

**ELDORADO COUNTY DEVELOPMENT SERVICES  
STAFF REPORT**



**Agenda of:** December 11, 2008

**Item No.:** 12.b

**Staff:** Gordon Bell

**REZONE/PLANNED DEVELOPMENT/  
SUBDIVISION MAP**

**FILE NUMBER:** Z08-0021/ PD 08-0012/TM 08-1472/Indian Creek Ranch Subdivision

**APPLICANT:** Echo Lane Investors LLC, P.O. Box 630, El Dorado, CA 95623

**AGENT:** Carlton Engineering, 3883 Ponderosa Road, Shingle Springs, CA 95682

**REQUEST:** The project consists of the following requests:

1. Rezone from Single-Family Three-Acre Residential (R3-A) and Agriculture (A) to RE-5-PD (Estate Residential 5-acre Planned Development) and Single-Family Three-acre Planned Development (R3A-PD)
2. Tentative Subdivision Map and Development Plan to create seventy-five (75) single family residential lots ranging in size from 1.00 to 2.5 acres (one lot at 5.02 acres), eleven (11) open space lots and one (1) remainder lot. The Tentative Subdivision Map would be phased, occurring in seven (7) phases.
3. Design waivers have been requested for the following:
  - a. Design Waiver to allow proposed Road "A" to conform to modified standard 101B, 28-foot wide pavement with 2-foot shoulders on either side and a 20-foot wide pavement with 2-foot shoulders across the dam width.
  - b. Design Waiver to allow for Echo Lane to conform to modified standard 101B, 28-foot wide pavement with 2-foot shoulders on either side where such improvements are feasible. Where such improvements are not feasible the applicant requests that the road remain the same as existing width 24 feet to 28 feet.

- c. Design Waiver to change the conditioned right-of-way requirement to a 40-foot wide right-of-way from the standard 50-foot wide right-of-way, for all onsite roads except Road "A" and Road "B".

**LOCATION:** North side of Echo Lane approximately 2000 feet west of its intersection with El Dorado Road, Placerville area. (Exhibit A)

**APN:** 327-050-02, 327-060-03, -04, -07 & -08, 327-070-55 & -56, 327-080-04, and 327-020-10

**ACREAGE:** 182.83 acres

**GENERAL PLAN:** 327-060-03, -04, -07, -08; 327-020-10: LDR  
327-050-02; 327-070-55, -56; 327-080-04: MDR  
(Exhibit B)

**ZONING:** R3A (Single-family Three-acre Residential) & A (Agriculture) (Exhibit C)

**ENVIRONMENTAL DOCUMENT:** Mitigated Negative Declaration

**SUMMARY RECOMMENDATION:** Conditional Approval

**BACKGROUND:** The subject zone change, tentative map, and planned development applications were submitted on May 29, 2008. The project was deemed complete on June 29, 2008.

The planning commission conceptually reviewed the project (PA 06-0051) on August 9, 2007. The primary purpose of this review was to resolve the issue of whether or not the Community Region boundary line should be adjusted to incorporate the project site, and whether or not the proposed density was appropriate without an adjustment of the Community Region boundary line. It was staff's position at the time that the project necessitated a General Plan Amendment to adjust the Community Region boundary to incorporate the project site, as the resulting density from the proposed project was more consistent an MDR (Medium Density Residential) land use designation than the existing LDR (Low Density Residential) land use designation. The staff report and associated discussion, and planning commission minutes are included as Exhibit M for your review.

It was the ultimate finding of the Planning Commission, on August 9, 2007, that a General Plan amendment was not needed for the project and that the planned development application process provides the vehicle to move densities between various general plan land use designations. The

Planning Commission minutes of August 9, 2007 do not present the Planning Commission's reasoning for this determination (see Exhibit M).

**STAFF ANALYSIS**

**Project Description:** The project request is for a Rezone, Planned Development and Tentative Subdivision Map. Discussed below are important project characteristics.

**Rezone:** Request for a Rezone from R3-A (Residential 3-acre minimum) and A (Agriculture) to RE-5-PD (Estate Residential 5-acre planned development) and R3A-PD (Single-family 3-acre planned development). See Table 1 below and Exhibits D & E (Existing and Proposed Zoning).

