

FINDINGS

Tentative Map Revision TM06-1428-R/Carson Creek Unit 2 Revision Planning Commission/July 9, 2015

1.0 CEQA Findings

The project is exempt from the requirements of CEQA Guidelines pursuant to Section 15182 (Residential Projects Pursuant to a Specific Plan). This section specifies where a public agency has prepared an Environmental Impact Report (EIR) on a specific plan after January 1, 1980, no additional EIR or negative declaration need be prepared for a residential project, which include but are not limited to land subdivisions, zoning changes, and residential planned unit developments, undertaken pursuant to and in conformity to that specific plan. Carson Creek Unit 2 subdivision is a residential project within the Carson Creek Specific Plan for which an EIR (State Clearinghouse No.940272021 was certified in September 1999, subject to the applicable mitigation measures in the Mitigation Monitoring and Reporting Program.

The project was reviewed against the MMRP to determine which environmental impacts and corresponding mitigation measures apply to the project. Based on this review, no new or additional impacts have been identified beyond the impacts previously evaluated in the EIR with the application of mitigation measures; as such, no further environmental analysis is necessary. Applicable mitigation measures have been incorporated as project Conditions of Approval.

The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Community Development Agency-Planning Services Division at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 General Plan Findings

The El Dorado County General Plan designates the subject site as Adopted Plan (AP), a description in reference to areas where Specific Plans have been adopted within and by the County. The specific plans and the respective land use maps were accepted and incorporated by reference and were adopted as the General Plan Land Use map for such areas. Since the CCSP has been incorporated by reference under General Plan Land Use Element Policy 2.2.1.2 (General Plan Land Use Designation), therefore, the proposed tentative map revisions are considered to be consistent with the General Plan, subject to consistency with the applicable policies in the CCSP, Settlement Agreement, and Environmental Impact Report. (*Land Use Element Policy 2.2.1.2, 2.2.5.3*)

Traffic impact analyses that were previously conducted for the original tentative map concluded that current level of service of the existing roads would not be worsened from its current level of service designation. This conclusion remains valid and applicable as the amount of units in the revised map is retained at 634.

The project must pay the required Traffic Impact Mitigation (TIM) fees at the time of building permit issuance. Carson Crossing Drive would include a Class II bicycle lane. As designed, the project would include interconnecting trails serving its residents and accessible by the general public. (*Transportation Element Policies TC-Xa, TC-Xd, TC-Xg, TC-Xh, TC-4e*)

The project site is within the Community Region of El Dorado Hills, where El Dorado Irrigation District (EID) is the primary purveyor of public water, sewer and recycled water. The project site has been annexed into EID service area for potable water, recycled water and sewer services. The project would be required to construct new and/or upgrade on- and off- site facilities necessary to adequately receive these services. Prior to Final Map approval, a submittal of an EID meter award letter as proof of service would be required. (*Public Services and Utilities Element Policies 5.1.2.1, 5.2.1.9, 5.2.1.11, 5.3.1.7*)

Potential noise effects from transportation and existing stationary sources (sewer lift station, manufacturing uses) have been identified. Based on the environmental noise assessment conducted for the project, these noise effects would be minimized to a less than significant level in conformance with the standards set forth in the policies and conditions of approval. Some of these measures would include mitigation by design, utilizing standard construction materials, and construction of soundwalls. (*Public Health, Safety, and Noise Element Policies 6.5.1.1, 6.5.1.8, 6.5.1.7*)

The site is traversed by two perennial streams, an unnamed tributary to the west and Carson Creek to the east. These features have been incorporated as Open Space in the project design for in accordance with the CCSP. Portions of these features would be affected and enhanced as part of overall site preparation and construction of trails meandering along the wetland features. In total, the CCSP would include approximately 200 acres of passive Open Space that would encompass the wetland features. (*Conservation and Open Space Elements Policies (7.3.3.1, 7.3.3.5, 7.3.4.1, 7.3.4.2, 7.3.5.3, 7.6.1.1)*)

