. Thus, as a result, the impacts are anticipated to be less than significant.

e-f. Aircraft Noise. The project site is not within any airport plan, located within the vicinity of public airport, or private airport. There would be no impact.

FINDING: Based on project and general site conditions, implementation of the project does anticipate significant impacts to or from noise effects. For this “Noise” category, the thresholds of significance are not anticipated to be exceeded.

XIII. POPULATION AND HOUSING. <i>Would the project:</i>				
a. Induce substantial population growth in an area, either directly (i.e., by proposing new homes and businesses) or indirectly (i.e., through extension of roads or other infrastructure)?			X	
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Discussion:

A substantial adverse effect on Population and Housing would occur if the implementation of the project would:

- Create substantial growth or concentration in population;
- Create a more substantial imbalance in the County’s current jobs to housing ratio; or
- Conflict with adopted goals and policies set forth in applicable planning documents.

a. Population Growth. The proposed residential development would anticipate the construction a total of 20 residential units. Based on the anticipated population ratio under High Density Residential land use designation and density range of 1 to 5 dwelling unit/acre, the anticipated development would have a density of 2.87 du/ac and result in the addition of 56 residents in the existing neighborhood. Impact would be considered less than significant.

b. - c. Housing Displacement. The site is vacant thus implementation of the project would not result in any displacement or relocation of housing. There would be no impact.

FINDING: Implementation of project would not have any significant increase to population or housing. No displacement would occur. For this “Population and Housing” category, impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

XIV. PUBLIC SERVICES. <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>			
a. Fire protection?			X
b. Police protection?			X
c. Schools?			X
d. Parks?			X
e. Other government services?			X

Discussion:

A substantial adverse effect on Public Services would occur if the implementation of the project would:

- Substantially increase or expand the demand for fire protection and emergency medical services without increasing staffing and equipment to meet the Department’s/District’s goal of 1.5 firefighters per 1,000 residents and 2 firefighters per 1,000 residents, respectively;
- Substantially increase or expand the demand for public law enforcement protection without increasing staffing and equipment to maintain the Sheriff’s Department goal of one sworn officer per 1,000 residents;
- Substantially increase the public school student population exceeding current school capacity without also including provisions to adequately accommodate the increased demand in services;
- Place a demand for library services in excess of available resources;
- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
- Be inconsistent with County adopted goals, objectives or policies.

- a. **Fire Protection.** The project site is within the El Dorado Hills Fire Department Service Area for fire and emergency services. The department has reviewed the project and recommended specific conditions of approvals that would ensure adequate services to the development. A Wildfire Safe Plan has been approved by the department which would further assist in implementing fire prevention measures. Impacts are anticipated to be less than significant.
- b. **Police Protection.** Police services would continue to be provided by the El Dorado County Sheriff’s Department. Impact to the department’s services is anticipated to be less than significant.
- c. **Schools.** The project site is within the Buckeye Union School District and El Dorado Union High School District. Buckeye Union School District includes three elementary schools in the district with William Brooks Elementary School being the nearest located 2.6 miles from the site and a middle school, Rolling Hills Middle School, located 3.5 miles along Silva Valley Parkway. As confirmed by BUSD representative, the project would generate 10 students, which would be accommodated by the district.

Oak Ridge High School, which is within the El Dorado Union High School District, is located approximately 2.8 miles from the project, has a current enrollment of 2,262 students. The district would be able to accommodate the anticipated students from this subdivision. Standard school fees would be required prior to issuance of residential

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

building permits. Based on the minimal amount of potential students from this development, impacts to school facilities are anticipated to be less than significant.

- d. **Parks.** As discussed below, no park site is designed as part of the development. However, there are several existing parks within the vicinity of Treviso II. As required on El Dorado County Subdivision Ordinance, standard park in-lieu fees. Impacts would be less than significant.
- e. **Government Services.** Other governmental services involved in review of project implementation would include the Department of Transportation, Development Services Department, and Environmental Management. Review of subsequent permit plan would require filing application and associated fees. Impacts would be less than significant.

FINDING: No significant increase of services is anticipated with this request. For this ‘Public Services’ category, impacts would be less than significant.