**Table 1. Existing and Proposed Zoning**

Assessor's Parcel No.	Total Acreage	Existing Zoning	Proposed Zoning
327-060-03	1.87	A	RE-5-PD
327-060-04	2.5	A	RE-5-PD
327-060-07	150.0	A	RE-5-PD
327-060-08	6.05	A	RE-5-PD
327-020-10	5.02	RE-5	RE-5-PD
	<b>160.42</b>		
327-070-55	0.090	R3A	R3A-PD
327-070-56	8.98	R3A	R3A-PD
327-050-02(portion)	10.01	R3A	R3A-PD
	<b>19.08</b>		
327-080-04	7.13	A	R3A

**Tentative Parcel Map:** Request to divide a 182.83-acre project site comprised of 9 parcels into 75 single-family residential parcels ranging in size from 1.0 to 5.02 acres (Exhibit F). The map also includes eleven (11) open space lots and one (1) remainder lot. See Tables 2 & 3 for lot sizes and lot types. The Tentative Subdivision Map would be phased, occurring in seven (7) phases. See Table 4 for the phasing plan and Exhibit I.

**TABLE 2. Gross and Net Lot Areas**

Lot No.	Gross Area <sup>1</sup> (S.F.)	Net Area <sup>2</sup> (S.F.)	Lot No.	Gross Area (S.F.)	Net Area (S.F.)
1	54,605	28,537	47	54,128	25,600
2	43,862	24,820	48	69,593	34,684
3	45,842	24,763	49	64,618	41,995
4	46,398	27,724	50	54,577	29,774
5	43,480	25,307	51	61,019	37,389
6	45,328	26,343	52	52,224	29,165
7	43,908	25,341	53	60,502	37,396
8	45,328	23,239	54	55,787	30,150
9	53,047	24,052	55	63,345	33,327
10	45,988	22,802	56	77,685	31,695
11	48,638	25,787	57	110,407	65,465

12	50,025	30,792	58	65,020	35,657
13	45,775	27,127	59	50,157	28,194
14	49,829	30,158	60	48,101	28,432
15	51,167	31,324	61	47,474	28,375
16	52,229	31,233	62	46,963	28,282
17	67,328	31,146	63	49,294	28,243
18	60,685	31,206	64	46,089	27,472
19	57,964	30,867	65	46,563	26,238
20	46,155	27,505	66	84,817	50,756
21	50,224	27,303	67	48,546	24,445
22	47,079	24,376	68	46,407	24,843
23	53,944	22,254	69	46,893	24,765
24	55,560	33,301	70	50,002	19,251
25	49,146	27,295	71	52,072	24,562
26	52,366	22,499	72	50,951	30,202
27	46,464	27,648	73	46,656	22,188
28	53,340	22,959	74	53,639	22,645
29	59,068	26,087	75 <sup>3</sup>	218,671	N/A
30	50,011	30,126	Open Space "A"	32.69 ac.	31.47 ac.
31	52,915	29,918	Open Space "B"	11.81 ac.	11.77 ac.
32	72,182	41,911	Open Space "C"	8.99 ac.	8.77 ac.
33	75,945	32,761	Open Space "D"	6.0 ac.	6.0 ac.
34	49,384	29,790	Open Space "E"	4.89 ac.	4.71 ac.
35	47,380	28,154	Open Space "F"	4.81 ac.	4.39 ac.
36	48,646	28,062	Open Space "G"	0.37 ac.	0.14 ac.
37	48,967	28,035	Open Space "H"	0.5 ac.	0.31 ac.
38	47,980	28,183	Open Space "I"	5.01 ac.	5.01 ac.
39	47,652	28,455	Open Space "J"	2.24 ac.	2.24 ac.
40	56,210	28,353	Open Space "K"	1.28 ac.	1.03 ac.
41	48,967	29,730	Remainder Parcel	7.13 ac.	7.13 ac.
42	60,210	38,955			
43	60,478	31,906			
44	53,936	31,840			
45	57,379	32,786			

<sup>1</sup>Gross area=total parcel size

<sup>2</sup>Net area = excludes road easements, defensible space, setbacks

<sup>3</sup>Lot 75 is not proposed for development with this map as it is an existing legal parcel

**Table 3. Lot Types**

Type of Lot	Acreage
75 One-acre Minimum Single-Family Residential Lots (1.0 to 5.02 acres)	<b>96.52</b>
7 Low Density Residential Open Space Lots	<b>67.56 (net)</b>
Open Space A	31.47 (net)
Open Space B	11.77 (net)
Open Space C	8.77 (net)
Open Space D	6.00 (net)
Open Space E	4.71 (net)

	Open Space F	4.39(net)
	Open Space G	0.14(net)
	Open Space H	0.31(net)
<b>4 Medium Density Residential Open Space Lots</b>		<b>9.05 (net)</b>
	Open Space I	5.01(net)
	Open Space J	2.24 (net)
	Open Space K	1.03(net)
	Open Space L	0.77(net)
<b>Miscellaneous Right-of-Way</b>		<b>2.57</b>
<b>Remainder Parcel</b>		<b>7.13</b>
<b>Total Acreage</b>		<b>182.83</b>

