



# PLANNING AND BUILDING DEPARTMENT

## PLANNING SERVICES

<http://www.edcgov.us/DevServices/>

---

### PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

#### BUILDING

(530) 621-5315 / (530) 622-1708 Fax

[bldgdept@edcgov.us](mailto:bldgdept@edcgov.us)

#### PLANNING

(530) 621-5355 / (530) 642-0508 Fax

[planning@edcgov.us](mailto:planning@edcgov.us)

### LAKE TAHOE OFFICE:


924 B Emerald Bay Rd.

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

[tahoebuild@edcgov.us](mailto:tahoebuild@edcgov.us)

TO: Planning Commission  
FROM: Efren Sanchez, Associate Planner   
DATE: July 24, 2019  
RE: **Response to Public Comments; Edits to the Staff Report Findings, Conditions of Approval and Project Description**  
**TM17-1532: Sierra Sunrise Tentative Subdivision Map**

---

The above referenced project is being rescheduled following its continuance from the June 27, 2019 Planning Commission agenda. The project was continued due to a hold with noticing the project via a physical sign installation on the site, in accordance with the County Municipal Code Ordinance Section *130.04.015—Notice Requirements and Procedure*. The project continuance allowed adequate time for the project applicant to notice the project by installing a physical sign on the site, as indicated in Attachment 1 ( Attachment 1: Proof of Physical Sign Posted).

### Response to Public Comments

Staff received three (3) additional public comments since the June 27, 2019 Planning Commission Agenda. The first public comment (received 6/11/19) from Anita Vanegas highlights her concern with modifying the road improvement standards that allow Woodleigh Lane to remain Asphalt Dike in lieu of Concrete Curb and Gutter along project frontage. Ideally, Ms. Vanegas would like a sidewalk, but would settle for the minimum of a concrete curb and gutter along the project frontage. The issue was addressed in Finding 5.1 *Design Waiver Request 2* and discussed with the applicant. The majority of Woodleigh Lane was constructed by other adjacent development in the area without curb and gutter. The presence of curb and gutter on Woodleigh Lane ends approximately 200 feet north of the project's boundary. Requiring curb and gutter would make the frontage of this project uncoordinated with the existing Woodleigh Lane improvements (Attachment 2: Picture of Woodleigh Lane).

The second public comment (received 6/21/19) from Ken Purcell takes issue with the project's preliminary drainage report. CTA Engineering & Surveying has addressed this public comment with the attached letter dated July 19, 2019 (Attachment 3: Drainage Response Letter). As stated by the preliminary drainage report, the existing facilities are capable of handling the increased runoff anticipated from the development. Conditions of Approval (COA) will ensure the drainage systems are designed adequately (see COA #14, 15, and #17). Attachment 3 also illustrates how the project would conform to COA 14, 15, and 17. Storm-water runoff from the project site will disperse on-site and/or flow into an existing ditch that enters a natural drainage course on the Nixon Parcel to the South.

The third public comment (received 7/11/19) from Danae Aitchison takes issue with the project's biological resource section of the CEQA Initial Study: Negative Declaration (ISND) document. Ms. Aitchison's comment indicates deer and other species use the project site for both habitat and movement. As indicated in the ISND and further supported by the County of El Dorado General Plan EIR, the deer herd migration corridor does not extend over the project site. Deers are not recognized as a special-status species; however, the California Department of Fish and Wildlife has researched migratory patterns and mapped critical habitat for deer herd migration. The closest corridor segments of the deer herd migration exist approximately 5 miles north and 13 miles east of the project site. The Biological Resource section of the County General Plan EIR characteristically describe critical deer habitat in the winter to exist between 2,000 and 4,000 feet above sea level elevation, and 4,000 to 9,000 feet elevation for the summer months. These higher elevations are predominately characteristic of the eastern half of the County and largely occur on National Forest lands managed by

United States Forest Service. The project site has an elevation varying from 1380 to 1480 feet above sea level, which is not characteristic of critical habitat for deer herd migration. The project site's general plan designation and zoning district area is suitable for single-family residential development. The Law Offices of Craig M. Sandberg has also addressed this public comment with the attached letter dated July 17, 2019 (Attachment 4: Applicant's Response to Public Comments).

### **Updated Project Description**

As requested by the applicant, Design Waiver #2 (Asphalt Dike) is no longer requested for the project; therefore, the project will be required to construct curb and gutter in accordance with County Standards. All references to Design Waiver #2 in Staff Report, Finding, and Conditions of Approval are hereby deleted.

### **Updated Findings**

The following policy text was amended September 2018 in light of a judicial determination that portions of TC-Xa enacted through Measure E were unconstitutional, and the changes are reflected by underlines and ~~strikeouts~~.

#### **2.1 The project is consistent with General Plan Policy TC-Xa.**

Except as otherwise provided, the following TC-Xa policies shall remain in effect indefinitely, unless amended by voters: ~~According to Policy TC-Xa, the following policies shall remain in effect until December 31, 2018:~~

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

2. The County shall not add any additional segments of U.S. Highway 50, or any other highways and roads, to the County's list of roads from the original Table TC-2 of the 2004 General Plan that are allowed to operate at Level of Service F without first getting the voters' approval.

3. Developer paid traffic impact fees combined with any other available funds shall fully pay for building all necessary road capacity improvements to fully offset and mitigate all direct and cumulative traffic impacts from new development during peak hours upon any highways, arterial roads and their intersections during weekday, peak hour periods in unincorporated areas of the county. This policy shall remain in effect until December 31, 2018. ~~All necessary road capacity improvements shall be fully completed to prevent cumulative traffic impacts from new development from reaching level of Service F during peak hours upon any highways, arterial roads and their intersections during weekday, peak hour periods in unincorporated areas of the county before any form of discretionary approval can be given to a project.~~

4. intentionally blank (Resolution 159-2017, October 24, 2017) ~~County tax revenues shall not be used in any way to pay for building road capacity improvements to offset traffic impacts from new development projects. Non county tax sources of revenue, such as federal and state grants, may be used to fund road projects. Exceptions are allowed if county voters first give their approval.~~

5. The County shall not create an Infrastructure Financing District unless allowed by a 2/3rds majority vote of the people within that district.

6. intentionally blank (Resolution 159-2017, October 24, 2017) Mitigation fees and assessments collected for infrastructure shall be applied to the geographic zone from which they were originated and may be applied to existing roads for maintenance and improvement projects.

7. Before giving approval of any kind to a residential development project of five or more units or parcels of land, the County shall make a finding that the project complies with the policies above. If this finding cannot be made, then the County shall not approve the project in order to protect the public's health and safety as provided by state law to assure that safe and adequate roads and highways are in place as such development occurs.

Rationale: The application for the project was received on May 19, 2017 and deemed complete on June 19, 2017. This complete date coincides with the effective date of Measure E, which was approved by voters June 7, 2016 and became effective on July 29, 2016. On July 31, 2017 the Court issued a ruling on Measure E litigation and held that certain portions of Measure E are unconstitutional. ~~however, this ruling was after the application had already been deemed complete on June 19, 2017. Due to the period of when the application was deemed complete, Measure E still applies to this project. While According to the Subdivision Map Act (GC 66474.2.) provides that the local agency shall apply only these ordinances, policies, and standards in effect at the date the local agency has determined that the application is complete (unless the agency has initiated a change to a standard "by way of ordinance, resolution, or motion"), the County may not apply portions of Measure E that were subsequently held to be unconstitutional.~~ Although the new lots would allow for up to two new dwelling units on each of the eight new parcels, the LOS established by the County would not be exceeded by the project and the surrounding road circulation system would not be impacted. Traffic Impact Mitigation fees would be required to be paid at the time of building permit.