XV. RECREATION.				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

Discussion:

A substantial adverse effect on Recreational Resources would occur if the implementation of the project would:

- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
- Substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur.

a. - b. **Parks and Recreational Services.** The additional residents anticipated from this residential development are not significant. Given its limited size and site constraints, no park is proposed on-site. However, existing parks within proximity of the project site can be used by these residents. In accordance with El Dorado County Subdivision Ordinance, the proposed residential development would be required to pay in-lieu park fees due and verified during Final Map review. The fee would off-set the need for recreational amenities (ie. park) collected in behalf of the El Dorado Hills Community Services District. Impacts would be less than significant impact.

FINDING: Impacts to Parks and Recreational amenities are considered less than significant with adherence to standard provisions in the Subdivision Ordinance.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

XVI. TRANSPORTATION/TRAFFIC. <i>Would the project:</i>			
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			X
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X
e. Result in inadequate emergency access?			X
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			X

Discussion:

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

- Result in an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system;
- Generate traffic volumes which cause violations of adopted level of service standards (project and cumulative); or
- Result in, or worsen, Level of Service “F” traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county as a result of a residential development project of 5 or more units.

a.-b. Circulation and Congestion Management Plan. As reviewed and determined by the Department of Transportation, the Level of Service (LOS) of the existing public roads in the area (including Via Treviso) would not worsen based on the minimal anticipated trips (9.6 trips/day per lot) and with the construction of Via Barlogio which provides the necessary secondary access road connection. As a result, no additional traffic analysis was required for this application. Construction of the road improvements would be conducted in accordance with DOT standards including traffic management during construction. Impacts would be less than significant.

c. Air traffic. The project site is not identified in any airport plan, nor is it located within any public or private airport flight zones. There would be no impact to air traffic patterns.

d. Design Hazards. The development would be adequately served by the proposed private road (Via Treviso), which includes a 4-foot wide sidewalk that connects to existing 4-foot sidewalk to the south. With the proposed

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

modifications, Via Treviso would be designed and constructed in accordance with DISM subject to Improvement Plans, Grading, and other construction permits. Specific project conditions of approval are incorporated to address conformance to applicable design and construction standards. Impacts would be less than significant.

- e. **Emergency Access.** Development of the site would require the construction of Via Barlogio which would provide a necessary secondary access road. Specific conditions of approval are incorporated ensuring construction of this road according to standards. Impacts would be less than significant.
- f. **Alternative Transportation Plan.** The proposed development would be served by existing and proposed residential roads. Specifically, the private residential development would have sidewalk that would conform and connect to existing and planned sidewalks in the immediate neighborhood. Impacts would be less than significant.

FINDING: As reviewed and conditioned, the proposed project would be adequately served by its proposed road facilities and would not significantly affect the existing roads in the area. For the Transportation/ Traffic category, impacts would be less than significant.

XVII. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g. Comply with federal, state, and local statutes and regulations related to solid waste?			X	

Discussion:

A substantial adverse effect on Utilities and Service Systems would occur if the implementation of the project would:

- Breach published national, state, or local standards relating to solid waste or litter control;

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

- Substantially increase the demand for potable water in excess of available supplies or distribution capacity without also including provisions to adequately accommodate the increased demand, or is unable to provide an adequate on-site water supply, including treatment, storage and distribution;
- Substantially increase the demand for the public collection, treatment, and disposal of wastewater without also including provisions to adequately accommodate the increased demand, or is unable to provide for adequate on-site wastewater system; or
- Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.

a-e. Potable, Wastewater, and Stormwater Facilities.

The project is required to comply with requirements for the treatment, collection, processing, and disposal of waste as established by the Regional Water Quality Control Board (RWQCB).

The preliminary drainage plan prepared for this project identified minor discharge of water runoff in the various watersheds that were included. The plan also identified that there is adequate land area within each shed and/or parcel to adequately address site drainage and flow of additional water with the addition of a drainage catch basin.