**Table 4. Phasing Plan**

Phase	Lot Numbers
I	(48-55) (71-74)
II	(34-39) (60-70)
III	(56-59) (19-26)
IV	(22-29) (40-47)
V	(30-33, 52)
VI	(8-10, 18)
VII	(1-7) (11-16)
*Lot 75 is not proposed for development with the map	

**Development Plan:** Request for a PD overlay to allow for clustering of lots to avoid sensitive biological resources, steep slopes, and a reduction in the minimum parcel size of three and five acres required under the R3A and RE-5 zone districts. The project includes a density bonus request to allow for 51 additional residential lots over and above the 24 lots that would be allowed under the existing LDR and MDR land use designations. The applicant also requests that the development standards of the R1A zone district be modified to allow a 10-foot side yard setback as opposed to the 15 or 20 foot side yard setbacks required in the one and two acre parcel sizes, respectively.

**Building Envelopes:** No building envelopes are proposed as part of the subdivision. However, all structures will be required to meet setbacks per the proposed development plan (front: 30 feet, rear: 30 feet, side: 10 feet) and minimum setbacks for defensible space as required by the Fire District. Fire Safe Regulations require a 30 foot setback from all property boundaries unless a reduction is approved by the Fire District. No structural development will be allowed on slopes of greater than 30 percent consistent with El Dorado County General Plan Policies. Adequate area exists on each of the parcels to meet these restrictions as demonstrated on the slopes map submitted with the project (Exhibit H).

**Open Space:** The applicant has proposed 11 lettered open space lots totaling 76.61 acres. As part of the project proposal, these open space lots will be zoned to Open Space during the rezone process.

Open space lots encompass land adjacent to agriculturally zoned property, oak woodland areas, perennial and ephemeral waterbodies and channels, and steeper sloped areas of the project site.

Water Supply: Water for the project would be provided by the El Dorado Irrigation District (EID). The El Dorado Irrigation District has indicated that they have the ability to serve the project with existing mains as long as the applicant meets Fire Protection District standards development of a looped water system within the proposed development. This system would tie into existing lines in the neighborhood with no upgrades required.

Wastewater Disposal: Each of the proposed lots would be served by individual septic systems. The El Dorado County Environmental Management Department has reviewed representative percolation tests and found that soils are adequate to provide sewage disposal via individual septic systems.

Access/Road Improvements: As proposed, the project would provide three points of access. Two driveways are proposed on Echo Lane, and would be ingress/egress, one driveway is proposed on Sundance Trail and would be egress only. All access points are proposed to be gated, with no public access. Two access points to residents on Echo Lane would be provided by a remote control system, access to visitors would be provided by a telephone entry access system.

*Echo Lane Access:* The two entries on Echo Lane will have divided access, with separate gates for ingress and egress to the development. The gates will be constructed of decorative wrought iron or similar material, and will swing open to provide unobstructed ingress or egress. Each entry or exit lane will have a minimum unobstructed width of fifteen (15) feet.

*Sundance Trail Access:* The secondary access on Sundance Trail will be an undivided access road, with a single gate for both travel lanes. The access road will have a minimum unobstructed width of twenty (20) feet. The gate will be constructed of decorative wrought iron or similar material, and will swing open to provide unobstructed egress. Under normal conditions, in order to minimize traffic on Sundance Trail, this gate is proposed to allow **egress (exit) only** from the development. Any returning traffic would be required to use one of the main entries on Echo Lane.

*Emergency Access:* A loop system will be located on the inside portion of the access roadway or lane to permit vehicular traffic within the gated area to open the gate and exit. The loop system will keep the gate open as long as vehicular traffic is passing through.

To permit unobstructed access for emergency vehicles and provide for evacuation of residents within the development and in surrounding neighborhoods, all automatic gates will be:

1. Equipped with a "Knox" emergency access device consisting of a key activated switch acceptable to the Fire District.
2. Equipped with a 3M Opticom Control device and a linear receiver device to allow remote activation by emergency vehicles.
3. Designed to automatically open and remain in a fully opened position during a power failure.
4. Equipped with a mechanical release.

5. Equipped with a telephone entry access system that will permit the Fire District or other emergency dispatch center to open the gate from a remote location.

*Off-site Improvements:* Off-site road improvements include the widening of Echo Lane and Sundance Trail to DOT and Fire District standards. The applicant has proposed design waivers for on and off site roadways. DOT supports the proposed design waivers (letter dated October 10, 2008).