## 2.8 The project is consistent with General Plan Policy TC-Xe.

For the purposes of this Transportation and Circulation Element, "worsen" is defined as any of the following number of project trips using a road facility at the time of issuance of a use and occupancy permit for the development project:

- A. A 2 percent increase in traffic during the a.m. peak hour, p.m. peak hour, or daily, or
- B. The addition of 100 or more daily trips, or
- C. The addition of 10 or more trips during the a.m. peak hour or the p.m. peak hour.

Rationale: A Transportation Impact Study (TIS) Initial Determination Form was completed and reviewed by Long Range Planning: Traffic Engineering. The review of the TIS Initial Determination Form resulted in Long Range Planning: Traffic Engineering waiving the need for the project applicant to supply a Transportation Impact Study, based on the probability that the project would not generate an additional 10 or more trips during the a.m. peak hour or the p.m. peak hour. The project is a tentative subdivision of 8 residential lots and it is not expected that 10 trips or more would be generated by the future home owners during the a.m. or p.m. peak hours. The project does not trigger an

impact based on the criteria set forth in the General Plan Policy listed above; therefore, it is consistent with policy TC-Xe.

Department of Transportation determined that a Transportation Impact Study or On-Site Transportation Review was not required for the proposed project based on the following:

The project is zoned for the proposed use. All project driveways have direct access onto Woodleigh Lane and there is no on-site circulation. The eight lots provide for eight single-family homes. Per the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th Edition*, a single-family detached house will on average generate 0.74 AM during the AM peak hour and 0.99 trips during the PM peak hour. The project will therefore generate, on average, eight trips during the AM and PM peak hour. This is below the TC-Xe(C) definition of "worsen", which is the addition of 10 or more trips during the a.m. peak hour or the p.m. peak hour.

## **2.20 The project is consistent with General Plan Policy 6.2.2.2.**

Policy 6.2.2.2 says that the County shall preclude development in areas of high and very high wildland fire hazard or in areas identified as "urban wildland interface communities within the vicinity of Federal lands that are a high risk for wildfire," as listed in the Federal Register of August 17, 2001, unless such development can be adequately protected from wildland fire hazard, as demonstrated in a Fire Safe Plan prepared by a Registered Professional Forester (RPF) and approved by the local Fire Protection District and/or California Department of Forestry and Fire Protection.

Rationale: The project site is in an area of moderate ~~high~~ fire hazard for wildland fire pursuant to Figure 5.8-4 of the 2004 General Plan Draft EIR. The El Dorado County General Plan Safety Element precludes development in areas of high wildland fire hazard unless such development can be adequately protected from wildland fire hazards as demonstrated in a Fire Safe Plan prepared by a Registered Professional Forester (RPF) and approved by the local fire Protection District and/or California Department of Forestry and Fire Protection. Both Cameron Park Fire Department and the California Department of Forestry and Fire Protection (CALFIRE) reviewed the application and included conditions of approval regarding driveway design and maintenance. These include improvement for future fire engine access and turn-around facilities for lot 8 "flag lot." These improvements would adequately protect all eight proposed parcels from wildland fire hazards. Implementation of the Wildland Fire Safe Plan is required as a condition of approval to reduce the potential for project construction resulting in fire that could spread to the adjacent wildland and effect existing residences.

A Wildland Fire Safe Plan was produced for this project revealing that the project site falls within the Local Responsibility Area (LRA) of Cameron Park and is no longer within the State Responsibility Area (SRA). The previous SRA classification identified the project site as a high fire hazard for wildland fire; however the LRA reclassified the project site as moderate. The attached email from CALFIRE and Fire Safe Plan further clarify the designation from high fire hazard to moderate (Attachment 5: CALFIRE Email and Fire Safe Plan).

## New Finding

### **2.29 The project is consistent with General Plan Policy 2.2.5.19**

General Plan Policy 2.2.5.19 states that the County may grant approval of a project that would provide development below the densities contemplated by the General Plan, if the applicant desires to do so, provided the proposed development does not conflict with the County's obligation under State Law to provide affordable housing inventory.

**Rationale:** As indicated in Finding 2.1 of the staff report, the applicant chose to be more conservative with both the number of lots and size to match the parcels that surround the project. Compliance with the High-Density Residential (HDR) land use designation density requirements of one to five dwelling units per acres would result in an intense development that the current topography, project design, and proposed infrastructure cannot support. Unlike Low-Density Residential (LDR) and Medium-Density Residential (MDR) that have mandatory density requirements, the HDR's density is not mandatory. The County has discretion to go below the HDR density of one to five dwelling units per acre, because the General Plan definition of HDR under Policy 2.2.1.2 does not have a strict "shall" requirement as it does in the LDR and MDR land use designation definition. The project site does not have a land use designation of Multifamily Residential (MFR) with a Multi-unit Residential (RM) zone, which is the land use and zoning designation classifications needed for providing affordable housing in the County's land use inventory. Allowing the project to deviate from its prescribed density requirements would not undermine the County's ability to fulfil the affordable housing obligations under State Law.

## Revised Conditions of Approval

The proposed edit to Condition of Approval #15 removes the alternative-project level treatment option from the condition. The project applicant has agreed to mitigate any increased runoff peak flows that may result from the project and the alternative project level treatment as outlined in the last two sentences of the condition is no longer necessary.

15. **Stormwater Management:** The project shall construct post construction storm water mitigation measures to capture and treat the 85th percentile 24 hour storm event as outlined in the CA Phase II MS4 Permit and the County's West Slope Development and Redevelopment Standards and Post Construction Storm Water Plan. The Project shall also show detention and/or retention facilities on the project improvement plans to fully mitigate any increased runoff peak flows and volumes in accordance with the County Drainage Manual. ~~As an alternative to treating the entire project with a regional treatment system, the project may propose distributed source control measures to be constructed for the roadways, any other impervious surfaces and on each lot with the individual lot building permits to achieve the same effect. In which case, a deed restriction shall be recorded with the final map to ensure construction of individual lot source control measures.~~

The proposed edits to Condition of Approval #45 provide additional flexibility in the funding mechanisms associated with the management and maintenance for the drainage facilities of the project.

45. The Sierra Sunrise Drainage Zone of Benefit was established in 1990 to satisfy conditions for TM 88-1095 with identical boundaries to the proposed project. Funding for that legacy zone was based on different infrastructure than is proposed for this project TM 17-1532. Prior to final map the applicant shall provide an engineer's report that supports and describes the revised drainage infrastructure to be maintained with zone funds, and the cost of providing the services including capital replacement, annualized and apportioned to each parcel within the zone. If the special tax for the zone does not cover the costs, the applicant shall request that the County conduct proceedings for a benefit assessment,

Community Facilities District, or other funding mechanism to fund the zone activities. All costs associated with the proceedings shall be paid by the applicant.

- Attachment 1: Proof of Physical Sign Posted
- Attachment 2: Picture of Woodleigh Lane
- Attachment 3: Drainage Response Letter
- Attachment 4: Applicant's Response to Public Comments
- Attachment 5: CALFIRE Email and Fire Safe Plan

\\dfs0\DS-Shared\DISCRETIONARY\TM\2017\TM17-1532 Sierra Sunrise\\_PC\Memo to PC. 9-25-19



Efren Sanchez <efren.sanchez@edcgov.us>

**FW: Parcel Development sign proofs(photo-installed)**

2 messages

**Bill Fish** <billfish47@aol.com>  
To: Efren Sanchez <efren.sanchez@edcgov.us>

Efren:

Please find the photo taken by the installer on 6/29/19. I took some on my smart phone if you need others.