On-site storm water drainage facilities would be installed and maintained as part of project development. All storm water drainage facilities shall be designed to meet the *El Dorado County Grading, Erosion, and Sediment Control Ordinance*, as well as the *Drainage Manual* standards in order to reduce discharge levels to County, state, and federal standards, and to maintain such flow based on the outcome identified by the preliminary drainage study prepared for this project. The Department of Transportation would review a future Engineer’s Report to identify maintenance and fee responsibilities associated to project drainage facilities, as a condition of the permit. Impacts would be anticipated to be less than significant.

The project would be reviewed during grading permit application to ensure that the project is designed to meet the ordinance. By implementing the requirements of the ordinance in the final grading and drainage design, including the implementation of pre- and post-construction Best Management Practices (BMPs), this project would have a less than significant level of impact in this category because such procedures are designed based on the RWQCB standards. Impacts would be anticipated to be less than significant.

The residential subdivision would be served with public sewer and water by El Dorado Irrigation District (EID) via connection to existing lines along the road. According to the Facility Improvement Letter (FIL) submitted for the project, a 10-inch water line and 6-inch gravity sewer main are located along the existing Via Treviso. These lines would require extension into the subdivision in order to provide future residences with necessary water, sewer and fire suppression services. A Facility Plan Report detailing the construction of the facilities would be required and reviewed as part of the Improvement Plan for the development. A submittal of an EID meter award letter confirming acquisition of service would be verified during review of Final Map application.

No new water or wastewater treatment plants are proposed or are required because of the project. Each residential unit would be required to establish separate domestic water service accounts with EID. The applicant would be responsible for the installation of all extension improvements, to the District’s Water, Sewer and Recycled water Design and Construction Standards, necessary to provide these services. The exact improvements required would be determined by an applicant supplied Facility Plan Report of the system which would be given to EID to analyze to see if the proposed system is adequate to supply the domestic water at the correct pressure. Upon satisfaction of the EID requirements for sewage and domestic water services, impacts would be anticipated to be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

f and g. Solid Waste.

County Ordinance No. 4319 requires that new development provide for adequate, accessible, and convenient storing, collecting, and loading of solid waste and recyclables on site. Solid waste collection for the proposed lots would be handled through the local waste management contractor. No development is proposed with this rezone; however, future development proposal would be reviewed for furnishing adequate amount of trash and recyclable receptacles necessary to serve the site.

In December of 1996, direct public disposal into the Union Mine Disposal Site was discontinued and the Material Recovery Facility/Transfer Station was opened. Only certain inert waste materials (e.g., concrete, asphalt, etc.) may be dumped at the Union Mine Waste Disposal Site. All other materials that cannot be recycled are exported to the Lockwood Regional Landfill near Sparks, Nevada. In 1997, El Dorado County signed a 30-year contract with the Lockwood Landfill Facility for continued waste disposal services. The Lockwood Landfill has a remaining capacity of 43 million tons over the 655-acre site. Approximately six million tons of waste was deposited between 1979 and 1993. This equates to approximately 46,000 tons of waste per year for this period.

After July of 2006, El Dorado Disposal began distributing municipal solid waste to Forward Landfill in Stockton and Kiefer Landfill in Sacramento. Pursuant to El Dorado County Environmental Management Solid Waste Division staff, both facilities have sufficient capacity to serve the County. Recyclable materials are distributed to a facility in Benicia and green wastes are sent to a processing facility in Sacramento.

Each residence would have garbage and recycle service provided by local purveyors.

Impacts would be less than significant.

FINDING: The project has been designed to adequately address its potential effects to storm drainage. Utilities such as water, sewer, and trash/recycle services shall be provided to each residential unit. For this 'Utilities and Service Systems' category, impacts would be less than significant.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:				
a. Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			X	
b. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

Discussion:

- a. **Degradation of Environment.** Treviso II residential development has the potential to significantly impact biological resources (oak canopy) as well as cultural resources as discussed in this document. The project would remove existing oak woodland canopy and potential modification an onsite riparian feature. The project would include Mitigation Measures requiring acquisition of permits for the modifications to the riparian area, and surveys and protection measures to reduce impacts to protected animal species during project construction. As conditioned and mitigated, and with adherence to County General Plan policies and permit requirements, this rezone, Development Plan and Tentative Subdivision Map, and the typical residential uses anticipated to follow, would not appear to have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of California history or pre-history. Potential impacts from the project would be considered less than significant due to the Planned Development design of the project and required standards and mitigations that would be implemented with the process of the Final Map and/or any required project specific improvements on or off the property