**Site Description:** Indian Creek Ranch is located just west of the City of Placerville on the north side of Echo Lane approximately 2,000 feet west of its intersection with El Dorado Road, north of Highway 50 in El Dorado County. The physical majority of the project is located north of Echo Lane, with a remainder parcel located on the south side. The southwest portion of the project contains extensive existing improvements, including a single family residence, guest residence, caretaker's residence, two mobile homes and detached garage, several large barns and storage buildings, fenced pastures, a riding arena, a tennis court, paved driveways and landscape areas. The project site has been historically utilized as a Quarter Horse Ranch operation. The remainder of the parcel is undeveloped.

Project terrain consists of gentle to moderate slopes divided by ephemeral swales, with elevations ranging from approximately 1,465 feet to 1,690 feet. Indian Creek bisects the site from southeast to northwest, with a single pond approximately 11 acres in size at elevation 1,501 feet near the center of the main parcel. The pond is retained by a dam with a broad crested spillway which outlets into the continuation of Indian Creek.

There is a multitude of biological communities/areas on the 182.83-acre project site as identified by the biological report. These include the following: mixed oak woodland, California annual grassland, reservoirs, structures and landscaping, mixed willow riparian forest, Chamise chaparral, seasonal wetlands, creek channels, Indian Creek, reservoir spillway, broad-leafed cattail wetland, and a seep.

Soils onsite are developed upon weathered rock formations which are part of the mother lode belt Logtown Ridge Formation rocks. Logtown Ridge Formation rocks comprise the mother lode belt unit, including metamorphosed, pyroclastic, volcanoclastic, and basic schist rocks. These rocks range in color from dark red to reddish brown and yellowish red, and can range from weak blocky, soft material to massive, dense material. There are five separate soil units which are mapped on the project area. These include Auburn silt loam (AwD), Auburn very rocky silt loam (AxD), Auburn cobbly clay loam (AzE), Diamond Springs very fine sandy loam (DfC), Diamond Springs very fine sandy loam (DgE), and Placer Diggings (PrD).

Two cultural resource features have been identified onsite, one prehistoric feature and one historical feature.

**Adjacent Land Uses:**

	<b>Zoning</b>	<b>General Plan</b>	<b>Land Use/Improvements</b>
<b>Site</b>	R3A, A	LDR & MDR	Horse ranch, rural residences
<b>North</b>	RE-5	LDR	Rural/residences
<b>East</b>	R3A, R1A	MDR	Rural/residences
<b>South</b>	RE-5, R1A	LDR, MDR, C	Rural/residence, vacant land
<b>West</b>	A, RE-5	LDR	Rural/residences

**Discussion:** The project parcels are in an area that has been designated by the General Plan for Low (160.42 acres) and Medium-Density Residential (26.21 acres) uses. Land to the north and west of the project site is developed with low-density rural residential development (Sundance Trail Neighborhood to the north with 5-acre parcels, larger Rural Residential parcels to the west). Development to the east consists of medium-density residential development, one-acre parcels and larger rural parcels. Land to the south is vacant and designated for a mixture of commercial and medium-density residential uses. See Exhibit B for surrounding land use designations and parcel sizes.

**General Plan:** The following discussion describes, in detail, the General Plan Policies that apply to this project:

Density Bonus: The project includes a request to utilize the Density Bonus provision. Use of the Density Bonus provision would allow the project to provide an additional 51 lots beyond that allowed within the proposed LDR and existing MDR land use designation. **General Plan Policy 2.2.4.1** establishes specific criteria associated with use of the Density Bonus provision. In addition to the number of base units permitted by the land use designation, one and one-half additional units may be allowed for each unit of developable land dedicated to public benefit. For this project the public benefit would be the additional open space to preserve the wetland areas, conserve wildlife habitat/corridors, and preserve cultural resources. **General Plan Policy 2.2.3.2** specifically exempts bodies of water such as perennial lakes, streams and rivers from calculable developable land for the purposes of the Density Bonus provision.

The project site includes a mixture of Low Density Residential (LDR) and Medium Density Residential (MDR) land use designations. The LDR designation permits a density range of one dwelling unit per 5-10 acres (du/a), the MDR designation permits a density range of one dwelling unit per 1-5 acres (du/a). The bonus density was calculated on the maximum density per zoning achievable within the respective land use designation allowed in accordance with General Plan Policy 2.2.5.3 as follows:

1. 56.3 acres open space (LDR/RE-5) density bonus yield = 56.3 acres at 1 dwelling unit per 5 acres = 11.3 units x 2.5 density bonus (1.0 base density + 1.5 density bonus) = 28.3 du's



2. 9.05 acres open space (MDR/R1A) density bonus yield = 9.05 acres at 1 du per 1 acre\* = 9.05 dwelling units x 2.5 density bonus (1.0 base density + 1.5 density bonus) = 22.6 du's
3. 94.2 acres developable area remaining (LDR//RE-5) at 1 dwelling unit per 5 acres = 18.8
4. 5.1 acres developable area remaining (MDR/R1A) at 1 dwelling unit per 1 acre\* = 5.1 acres
5. Total yield = 28.3 du's + 22.6 du's + 18.8 du's + 5.1 du's = **75 units**  
 \*Allowable density was calculated using R1A zoning consistent with density that could be supported (based on availability of services, access, topographic and environmental constraints) underlying proposed open space lots and R3A zoning.