Bill Fisher

<b>PACIFIC STATES</b>	<b>William J. Fisher</b>
<b>DEVELOPMENT</b>	<i>991 Governor Drive, Suite 103, El Dorado Hills, CA 95762</i>
<b>CORPORATION</b>	Office (916) 933-6601 Fax (916) 933-6603 Cell (916) 717-0291

**From:** Drew Sarnar [mailto:drew@branded-graphics.com]  
**Sent:** Saturday, June 29, 2019 11:55 AM  
**To:** Bill Fish <billfish47@aol.com>  
**Subject:** Re: Parcel Development sign proofs

Bill,

Everything went great. See attached picture

Drew



19-0984-2C 7 of 31

**NOTICE OF DEVELOPMENT**  
AN APPLICATION FOR DEVELOPMENT OF  
THIS PROPERTY HAS BEEN FILED WITH  
EL DORADO COUNTY  
PROJECT NO. TM 17-1532  
FOR MORE INFORMATION CALL  
THE PLANNING AND BUILDING DEPARTMENT  
PLANNING SERVICES DIVISION AT  
(530) 621-5355



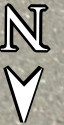
# Woodleigh Lane

Legend



Google earth

© 2018 Google  
© 2019 Google  
© 2018 INEGI



PC 7/25/19

#2  
4 pages



Charlene Tim <charlene.tim@edcgov.us>

---

## Response to Public Comment-Sierra Sunrise 7-25-19 agenda

---

tcassera@ctaes.net <tcassera@ctaes.net>

Fri, Jul 19, 2019 at 3:53 PM

To: jvegna@edcgov.us, gary.miller@edcgov.us, jeff.hansen@edcgov.us, james.williams@edcgov.us, brian.shinault@edcgov.us

Cc: charlene.tim@edcgov.us, billfish47@aol.com, dcrosariol@ctaes.net, craig@sandbergglaw.net

Please find the attached letters and exhibit in response to a public comment received on the Sierra Sunrise project coming before you on July 25<sup>th</sup>.

Please contact me with any questions or comments.

Thank you,

**Tom Cassera, PE, QSD**



Civil Engineering • Land Surveying • Land Planning

3233 Monier Circle, Rancho Cordova, CA 95742

P (916) 638-0919 | F (916) 638-2479 | www.ctaes.net

---

**190719 EDC Planning Commision.pdf**  
804K

July 19, 2019

El Dorado County Planning Commission  
2850 Fairlane Court, Bldg. C  
Placerville, CA 95667

**RE: TM17-1532 SIERRA SUNRISE  
July 25, 2019 Agenda Item**

Dear Members of the Planning Commission:

CTA Engineering and Surveying represents Pacific States Development, the applicant for the Sierra Sunrise project. The applicant asked CTA to meet with County staff and respond to a letter received by the Commission from Ken Purcell, dated June 20, 2019. Mr. Purcell's letter raised a concern that when the project is implemented potential increases of storm-water runoff would be not be attenuated nor mitigated per State and County codes.

The applicant and CTA met with County Staff to address the issue of drainage raised in the letter mentioned above. I submitted a response letter to Mel Pabalinas, dated July 12, 2019, describing the proposed drainage systems that would be designed during the implementation phase in compliance with Conditions of Approval. CTA's response letter is attached for your review.

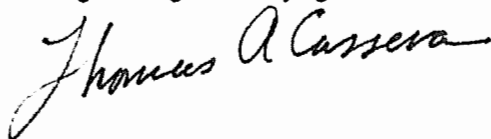
Furthermore, attached is a drainage exhibit illustrating a regional solution that would be designed to meet with State and County codes to attenuate potential storm-water runoff to pre-development flow rates.

Regarding Condition of Approval #15, the applicant agrees that deed restrictions may be placed on each lot in the Final Map to ensure construction of individual lot source control measures.

Therefore, at this planning phase, potential storm-water runoff increases from the Sierra Sunrise project have been identified. It is the applicant and CTA's intent to implement the Conditions of Approval, and conform to State & County codes in order to protect downstream and natural conveyances from the project's post construction storm-water runoff.

Sincerely,

CTA Engineering & Surveying



Tom Cassera, PE, QSD  
Project Manager

TAC/tac

cc: William Fisher  
Efren Sanchez

July 12, 2019

Mr. Mel Pabalinas  
El Dorado County  
Planning Department  
2850 Fairlane Court, Bldg. C  
Placerville, CA 95667

**RE: TM17-1532 SIERRA SUNRISE  
MINOR TENTATIVE MAP**

Dear Mel:

This letter is to address a recent issue of drainage raised by an adjacent landowner in a letter from Ken Purcell, dated June 20, 2019.

CTA prepared a comprehensive Drainage Report in May 2017, with an update in May 2018. In April 2018, Ken Purcell and I discussed similar issues regarding where the Sierra Sunrise discharged storm-water into an existing ditch that enters a natural drainage course on the Nixon Parcel. Our update in May 2018 addressed his concern at the time, as well as CTA following up with County Staff to establish a Zone of Benefit, or similar, for maintenance of project's drainage system.

The current Sierra Sunrise proposal reduces the number of lots from 18 to 8, thereby reducing development density as well as post construction storm-water runoff from the site.

CTA concurs with the Planning Staff recommended Conditions of Approval, dated June 27, 2019. The Conditions of Approval accurately address how the project will proceed in the Improvement Plan phase with Stormwater Management, Drainage design, and establishing a Drainage Zone of Benefit or other mechanism for maintenance of proposed drainage systems.

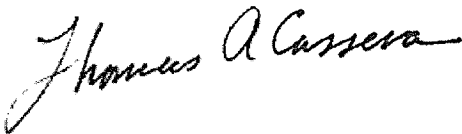
The project's Improvement and Plot Plans will show treatment solutions demonstrating compliance with El Dorado County's Storm-water Quality Ordinance #5022. In addition, the Improvement and Plot Plans will show appropriately sized underground linear detention systems, on-site ditches, and level spreaders to attenuate increased peak runoff and volumes in accordance with County Drainage Manual. These drainage systems will be designed with the Improvement Plans as required by COA 15.

Careful and thoughtful design will be employed in the improvement and plot plan phases to prevent erosion from the project's runoff, protecting downstream and natural conveyances as noted above.

Therefore, post construction storm-water captured within proposed areas of disturbance will be mitigated through "treatment trains" as well as attenuated appropriately to pre-development flow rates.

Sincerely,

CTA Engineering & Surveying



Tom Cassera, PE, QSD Project Manager

TAC/tac

Enc.