- b. **Cumulative Effects.** Cumulative impacts are defined in Section 15355 of the California Environmental Quality Act (CEQA) Guidelines as “two or more individual effects, which when considered together, would be considerable or which would compound or increase other environmental impacts.” Based on the analysis and conclusions in this checklist, it has been determined that the project would have a less than significant impact based on the issue of cumulative impacts. The project includes potential impacts that could be considered cumulatively significant based proposed improvements necessary to implement the project. The project would be consistent with the existing General Plan Land Use Designation and the surrounding land use pattern. The project would connect to existing public water and sewer services and be required to construct necessary road facility. Adherence to the Wildfire Safe Plan would minimize potential fire hazards within the development and the immediate neighborhood. Implementation of the conditions of approval and adherence to County permit requirements outlined in this document would minimize to cumulative effects below a significant level.

- c. **Effects on Human Beings.** The study identified environmental effect that could have potential to effects on human beings directly or indirectly. However, as analyzed, the project would be subject to specific mitigations and conditions, and verified for conformance to County General Plan policies, standards, and permit requirements, these environmental effects are not anticipated to have substantial adverse effects on human beings, either directly or indirectly. Impacts would be anticipated to be less than significant.

SUPPORTING INFORMATION SOURCE LIST

The following documents are available at El Dorado County Planning Services in Placerville.

El Dorado County General Plan Draft Environmental Impact Report
Volume 1 of 3 – EIR Text, Chapter 1 through Section 5.6
Volume 2 of 3 – EIR Text, Section 5.7 through Chapter 9
Appendix A
Volume 3 of 3 – Technical Appendices B through H

El Dorado County General Plan – A Plan for Managed Growth and Open Roads; A Plan for Quality Neighborhoods and Traffic Relief (Adopted July 19, 2004)

Findings of Fact of the El Dorado County Board of Supervisors for the General Plan

El Dorado County Zoning Ordinance (Title 17 - County Code)

County of El Dorado Drainage Manual (Resolution No. 67-97, Adopted March 14, 1995)

County of El Dorado Grading, Erosion and Sediment Control Ordinance (Ordinance No. 3883, amended Ordinance Nos. 4061, 4167, 4170)

El Dorado County Design and Improvement Standards Manual

El Dorado County Subdivision Ordinances (Title 16 - County Code)

Soil Survey of El Dorado Area, California

California Environmental Quality Act (CEQA) Statutes (Public Resources Code Section 21000, et seq.)

Title 14, California Code of Regulations, Chapter 3, Guidelines for Implementation of the California Environmental Quality Act (Section 15000, et seq.)