Furthermore, **Policy 2.2.3.1** requires that the Planned Development (-PD) Combining Zone District provide for a minimum of 30 percent open space. As shown on the Tentative Map (Exhibit F), the project has provided for 41.9 percent open space.

Parcel Size	182.83 acres
Required Open Space	54.88 acres
Proposed Open Space	76.61 acres
Percent Open Space Proposed	41.9%

As indicated in Table 2-4 of the County's General Plan, General Plan Land Use Designation and Zoning District Consistency Matrix, the proposed RE-5-PD and R3A-PD Zone Districts would be consistent with the LDR and MDR land use designations, as required by **Policy 2.2.1.5**.

**Rezone:** General Plan **Policy 2.2.5.3** requires that the County shall evaluate future rezoning: (1) To be based on the General Plan's general direction as to minimum parcel size or maximum allowable density; and (2) To assess whether changes in conditions that would support a higher density or intensity zoning district. The specific criteria to be considered include; but are not limited to, the following:

1. *Availability of an adequate public water source or an approved Capital Improvement Project to increase service for existing land use demands;*

Discussion: An El Dorado Irrigation District (EID) Facility Improvement Letter, dated March 3, 2008, states, "This letter is not a commitment to serve, but does address the location and approximate capacity of existing facilities that may available to serve your project. In terms of water supply, as of January 1, 2007, there were 2,426 equivalent dwelling units (EDUs) available in the Western/Eastern Water Supply Region. Your project as proposed on this date would require 74 EDUs of water supply."

2. *Availability and capacity of public treated water system;*

Discussion: As discussed above, the El Dorado Irrigation District (EID) has adequate EDUs to serve the proposed project. Facility improvements which would be required by the EID

include the development of a looped water system within the development that would connect to existing 6-inch lines located in either Sayoma Lane or Sundance Trail. The applicant has developed utility improvement plans that would provide for said connections via either option.

3. *Availability and capacity of public waste water treatment system;*

Discussion: The project would not connect to public wastewater treatment systems as it proposes individual septic systems for each lot.

4. *Distance to and capacity of the serving elementary and high school;*

Discussion: The project is located within the Mother Lode Union School District. Conversations with the Superintendent's Office (email communication with Superintendent Shanda Hahn, 9/2/2008) indicates that the school district does have the capacity to serve the proposed project. Students would attend either Charles Brown or Indian Creek for grades K-5. All students attend Herbert Green Middle School. High school students are served by the El Dorado Union High School District, and would attend El Dorado High School. The high school district has indicated that they have the capacity to serve the proposed project (Letter from Facilities Director Patti McClellan dated 10/21/08).

5. *Response time from nearest fire station handling structure fires;*

Discussion: The Diamond Springs – El Dorado Fire Protection District would be responsible for serving the project. The closest fire station would be Station 48, located approximately 2.0 miles from the project site on Missouri Flat Road north of Highway 50. The District was contacted as part of the initial consultation process. As such, the District has reviewed the project and indicated that adherence to the applicable building and fire codes, as well as conditions of approval regarding the installation of fire hydrants, provision of established fire flow, submittal of a fire safe plan, provision of secondary emergency access, and construction of road improvements as required by the El Dorado County Department of Transportation (DOT), would satisfactorily address all fire related safety issues.

6. *Distance to nearest Community Region or Rural Center;*

Discussion: The project site is located immediately west of the Placerville Periphery Community Region. As proposed, the project is a residential project similar in character to existing and proposed medium to low-density residential uses surrounding the project site.

7. *Erosion hazard;*

Discussion: The site is relatively flat to moderately-sloped with site development. At this time no development is proposed on slopes greater than 30% as adequate area exists on all parcels to avoid steeper sloped areas (Exhibit H). Parcel development will be required to

adhere to El Dorado County General Plan policies prohibiting development on slopes greater than 30%. All existing drainage courses will be adequately protected from development through the incorporation of appropriate development setbacks with the exception of culverts under proposed roadways. Due to the fact that parcel sizes are one acre and larger, and development will not occur on steep slopes, erosion hazards are considered to be slight and localized on individual parcels.