cc: William Fisher

# PRELIMINARY DRAINAGE EXHIBIT

# SIERRA SUNRISE

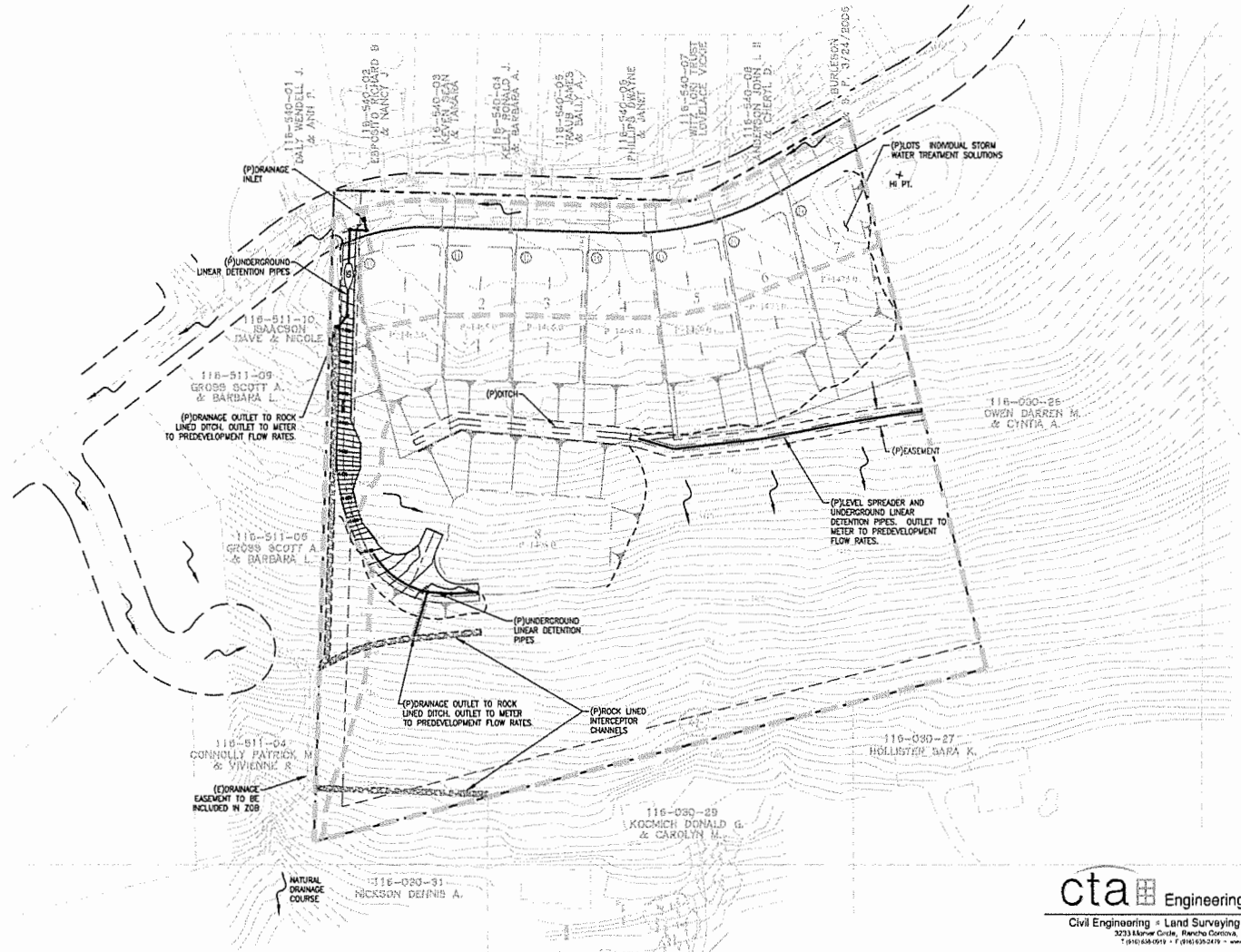
COUNTY OF EL DORADO      JULY, 2019      STATE OF CALIFORNIA



0    80'    80'    160'  
SCALE: 1" = 80'

## LEGEND

(P)	PROPOSED
	PROPOSED CONTOUR
	EXISTING CONTOUR
P=1022.0	PROPOSED PAD ELEVATION
	WATER FLOW DIRECTION
	(P) SHED BNDY
	PROPOSED DITCH
	BUILDING PAD
	PROPOSED DAYLIGHT LINE
	CLASS II LOT (REAR & FRONT DRAINING)
	PROPOSED DRAINAGE SYSTEM
2:1 UNLESS OTHERWISE NOTED	PROPOSED SLOPE BANK



**cta** Engineering & Surveying  
Civil Engineering • Land Surveying • Land Planning  
3233 Alvarado Circle, Rancho Conejo, CA 91372  
Tel: 805.459.1111 • Fax: 805.459.2019 • www.cta.com

July 17, 2019

El Dorado County Planning Commission  
2850 Fairlane Court  
Placerville, CA 95667

Subject: Sierra Sunrise TM17-1532  
July 25, 2019 Agenda Item

Dear Members of the Planning Commission:

This office represents Pacific State Development, the applicant for the project referenced above. They have asked me to respond to a letter received by the Commission from Danae Aitchison, dated July 11, 2019. This letter alleges that the project will have significant environmental impacts which have not been considered by Planning staff in the preparation of the negative declaration for the project.

Of primary importance in considering a project such as the one before you is the proposal is consistent with the County's General Plan and zoning designation for the property. In the course of considering these overarching planning documents, the Planning Commission and Board of Supervisors made the policy determination of where growth should be directed and developed extensive mitigation measures and policies designed to mitigate the inevitable loss of habitat and natural areas that occurs with normal development. Accordingly, County planners are justified in relying on the General Plan Environmental Impact Report and subsequent environmental documents utilized by the County in adopting the various programs designed to implement the General Plan. The initial study/negative declaration prepared by the County discussed the various regulatory constraints associated with protected species and habitats and concluded that the project did not violate any such regulations. In essence, making a determination that the project would not have significant impacts not anticipated in designating the property for development. When a project is consistent with zoning and general plan policies for which an EIR was certified there is no need for further environmental review unless it can be shown that there are site specific impacts that were not considered in such EIR (CEQA Guidelines Section 15183).

The letter dismisses the discussion in the initial study of the Important Biological Corridors and the fact that the project is not within any deer migration routes identified in the General Plan EIR, claiming that the information presented must be in error, or outdated, because the writer has witnessed the presence of wildlife on or near the project site. The presence of wildlife is felt throughout the Cameron Park community and the foothills in general, so the concern about fragmentation of habitat was a much discussed topic during the development of the County General Plan, which resulted in the identification of the Important Biological Corridors, protection of the identified deer migration areas (Cameron Park is the home of many resident/non-migrating deer), rare plant mitigation and policies protecting oak woodland habitat

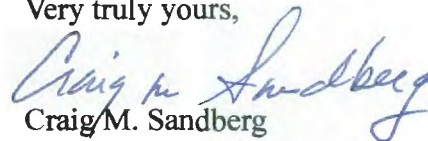
July 17, 2019

Page 2

areas. These policies are mitigation measures which are designed to offset the anticipated loss of habitat from projects such as the one before you now, an admitted in-fill project.

In conclusion, it cannot be said that the habitat values and wildlife that may exist in what are essentially urban in-fill areas have been ignored by the County in the CEQA process. The General Plan anticipated that such habitat loss would occur and provides policies designed to mitigate such impacts, with which, the Sierra Sunrise project conforms.

Very truly yours,



Craig M. Sandberg

CMS/ms

cc: Client  
Efren Sanchez

## Bill Fish

---

**From:** Claudia & Bill Draper <cbdrapers@gmail.com>  
**Sent:** Tuesday, December 11, 2018 10:33 AM  
**To:** billfish47@aol.com  
**Subject:** Re: Sierra Sunrise Wildland Fire Safe Report dated 10/22/2018

The project is in a moderate fuel hazard severity zone according to the source map that I use printed by CALFIRE. The final authority is either Mike Smith the Cameron Park Fire Marshal or Darin McFarlin the Fire Prevention Planner with CALFIRE in Camino.

Your project is within the Local Responsibility Area (LRA) of Cameron Park not State Responsibility Area (SRA).

Bill

On Tue, Dec 11, 2018 at 9:51 AM Bill Fish <[billfish47@aol.com](mailto:billfish47@aol.com)> wrote:

Mr. Draper:

Reference is made to your Plan above which on page 4 states that "the project area is a Moderate Fire Safety zone"

El Dorado County Planning states the project is in a High Fire hazard zone. Can you clarify this apparent conflict?

Also, it is my understanding that that the project is in a Local Responsibility area. Is that correct?

We would appreciate it if you could confirm these 2 issues in writing (with original source of information) for this confusion is a factor in delaying our project going to the Planning Commission.

Thank you for your assistance in this matter and if you have questions please contact me.