Project Reports

Archeological Survey Report for Ridgeview Equestrian

Biological Resource Assessment for Ridgeview West Unit 4

Special Status Plant Surveys for Treviso II

Wildfire Safe Plan for Treviso II

Project Attachments

Attachment 1: Treviso II Location Map

Attachment 2: Treviso II Rezone Map

Attachment 3: Treviso II Development Plan

Attachment 4: Treviso II Tentative Map and Preliminary Grading Plan

ZONING MAP

TM 11-1502 TREVISIO II

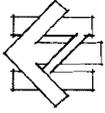
LOT A OF RIDGEVIEW WEST UNIT 4

APN 120-700-07

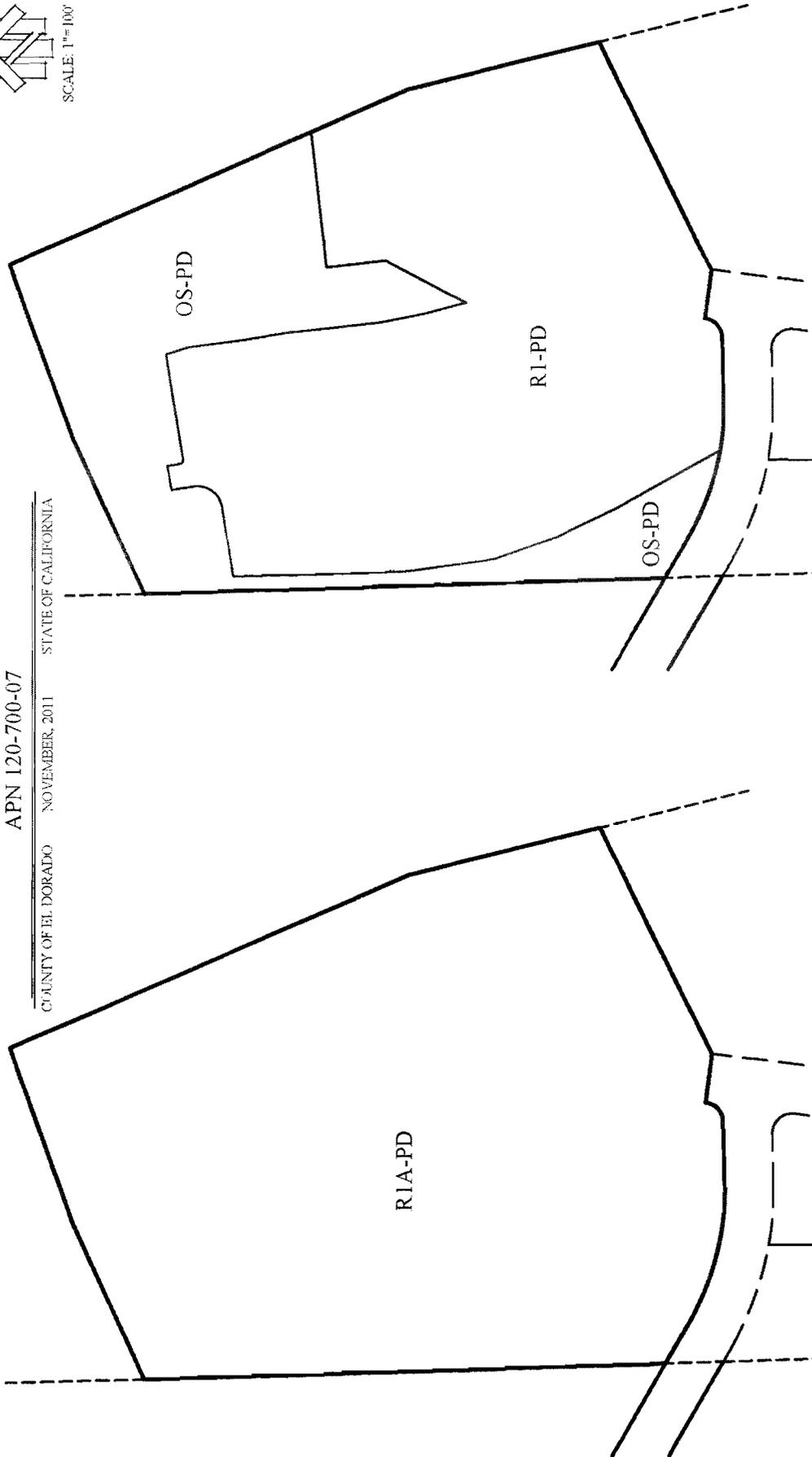
COUNTY OF EL DORADO

NOVEMBER, 2011

STATE OF CALIFORNIA



SCALE: 1"=100'

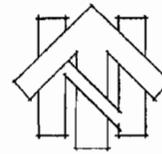


EXISTING ZONING

PROPOSED ZONING

M:\04-028-006\PLAINING\EXHIBITS\04-028-006-ZONING.dwg Layout1: 11/10/2011 1:23:59 PM rursay