8. *Septic and leach field capability;*

Discussion: The proposed lots would be served by individual septic systems for each lot. The El Dorado County Environmental Management Department has reviewed the land capability report and representative percolation tests performed for the project, and concurs that there will be adequate septic and leach field capability on each of the lots.

9. *Groundwater capability to support wells;*

Discussion: The project will be served by El Dorado Irrigation District (EID) public water facilities. No wells are proposed.

10. *Critical flora and fauna habitat areas;*

Discussion: The County's General Plan designates areas within the County that have the potential to affect rare plants. The County's General Plan defines Rare Plant Mitigation Areas within the County, which designate lands potentially affecting rare plants that are subject to mitigation. The project site is within Rare Plant Mitigation Area 2. As such, the applicant conducted a survey for special-status species (*Biological Resources Evaluation and Botanical Inventory for the Indian Creek Ranch Project, El Dorado County, California, May 23, 2008, Sycamore Environmental Consultants, Inc.*). The survey did not encounter any special-status plant or animal species on the project site. Mitigation measures have been implemented into the project requiring a pre-construction survey to avoid taking any sensitive bird species, birds of prey, or Migratory Bird Treaty Act species.

11. *Important timber production areas;*

Discussion: The project site does not contain or is adjacent to any important timber production areas.

12. *Important agricultural areas;*

Discussion: The project site is not located adjacent to any important agricultural areas. The Agricultural Commission reviewed the proposed project request, and did not have any concerns related directly to the rezoning of this agriculturally-zoned property to a residential zoning designation. The project site and surrounding properties are designated for low-

density residential development (5-10 acre lots). There are no ongoing agricultural pursuits occurring within the project vicinity.

13. *Important mineral resource areas;*

Discussion: The project site does not contain or is located adjacent to any important mineral resource areas.

14. *Capacity of the transportation system serving the area;*

Discussion: The El Dorado County Department of Transportation reviewed the submitted traffic study and concluded that the recommended conditions of approval, including improvements to existing roadways, would sufficiently address traffic issues and ensure that the transportation system is adequate to serve the area. El Dorado Transit has reviewed the project and had no specific conditions of approval regarding the project.

15. *Existing land use pattern;*

Discussion: The project site is surrounded by land designated and utilized for medium and low-density rural residential uses. The proposed rezone, with the Planned Development and proposed density, would be entirely consistent with that land use pattern.

16. *Proximity to perennial watercourse;*

Discussion: There are a number of perennial watercourses and waterbodies on the project site as discussed in the Mitigated Negative Declaration (Biological Resources section). Development will maintain a 100-foot setback from all perennial watercourses and waterbodies, and a 50-foot setback from all ephemeral drainage channels.

17. *Important historical/archeological sites;*

Discussion: A cultural resources investigation of the project site identified one archaeological feature and one historic feature. The archaeological features will not be disturbed, as they will be maintained in the open space area that will be designated as an unbuildable area. Historical features have been recorded and are not considered significant.

18. *Seismic hazards and present of active faults;*

Discussion: As shown in the Division of Mines and Geology's publication Fault Rupture Hazard Zones in California, there are no Alquist-Priolo Special Studies Zones mapped in El Dorado County. The impacts from fault ruptures, seismically induced ground shaking, or seismic ground failure, or liquefaction are considered to be less than significant. Any potential impact caused by locating buildings in the project area would be offset by the compliance with the Uniform Building Code earthquake standards.

19. *Consistency with existing Conditions, Covenants, and Restrictions;*

Discussion: The project parcels do not have any existing CC&Rs. CC&Rs would be required for the maintenance of the onsite roads and preservation of the proposed open space lots. The CC&Rs would require review and approval from DOT and Planning Services.

Land Use: As previously discussed and shown in the Adjacent Land Use Table, the proposed residential project would be consistent with General Plan **Policy 2.2.5.21**. The project area is surrounded by existing and low and medium-density residential uses that would be compatible with the proposed development.

Water Supply and Fire Flow: General Plan **Policy 5.2.1.2** requires that the applicant provide an adequate quantity and quality of water for all uses, including fire protection, and shall be provided for this development. The EID would provide water to the project site. According to their letter dated March 3, 2008, the project would require approximately 74 EDUs (equivalent dwelling units) of water. At this time, there are approximately 2,426 EDUs available in the Western/Eastern Water Supply Region as of January 1, 2007. The project will be required to develop a looped water system in order to provide adequate fire flows. The applicant has developed two utility plans that would be capable of providing these flows. The system would connect to existing 6-inch water lines in either Sundance Trail or Sayoma Lane.