Bill Fisher

PACIFIC STATES William J. Fisher  
DEVELOPMENT 991 Governor Drive, Suite 103, El Dorado Hills, CA 95762  
CORPORATION Office (916) 933-6601 Fax (916) 933-6603 Cell (916) 717-0291



## Bill Fish

---

**From:** Chadderton, Marc@CALFIRE <Marc.Chadderton@fire.ca.gov>  
**Sent:** Tuesday, December 11, 2018 11:32 AM  
**To:** billfish47@aol.com  
**Subject:** FHSZ for AP 116030 Lots 28 and 30

Looking at the FHSZ map layer for these parcels, back when it was considered SRA it was labeled as a high FHSZ. Now that this land is considered LRA, Bill Draper is correct and that it is now considered a moderate FHSZ. Please let me know if you have any further questions.

**Marc T Chadderton**

**Fire Captain**

**CAL FIRE**

Amador - El Dorado Unit

Pre-Fire Engineer

2840 Mt Danaher Road

Camino, CA 95709

Work 530 647-5234

Cell 530 708-2723



# FHSZ Viewer



**LEGEND** [X]

**City Boundaries**

- [White box] Incorporated Area

**County Boundaries**

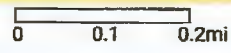
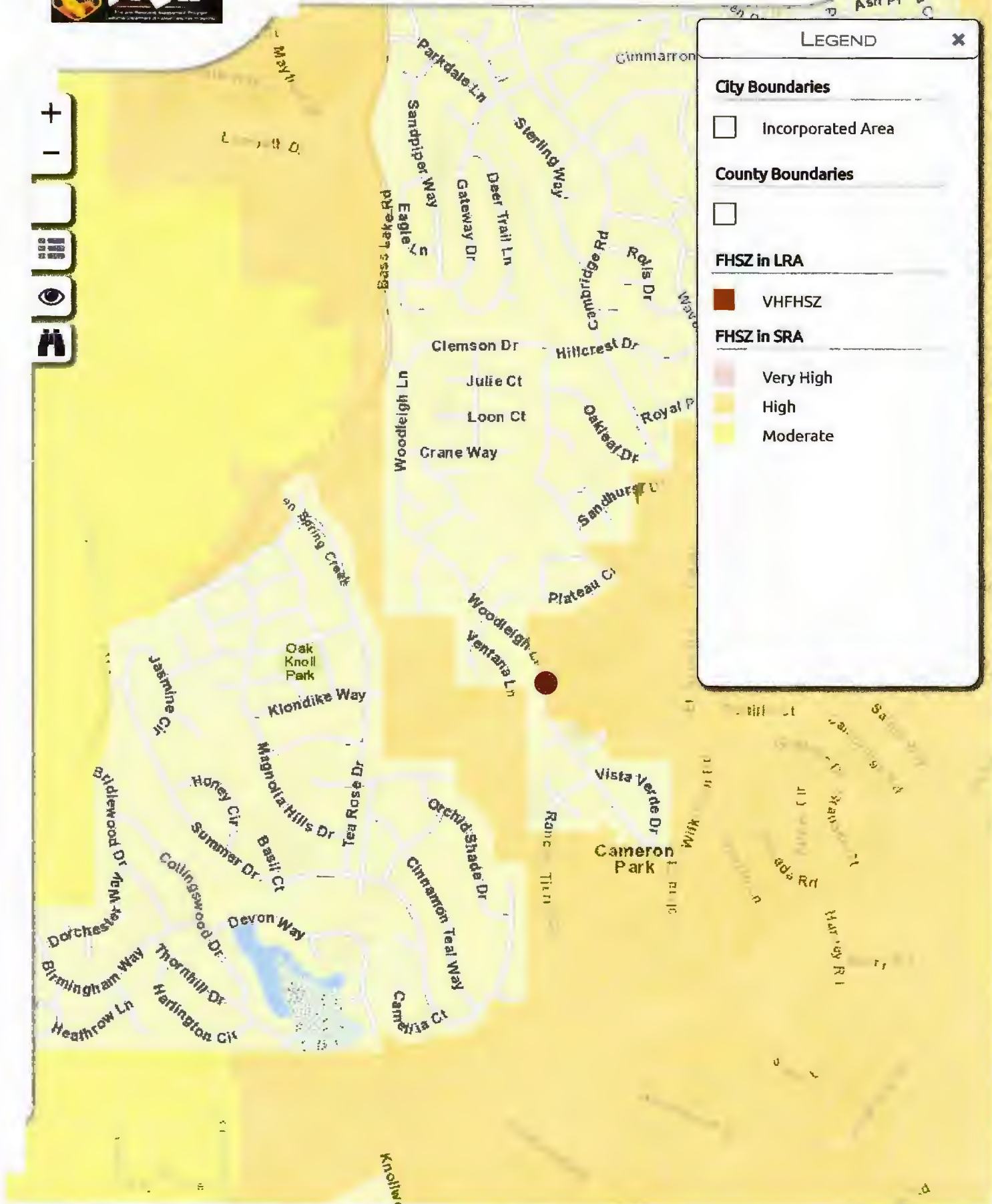
- [White box]

**FHSZ in LRA**

- [Dark red box] VHFHSZ

**FHSZ in SRA**

- [Light red box] Very High
- [Yellow box] High
- [Light yellow box] Moderate



**From:** Bill Fish <billfish47@aol.com>  
**Sent:** Friday, January 4, 2019 11:18 AM  
**To:** 'Smith, Mike AEU@CALFIRE'  
**Subject:** Sierra Sunrise TM17-1532 APN's 116-030-28 & 30

~~999/847~~      ~~460548~~

Michael Smith  
Fire Marshall  
Battalion Chief  
California Department of Forestry and Fire Protection  
Cameron Fire Department

On 12/19/2018 we delivered to your office correspondence from Bill Draper, RPF and Marc Chadderton, CAL Fire advising their understanding that the above described property is located in a Local Responsibility Area (LRA) and Moderate Fuel Hazard Severity Zone. Previously, EDC Planner Sanchez has been advising his understanding that this property was in a High Fire Hazard Area.

Could you please confirm your understanding of this matter.  
Please advise if you have questions or need additional information at this time.  
Thank you for your assistance in this matter.  
Bill Fisher

5808

PACIFIC STATES    William J. Fisher  
DEVELOPMENT    991 Governor Drive, Suite 103, El Dorado Hills, CA 95762  
CORPORATION    Office (916) 933-6601    Fax (916) 933-6603    Cell (916) 717-0291

phone conversation

PC 1-22-19

" yes as in FIRE  
Safe Plan "

LRA, moderate

**State of California**

Department of Forestry and Fire Protection  
Amador El Dorado Unit  
Cameron Park Fire Department  
3200 Country Club Drive  
Cameron Park, California 95682



**Michael Smith**  
Battalion Chief  
Fire Marshal

Office: (530) 672-7336  
Cell: (530) 708-2716  
Fax: (530) 672-2248  
E-mail: mike.smith@fire.ca.gov

"Protecting Life and Property in California Since 1885"

**Sierra Sunrise  
Wildland Fire Safe Plan**

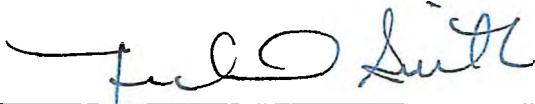
**Prepared for:  
Pacific States Development**

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

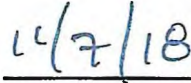
**October 22, 2018**

Sierra Sunrise

Approved by:



Michael Smith, BC  
Fire Marshal  
Cameron Park Fire Protection District



Date

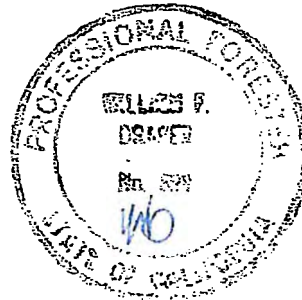
Prepared by:



William F. Draper  
RPF #898



Date



**CONTENTS**

I. Purpose..... 4

II. Fire Plan Limitations..... 4

III. Wildland Fire Safe Plan.....5

    1. Fire Safe Requirements.....6

IV. Appendix

    A. Maps.....7-8  
        Lot Map, Parcel Map

    B. Appendix A.....9  
        Fuel Treatment Specifications Oak Woodland

    C. Appendix B..... 10  
        Turn-around

    D. CAL FIRE Guideline.....11

    E. Notice of Fire Hazard Inspection.....12

## **Sierra Sunrise**

### **Purpose:**

This Wildland Fire Safe Plan is for the division of parcels APN:116-030-28 and 30 consisting of 10+/- acres into 8 lots. There will be one six-acre lot and 7 lots .39 acre or larger. The property lies on the east side of Woodleigh Lane and just north of Point West Court in Cameron Park. The roads shall be at least 30' wide to allow on street parking on one side of the roadway. All parcels will be served by El Dorado Irrigation District (EID). Fire hydrants currently service the area. If an additional fire hydrant is needed it shall be installed according to the specifications of Cameron Park Fire. This plan provides the specific requirements that must be met in order to comply with Fire Safe required by Cameron Park Fire Protection District and CALFIRE for this subdivision. The project area is a Moderate Fire Severity zone.

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 Sierra Sunrise Wildland Fire Safe Plan (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. 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.

### **FIRE PLAN LIMITATIONS:**

The Wildland Fire Safe Plan for the Sierra Sunrise 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 homeowners' attention to aid in home wildfire safety.

### **SIERRA SUNRISE WILDLAND FIRE SAFE PLAN:**

The project is currently a brush field consisting of mostly chamise, toyon and manzanita on a east northeast facing slope. There are some trees in portions of the property being developed. The road is going to be 32' of road surface with a 3' shoulder. The fuel will be eliminated with construction. Lot 8 shall be 6 acres and lie below (east) of the other 7 lots. It will be either landscaped and maintained or if portions are left natural, it shall comply with the weed abatement ordinance adopted by Cameron Park. Fencing around the perimeter of lot 8 shall be non-combustible.

Lot 8 will be required to have 30' setbacks on all sides. It will need to also comply with PRC 4291 for annual clearances as required by the State.

Individual property owners will be responsible for maintaining the road frontage across their individual lots for at least 5' from the edge of the sidewalk surface. The driveway on the large lot over 150' but less than 800' in length shall have a turnaround within 50' of the residence and a turnout near the mid-point. All driveways shall have 14' of horizontal clearance with 12' driving surface capable of supporting 75,000 pounds. Vertical clearance over the length of the driveway shall be 15'. The turnout shall be 80' in total length with 25' of taper on each end, 30' of length and 10' of width (See Appendix B). In addition to the turnout, a turnaround shall be installed at the new residence at the time of construction. A residential gate with opener may be installed. A gate shall be 2' wider than the driveway. If installed, it shall comply with an automatic opener. The opener must meet the requirements of Cameron Park Fire (CPFPD).

A Fuel Hazard Reduction Zone (FHRZ) along both sides of the driveway to the new turnaround shall be constructed and annually maintained. This FHRZ shall be 10' wide along each side. Landscaping within this zone is permissible. All trees overhanging the driveway shall be pruned to provide 15' of vertical clearance. A FHRZ 30' wide shall also be established and annually maintained along the perimeter of lot 8. Landscaped yards and sidewalks may be incorporated into this zone. All new driveways shall meet the 75,000 pound weight requirement for emergency vehicles as specified in the California Fire Code. All construction shall be in conformance with El Dorado County Department of Transportation (DOT) requirements.

All new home construction shall meet the Residential Building Code requirement for 7A construction since this project is within the Wildland-Urban Interface Fire Area. Each new residence is required to have a NFPA 13D residential fire sprinkler system.



The topography and wildland fuels necessitate that all residences and buildings be in compliance with Public Resources Code (PRC) 4291 for vegetation clearance. 100' of clearance is required on the large lot. Appendix C provides a guideline. Ladder fuels need to be eliminated and tree canopy pruned up 8' from the surface of the ground. Irrigated landscaping and specimen trees are acceptable within this area. All flashy fuels (grass) shall be cut to a 2" stubble or disked. It is essential that the fuel reduction be done annually and maintained throughout the declared fire season.

### **Fire Safe Requirements**

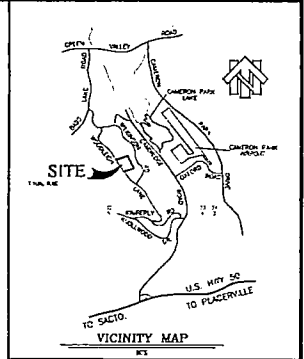
- Fuel Hazard Reduction Zones shall be installed and annually maintained along driveway and perimeter of lot 8.
- Clearance around the residence on one acre+ lot to 100' (PRC 4291) shall be completed and annually maintained by June 1. See Appendix C
- Any new residence shall be required to comply with the 7A Residential Building Code for Wildland-Urban Interface Wildfire Area.
- All new residences shall have a NFPA 13D fire sprinkler system engineered and installed by a licensed contractor.
- Driveways shall be constructed or improved to the Fire Safe standards and as required by DOT.
- All residential gates must be inset from the roadway at least 30' and be 2' wider than the driveway. Gates may be required to have an automatic opener that meets the specifications of Cameron Park Fire.
- Turnouts are to be constructed and annually maintained (by June 1) to the standards specified by the Fire Safe Regulations adopted by El Dorado County.
- The home/property owners are responsible for any future fire safe or building code changes adopted by the state or local authority.
- All fencing adjacent to and around lot 8 shall be non-combustible.

Approval of the Wildland Fire Safe Plan does not guarantee approval of the project.

### **Appendix**

# TENTATIVE MAP SIERRA SUNRISE

COUNTY OF EL DORADO      APRIL, 2017      STATE OF CALIFORNIA



**OWNERS OF RECORD**

PACIFIC STATES DEVELOPMENT  
901 COVIERIC DRIVE, SUITE 105  
EL DORADO HILLS, CA 95762

**APPLICANT**

PACIFIC STATES DEVELOPMENT  
901 COVIERIC DRIVE, SUITE 105  
EL DORADO HILLS, CA 95762

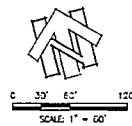
**ENGINEER**

**cta** Engineering & Surveying

Civil Engineering    Land Surveying    Land Planning  
223 Mosier Circle, Rancho Cordova, CA 95747  
TEL: 916.452.1100 FAX: 916.452.1101

**LEGEND**

- BOUNDARY
- LOT LINE
- (E) EASEMENT
- PROPOSED EASEMENT
- (E) LOT LINES
- (E) R/R
- (E) R/R/C
- ◇ (E) RST HYDRANT
- TREES



**MAP SCALE**

1" = 60'

**CONTOUR INTERVAL**

CONTOUR INTERVAL = 2 FEET

**SOURCE OF TOPOGRAPHY**

AERIAL PHOTOGRAPHY

**SECTION, TOWNSHIP and RANGE**

SECTIONS 32, T. 10 N., R. 9 E., M.D.M.