As contemplated in the CCSP, the project would include a future on-site recreation facility serving its residents. Trails within the project site have been designed along the riparian corridor, which connects to the existing trails within Euer Ranch-Four Season subdivision, and a Class II Bicycle Lane along Carson Crossing Drive, which would eventually connect to the existing and future bicycle lanes along White Rock and Latrobe Roads. (*Parks and Recreation Element Policies 9.1.1.3, 9.1.1.4, 9.1.2.9, 9.1.3.1, 9.2.2.1*)

3.0 Carson Creek Specific Plan Findings

The Unit 2 Tentative Map has been verified for conformance with the specific policies and requirements of the CCSP and provisions of the Settlement Agreement including phasing, density, design, amenities, preservation of natural features and utilities. The proposed modifications have been determined to meet the objectives

of the specific plan with regards to providing sufficient and safe pedestrian circulation.

The anticipated project development conforms to the applicable standards in the Specific Plan. Specifically, the residential subdivision has been designed and verified for conformance with the development and zone standards under Single-Family High Density (SFHD) of the specific plan. Development of the site shall be required to obtain permit approvals, subject to review by the affected agencies. Therefore, the project has been found to be consistent with the Zone Standards in the CCSP.

3.0 Subdivision Ordinance

3.1 That the proposed map is consistent with the applicable general and specific plans;

The revised map has been verified for conformance with applicable General Plan and CCSP Policies including provisions relating to density, design, development standards, and utilities. The anticipated development shall be subject to further conformance with the approved Conditions of Approval and Mitigation Measures. Therefore, the project has been found to be consistent with the applicable El Dorado County General Plan and CCSP.

3.2 That the design or improvement of the proposed subdivision is consistent with the applicable general and specific plans;

The design and improvement of the subdivision has been designed in conformance with the identified residential land use requirements in the Specific Plan. Improvement plans, grading plans, and other permit shall be further reviewed in accordance with the applicable County standards and recommended conditions of approval/mitigation measures for this project. Therefore, the project has been found to be consistent with the applicable El Dorado County General Plan and CCSP design and improvements.

3.3 That the site is physically suitable for the type of development;

3.4 That the site is physically suitable for the proposed density of development;

The site is physically suitable to accommodate the proposed density and improvements for Carson Creek Phase 2, Unit 2 residential subdivision. The site contains mild rolling hills and level areas with sparse tree coverage. The tributaries within the project site shall be preserved and incorporated as part of the subdivision design, in accordance with the Specific plan. Prior to any activity, the anticipated development would require various construction and environmental permits and plan approval, subject to review for consistency with the conditions of approval for the project.

3.5 That the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish and wildlife or their habitat;

Development of the subdivision would be subject to the applicable provisions of the CCSP, and the required mitigation measures originally evaluated under the certified Environmental Impact Report (EIR) for the CCSP. Therefore, the project would have less than significant environmental impact, subject to the conditions of approval and mitigation measures imposed on the project.

3.6 That the design of the subdivision or the type of improvements is not likely to create serious public health and safety problems or unacceptable fire risks to occupants or adjoining properties;

The proposed development has been designed and conditioned to ensure no serious public hazard would occur. In accordance with the Carson Creek Specific Plan, the design and improvements would involve a controlled internal road systems, public utility services, and emergency vehicular access. Development of the project would be subject to improvement plans and permits verifying construction of utilities for water, sewer, power, drainage and roads in accordance with the provisions of the Specific Plan, applicable County Design and Improvement Standards, and mitigation measures of the adopted CCSP EIR.

3.7 The board of supervisors shall not deny approval of a final map pursuant to section 66474 of the Subdivision Map Act if a tentative map has been approved for the proposed subdivision and if the board finds that the final map is in substantial compliance with the previously approved tentative map;

Prior to recordation, the final map for this subdivision shall be reviewed and verified for conformance with the approved tentative map.

3.8 That the design of the subdivision or the type of improvements will not conflict with easement, acquired by the public at large, for access through or use of property within the proposed subdivision.

Subject to conditions of approval, all necessary utility and right-of-way easements for the project are appropriately depicted on the submitted plans and shall be further verified for any conflicts by the County Surveyor's Office at the time of filing of the Final Map for any portions of the approved tentative map.