Fire protection services would be provided for the proposed development as required under General Plan **Policy 5.7.1.1**. The Diamond Springs-El Dorado Fire Protection District would provide fire protection services to the project site. Water system (looped water line) and transportation infrastructure would be provided concurrent with development sufficient to meet District requirements for fire suppression. A Fire Safe Plan, minimum roadway widths, secondary emergency access, and fire hydrant placement have been required by the Fire District to ensure adequate fire protection infrastructure.

Wetlands/Intermittent Streams: Pursuant to the General Plan **Policy 7.3.3.4** a 100-foot setback is required from perennial water features, and a 50-foot setback is required from wetlands and intermittent streams. A wetland delineation was prepared for the project by Sycamore Environmental Consultants, Inc. to evaluate the significance of existing water features on the project site (*Preliminary Jurisdictional Delineation for the Indian Creek Ranch Project, El Dorado County, California*, May 22, 2008, Sycamore Environmental Consultants, Inc.). The study identified approximately 15.186 acres of wetlands and waters as shown in Table 6.

**Table 6. Wetlands and Water Features**

<b>Wetland Feature</b>	<b>Description</b>	<b>Area (acres)</b>
Forested Wetland 1	Abuts Indian Creek & Reservoir 2. Dominant vegetation includes willow, white alder, broad-leaved cattail, and Himalayan blackberry. The herb layer is dominated by knotweed, Baltic rush, and fireweed.	2.463

Forested Wetland 2	Abuts Reservoir 2. Dominant vegetation is willow, broad-leaved cattail, and Himalayan blackberry. The herb layer is dominated by knotweed, Baltic rush, and colonial bent grass.	1.212
Emergent Wetland 1	Abuts Reservoir 2. Dominant vegetation is Emergent Wetland.	0.124
Seep 1	Abuts Reservoir 2. Dominant vegetation is arroyo willow and Himalayan blackberry. The herb layer is dominated by Baltic rush, fireweed, Klamathweed, bull thistle, and narrow-leaved cattail.	0.033
Seasonal Wetlands 1 and 2	SW1 is in the drainage of Channel 2, and SW2 is in the drainage of Channel 3. Dominant vegetation is spikerush, fiddle dock, soft chess, and yellow monkeyflower.	0.016
Seasonal Wetlands 3 and 4	Contiguous with Forested Wetland 1 and Indian Creek. Dominant vegetation includes Baltic rush and prickly lettuce.	0.292
Seasonal Wetland 5	Abuts channel 11. Dominant vegetation includes curly dock, Italian ryegrass, and <i>Tortilis arvensis</i> .	0.040
Seasonal Wetland 6	Abuts channel 8. Dominant vegetation is Italian ryegrass, cranebill, dock, and sedge.	0.017
<b>Total Wetlands</b>		<b>4.197</b>
Perennial Water Bodies	Indian Creek, Reservoir 1 &2,	11.184
Ephemeral Channels	Channels 1-12	0.403
<b>Total Waters</b>		<b>11.587</b>
<b>Total Wetlands &amp; Waters</b>		<b>15.784</b>

The project proposes to avoid all wetlands and intermittent streams with the exception of road improvements which cross intermittent/ephemeral channels.

**Oak Tree Canopy:** In order to ensure consistency with General Plan **Policy 7.4.4.4** the applicant submitted a tree canopy analysis, which determined that existing oak tree canopy at the site is 52 percent, requiring 80 percent retention of existing oak canopy cover, "Option A" of General Plan Policy 7.4.4.4. The site contains a total of 92.14 acres of oak canopy. The proposed project estimates tree removal for lot development and roadways to be 11.93 acres. The estimated tree canopy retention after road improvements and lot development is approximately 87.1 percent, in compliance with the General Plan policy requiring 80 percent retention. Thus, the total oak canopy loss 11.93 acres of oak woodland that would be required to be either replaced or the applicant would be required to pay into the conservation fund under pursuant to Option A of Policy 7.4.4.4 (Table 7). The Oak Canopy Analysis prepared by Sycamore Environmental Consultants (May 27, 2008 & September 19, 2008), confirms that the project would be consistent with General Plan tree canopy retention and replacement policies.