**ASSESSOR'S PARCEL NUMBERS**

116-030-028  
116-030-030

**PROPOSED ZONING**

R1

**PRESENT ZONING**

R1

**TOTAL AREA**

10.00 ACRES

**TOTAL NUMBER OF PARCELS**

8 - RESIDENTIAL LOTS  
1 - ROADWAY LOT  
9 - LOTS TOTAL

**MINIMUM LOT AREA**

17,229 SQUARE FEET

**WATER SUPPLY and SEWAGE DISPOSAL**

EL DORADO IRRIGATION DISTRICT

**PROPOSED STRUCTURAL FIRE PROTECTION**

CAMERON PARK FIRE DISTRICT

**DATE OF PREPARATION**

APRIL, 2017

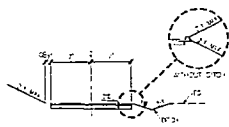
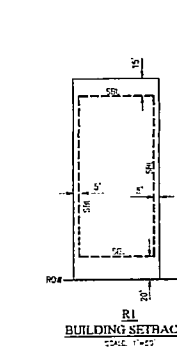
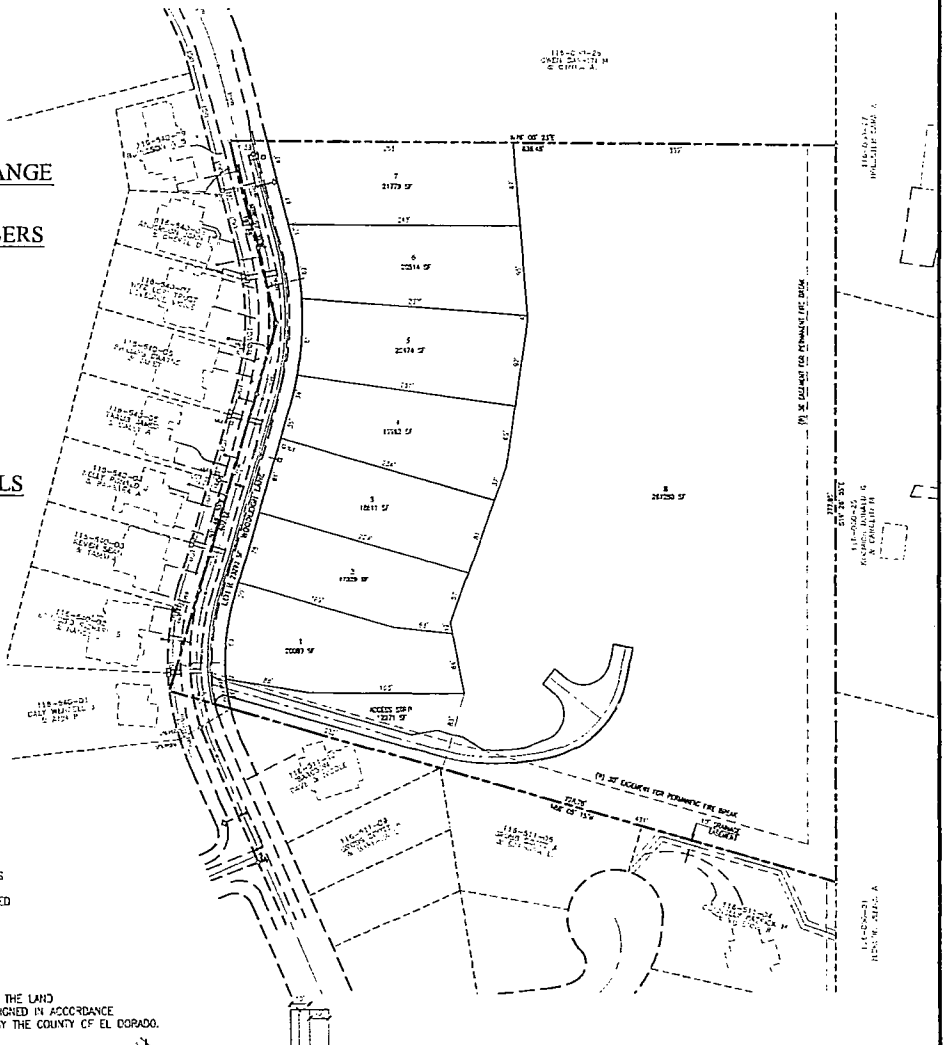
**PHASING PLAN NOTICE**

THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS FOR THIS PROJECT. THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS. (PER THE SUBDIVISION MAP ACT, SECTION 66456.1)

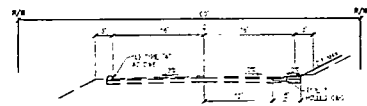
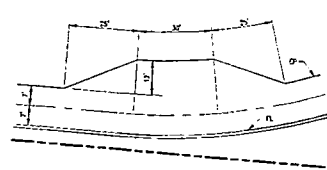
**ENGINEER'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS SIERRA SUNRISE HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

ENGINEER'S NAME    R.C.F.    DATE



**TURNAROUND DETAIL**  
SCALE: 1" = 10'



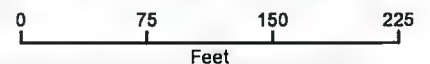
PLANNING COMMISSION  
APPROVAL/LEGAL DATE

# APN 11603028, 11603030



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 unreliable. Users make use of this depiction at their own risk.

Printed on 10/17/2018 from El Dorado County Surveyor's Office



Map displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)

## **APPENDIX A**

### **SIERRA SUNRISE FIRE SAFE**

#### **FUEL TREATMENT SPECIFICATIONS**

#### **For OAK WOODLAND**

##### **Within The Designated Fuel Treatment Areas**

1. Leave live trees where possible.
2. Remove all dead trees.
3. Remove all brush.
4. Prune all live trees of dead branches and green branches 8 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, burning or hauling off site. Trees adjacent to the road shall be pruned up 15'.
5. Annually by June 1, along the road and driveway/s reduce the grass or weeds to a 2 inch stubble by mowing, chemical treatment, disking or a combination of treatments.
6. Gray pines within 30 feet of a structure shall be removed. Those pines within 100' of structures shall be isolated with no brush understory within the dripline of the tree.

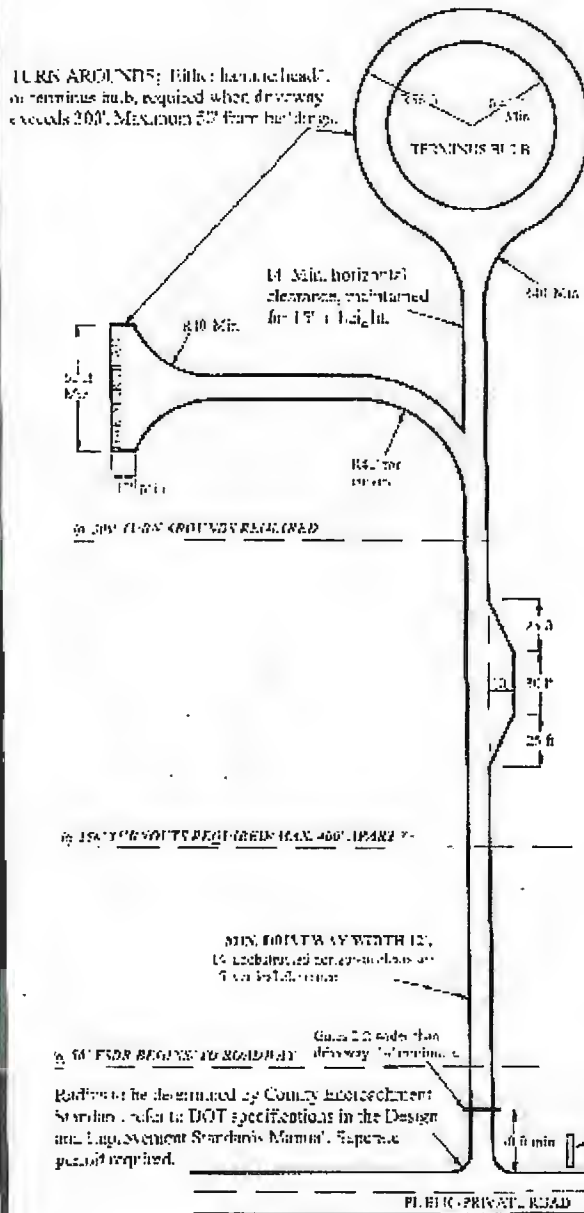
# APPENDIX B SIERRA SUNRISE

## FIRE SAFE DRIVEWAY REGULATIONS

References: California Code of Regulations: Title 14, Div. 15, Ch. 7, ARTICLE 2  
and County of El Dorado Design and Improvement Standards Manual.  
S. GILL PARKER