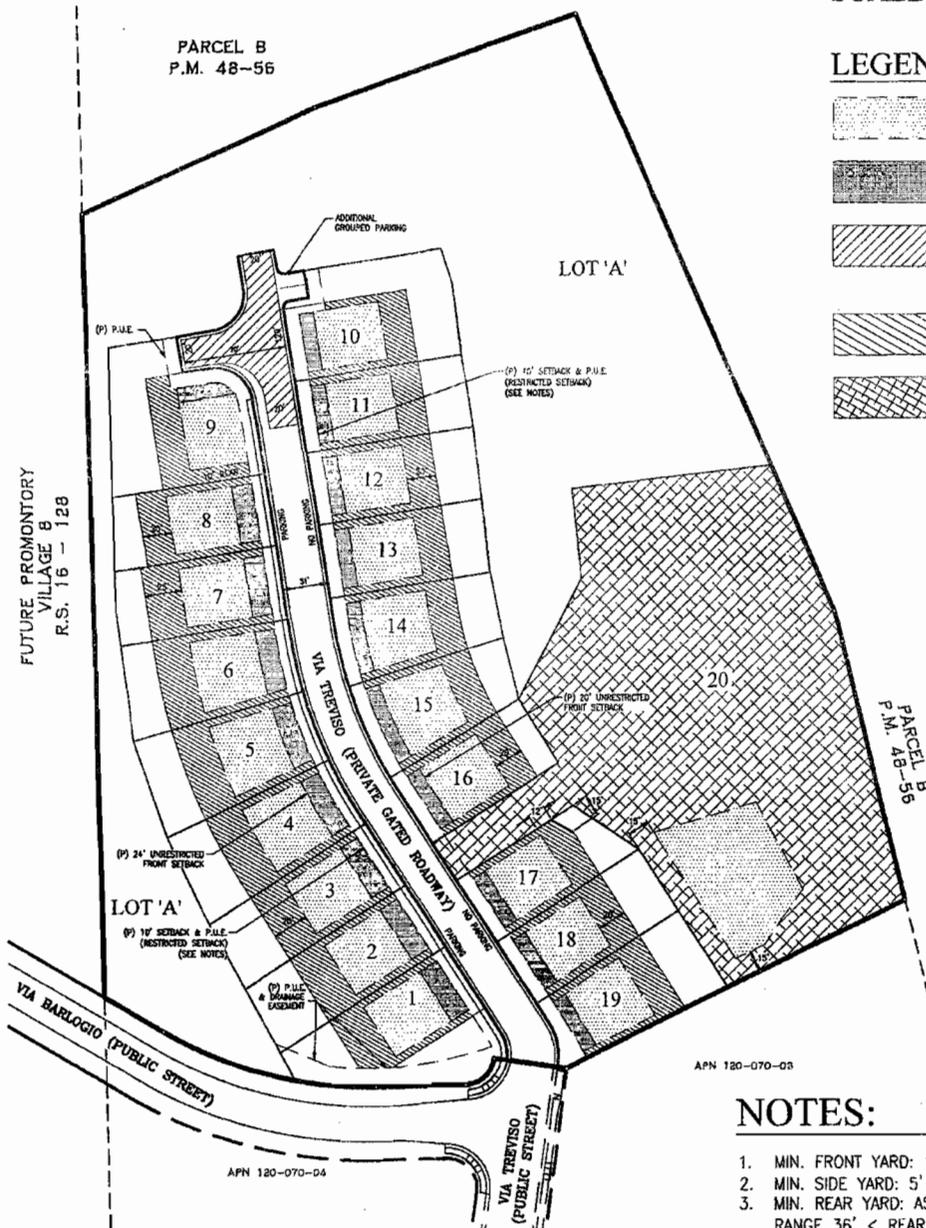
TREVISO II
LOT A OF RIDGEVIEW WEST UNIT 4
DEVELOPMENT PLAN
 EL DORADO COUNTY, CALIFORNIA
 OCTOBER, 2011



SCALE: 1"=80'

LEGEND

-  UNRESTRICTED BUILDING ENVELOPE (MIN. 40'x45')
-  RESTRICTED BUILDING ENVELOPE (MIN. 10'x40')
-  PROPOSED DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND PER 2010 CALIFORNIA FIRE CODE, FIGURE D103.1
-  PROPOSED DEVELOPMENT ENVELOPE SEE NOTE 11.
-  R1 ZONING APPLIES



DEVELOPMENT PLAN

11. DEVELOPMENT ENVELOPE USES INCLUDE, BUT NOT LIMITED TO:
- a. POOLS
 - b. RETAINING WALLS
 - c. PATIO COVERS
 - d. HARD SCAPES/STAIRS
 - e. PORCHES
 - f. ARBORS
 - g. GAZEBOS
 - h. FIRE SAFE DECKS