### GENERAL NOTES

- 1) TURN AROUND DRIVEWAY REQUIRED when building is more than 50' from road. Requirements maintained to depressed roadway. Minimum driveway width is 12', unobstructed horizontal clearance of 14' and vertical clearance of 15'.
- 2) Minimum compaction of soil is 95%. Driveway surface must be all weather and designed to meet HLL93 standards.
- 3) TURNOUTS, required at midpoint of driveway when it exceeds 150'. When the driveway exceeds 300', turnouts shall be provided no more than 400' apart. Must be same surface as driveway, 10' wide, 30' long with 25' long tapers.
  - \*\* Exception when driveway is less than 200' and full sight distance is maintained from the road.
- 4) TURN AROUNDS: required when driveway exceeds 100'. Must be within 50' of buildings.
- 5) GATES, to be 2' wider than the surfaced driveway, must be a minimum of 14' wide and a maximum of 30' from roadway. Gates must open to allow vehicle to stop without obstructing road traffic.
- 6) BRIDGES and culverts shall be designed by a civil engineer and shall meet HLL93 loading. Signs shall be posted on the bridge which indicate the weight limit, width and height restrictions.



CAL FIRE GUIDELINE

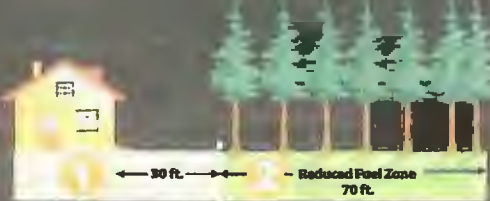
100' DEFENSIBLE SPACE

WHEN YOU BUILD

A DEFENSIBLE SPACE



or



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.<sup>1</sup> The goal is to protect your home while providing a safe area for firefighters.

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

— The fuel reduction zone in the remaining 70 feet (or 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 spacing 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 1/2 inch mesh.

1. These regulations affect most of the grass, brush, and timber-covered private lands in the State. Some fire department jurisdictions may have additional requirements. Some activities may require permits for tree removal. Also, some activities may require special procedures for, 1) threatened and endangered species, 2) avoiding erosion, 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 new law. Contact your local CDF office for more details.





### NOTICE OF DEFENSIBLE SPACE INSPECTION

A fire department representative has inspected your property for fire hazards. You are hereby notified to correct the violation(s) indicated below. Failure to correct these violations may result in a citation and fine.

Owner/Tenant:		Inspection Address:					
Phone:		Mailing Address: (if different from Inspection address)					
Latitude:				Longitude:			
Roof Construction	Exterior Siding	Window Panes	Eaves	Vents	Decks/Porches	Location of Structure	1 <sup>st</sup> Attempt
<input type="checkbox"/> Combustible	<input type="checkbox"/> Combustible	<input type="checkbox"/> Single Pane	<input type="checkbox"/> Enclosed	<input type="checkbox"/> Screened	<input type="checkbox"/> Masonry	<input type="checkbox"/> Flat Ground	2 <sup>nd</sup> Attempt
<input type="checkbox"/> Fire Resistant	<input type="checkbox"/> Fire Resistant	<input type="checkbox"/> Multi Pane	<input type="checkbox"/> Unenclosed	<input type="checkbox"/> Unscreened	<input type="checkbox"/> Composite	<input type="checkbox"/> Slope	Refused Inspection
					<input type="checkbox"/> Wood	<input type="checkbox"/> Ridge Top	

Corrected

#### Zone 1 (within 30 feet of all structures or to property line):

Checked boxes indicate violations

<input type="checkbox"/>	2	3
<input type="checkbox"/>	2	3
<input type="checkbox"/>	2	3
<input type="checkbox"/>	2	3
<input type="checkbox"/>	2	3
<input type="checkbox"/>	2	3
<input type="checkbox"/>	2	3

- A. Remove all branches within 10 feet of any chimney or stovepipe outlet, pursuant to PRC § 4291(a)(4) and 14 CCR § 1299.03(a)(2).
- B. Remove leaves, needles or other vegetation on roofs, gutters, decks, porches, stairways, etc. pursuant to PRC § 4291(a)(6) and 14 CCR § 1299.03(a)(1).
- C. Remove all dead or dying trees, branches, shrubs or other plants adjacent to or overhanging buildings, pursuant to PRC § 4291(a)(5) and 14 CCR § 1299.03(a)(2).
- D. Remove all dead or dying grass, plants, shrubs, trees, branches, leaves, weeds and needles, pursuant to 14 CCR § 1299.03(a)(1).
- E. Remove or separate live flammable ground cover and shrubs, pursuant to PRC § 4291(a)(1) and BOF General Guidelines item 1.
- F. Remove flammable vegetation and items that could catch fire which are adjacent to or below combustible decks, balconies, and stairs, pursuant to 14 CCR § 1299.03(a)(4).
- G. Relocate exposed wood piles outside of zone 1 unless completely covered in a fire resistive material, pursuant to 14 CCR § 1299.03(a)(3).

#### Zone 2 (Within 30-100 feet of all structures or to property line):

<input type="checkbox"/>	2	3
<input type="checkbox"/>	2	3
<input type="checkbox"/>	2	3
<input type="checkbox"/>	2	3

- H. Cut annual grasses and forbs to a maximum of 4 inches in height, pursuant to 14 CCR § 1299.03(b)(2)(B).
- I. Reduce fuels in accordance with the Fuel Separation or Continuous Tree Canopy guidelines (see back), pursuant to BOF General Guidelines Item 4.
- J. All exposed woodpiles must have a minimum of ten feet (10 feet) clearance, down to bare mineral soil, in all directions, pursuant to 14 CCR § 1299.03(b)(2)(C).
- K. Dead and dying woody surface fuels and aerial fuels shall be removed. Loose surface litter, normally consisting of fallen leaves or needles, twigs, bark cones, and small branches, shall be permitted to a maximum depth of three inches (3 in.), pursuant to 14 CCR § 1299.03(b)(2)(A).

#### Defensible and Reduced Fuel Zone (within 100 feet of all structures or to property line):

<input type="checkbox"/>	2	3
--------------------------	---	---

- L. Logs or stumps embedded in the soil must be removed or isolated from other vegetation, pursuant to BOF General Guideline Item 3.

#### Other Requirements:

<input type="checkbox"/>	2	3
<input type="checkbox"/>	2	3
<input type="checkbox"/>	2	3

- M. Outbuildings and Liquid Propane Gas (LPG) storage tanks shall have ten feet (10 ft.) of clearance to bare mineral soil and no flammable vegetation for an additional ten feet (10 ft.) around their exterior, pursuant to 14 CCR § 1299.03(c)(1).
- N. Address numbers shall be displayed in contrasting colors (4" Min. Size) and readable from the street or access road, pursuant to 2013 CFC §505.1.
- O. Equip chimney or stovepipe openings with a metal screen having openings between 3/8 inch and 1/2 inch, pursuant to 2013 CBC §2113.9.2.

No violations observed at date of inspection

Comments:

1. Inspector _____	Date: _____	A re-inspection will occur on/after: _____
2. Inspector _____	Date: _____	A re-inspection will occur on/after: _____
3. Inspector _____	Date: _____	For questions, contact Inspector at: _____