NOTES:

1. MIN. FRONT YARD: 10'
2. MIN. SIDE YARD: 5'
3. MIN. REAR YARD: AS SHOWN;
 RANGE 36' ≤ REAR SETBACK ≤ 70'
 LOTS 1-8 & 10-19, LOT 9 (10' REAR)
4. RESTRICTED AS DEFINED
 - a. NO GARAGE
 - b. STRUCTURE MUST ALLOW FOR SITE VISIBILITY FOR CARS BACKING OUT OF THE DRIVEWAY
5. PARKING ALLOWED ON SIDEWALK SIDE OF STREET ONLY
6. TWO UNENCLOSED OFF STREET PARKING SPACES PER LOT
7. TWO ADDITIONAL OFF STREET PARKING SPACES WHERE SHOWN
8. OPEN FENCING REQUIRED FOR YARDS BACKING UP TO OPEN SPACE
9. LOT 'A' IS RESERVED FOR OPEN SPACE, LANDSCAPE, DRAINAGE, & RETAINING WALLS
10. TREVISO II IS PROPOSED TO BE GATED; THE FINAL GATE DESIGN WILL BE INCLUDED WITH PROJECT IMPROVEMENT PLANS

cta Engineering & Surveying

Civil Engineering • Land Surveying • Land Planning
 3233 Morley Circle, Rancho Cordova, CA 95742
 T (916) 836-0019 • F (916) 836-3079 • www.cta.com

TENTATIVE MAP

TREVISO II - A PLANNED DEVELOPMENT

LOT A OF RIDGEVIEW WEST UNIT 4

COUNTY OF EL DORADO APRIL, 2011 STATE OF CALIFORNIA

OWNERS OF RECORD
 RIDGEVIEW HOMES WEST LLC
 10000 WILSON AVENUE
 RANCHO CORDOVA, CA 95742

APPLICANT
 RIDGEVIEW HOMES WEST LLC
 10000 WILSON AVENUE
 RANCHO CORDOVA, CA 95742

ENGINEER

cta Engineering & Surveying
 Civil Engineering, Land Surveying, Land Planning
 10000 WILSON AVENUE
 RANCHO CORDOVA, CA 95742

MAP SCALE
 1" = 40'

CONTOUR INTERVAL
 CONTOUR INTERVAL = 2 FEET

SOURCE OF TOPOGRAPHY
 AERIAL PHOTOGRAPHY

SECTION, TOWNSHIP AND RANGE
 SECTIONS 3, 7, 8, 11, 8, & 6, M314

ASSESSOR'S PARCEL NUMBERS
 A.P.N. 170-170-07

GENERAL PLAN
 HSR

PRESENT ZONING
 R-1A PD

PROPOSED ZONING
 R-1 PD

TOTAL AREA
 6.98 ACRES

TOTAL NUMBER OF PARCELS
 RESIDENTIAL LOTS (1-20) 425 AC

RETAINED LOT (A) 2.27 AC

OPEN SPACE, LANDSCAPE, DRAINAGE, & RETAINING WALLS 0.46 AC

PRIVATE ROAD LOT (F) 6.58 AC

MINIMUM LOT AREA
 5784 SQUARE FEET

WATER SUPPLY and SEWAGE DISPOSAL
 EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION
 EL DORADO HILLS COUNTY WATER DISTRICT (FIRE DEPT.)

DATE OF PREPARATION
 APRIL, 2011

PHASING PLAN NOTICE
 THE SUBMITTER MAY FILE MULTIPLE PHASING PLANS FOR THIS DEVELOPMENT. THE NUMBER OF PHASING PLANS TO BE FILED WILL BE DETERMINED BY THE SUBMITTER. MULTIPLE PHASING PLANS (PER THE SUBDIVISION MAP ACT, SECTION 66056.1)

ENGINEER'S CERTIFICATE
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED HEREIN WAS ACCURATELY AND TRULY PREPARED IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS ESTABLISHED BY THE COUNTY OF EL DORADO.

DAVID ROBERT CROSBAND, R.C.E. 34520 DATE

12-0254-D-93