Project Site (Acres)	Oak Tree Canopy Coverage (Acres)	Percentage of Oak Coverage Required (Acreage)	Percentage of Required Retention	Proposed Oak Removal (Acreage)	Percentage Retention Proposed
182.83	52.3%	76.4	80%	11.93	87.1%

As discussed in the addendum to the Oak Canopy Analysis from Sycamore Environmental Consultants (dated September 19, 2008), the project would require the removal of 11.93 acres of the onsite canopy. Development envelopes, which include access ways, were plotted in order to determine the extent of oak impacts as a result of infrastructure improvements and due to future residential development of the project. Given that the project will maintain 87.1% of its oak tree canopy consistent with the retention requirements of the Oak Woodland Management Plan, the applicant and/or lot developers are required to mitigate on a 1:1 replacement ratio as long they adhere to allocated oak canopy removal estimates contained in Exhibit L.

Chapter 17.72 of the Zoning Ordinance establishes requirements for the implementation of General Plan Policy 7.4.4.4. Section 17.72.100 of the Ordinance allows payment of the mitigation in-lieu fee prior to issuance of a grading permit for road and infrastructure improvements and prior to issuance of any building permits for future development of the project site. A breakdown of the oak canopy impacts has been included in Table 8.

<b>TABLE 8: Oak Canopy Removal Summary</b>		
<b>Total Oak Canopy to be Removed (Acres)</b>	<b>Canopy Removed for Road Improvements (Acres)</b>	<b>Canopy Removed for Development Envelopes (Acres)</b>
11.93	5.78	6.15

Mitigation Measures have been included in Attachment 1 of the Conditions of Approval requiring payment of the mitigation fee for the road improvement impacts prior to issuance of a grading permit and Conservation Fund In-Lieu fee or submittal and approval of a tree replacement plan for the lot development impacts prior to issuance of any building and grading permits.

## **ZONING**

The proposed subdivision contains 75 residential lots that are consistent with the development standards of the R1A zone district with a reduction in the side yard setback from 30 feet to 10 feet, which are proposed as part of the development plan. Zoning proposed as part of the project is RE-5-PD, and R3A-PD. The R1A development standards (outlined in Section 17.28.080 of the Zoning Ordinance) are proposed to be added to the project to allow for flexibility of setbacks, which would result in a more interesting and visually appealing street scene according to the applicant. Proposed lot sizes range from 1.00 acres to 5.02 acres, with only one lot exceeding the five-acre minimum within the RE-5 zone district. The reduced lot sizes would be required to allow for the clustered development proposed allowing for avoidance of resources and provision of open space. Proposed deviations from the development standards are discussed in the planned development section below.

A comparison of the development standards of the R1A zone district, R3A zone district, and the RE-5 zone district are presented below:

<b>Standard</b>	<b>R1A Zone District</b>	<b>R3A Zone District</b>	<b>RE-5 Zone District</b>
Min. Lot Area	1 acre	3 acres	5 acres
Min. Parcel Area/Dwelling Unit	1 acre	3 acres	5 acres
Max. Building Coverage	35%	No max. building coverage	No max. building coverage
Min. Lot Width	100 feet	150 feet	100 feet
Min. Yard Setbacks	Front, thirty feet; sides, fifteen feet, except the side yard shall be increased one foot (1') for each additional foot of building height in excess of twenty-five feet (25'); rear thirty feet (30'); stable (front), thirty feet (30'); sides, thirty feet (30'); rear, thirty feet (30');	Front and rear, thirty feet; sides, thirty feet, except the side yard shall be increased one foot for each additional foot of building height in excess of twenty-five feet (25').	Front and rear, thirty feet; sides, thirty feet except the side yard shall be increased one foot for each additional foot of building height in excess of twenty-five feet (25')
Max. Building Height	45 feet	45 feet	45 feet
Agricultural Setbacks	No standard	No standard	50 feet on all yards
Min. Dwelling Unit Size	No standard	No standard	600 square feet
Location of Parcel in Relation to Surrounding Land Use	No standard	No standard	A buffer area of fifty feet will be required on the inside of a boundary where land zoned estate residential five acres abuts planned agricultural zone lands which are currently not in horticultural and timber production.

Development Standards: Section 17.28.080 of the Zoning Ordinance establishes the requirements for development within the R1A Zone District:

**A. Minimum parcel area, one acre.**

The project would create 75 residential lots ranging in size from 1.00 to 5.02 acres. Lot number 75, comprising 5.02 acres, would be subject to the RE-5 development standards. Seventy-four (74) of the proposed lots would be less than the minimum lot area established for the RE-5 Zone District. However, all of the proposed lots would meet the one acre minimum parcel area size mandated by the proposed R1A development standards as requested by the applicant. Reduced lot sizes, from the RE-5 and R3A development standards, would be required to allow for the clustered development using the Density Bonus Provision under General Plan Policy 2.2.4.1. As discussed above, the project would dedicate approximately 42 percent of the site as open space. The open space areas would avoid development impacts to oak habitat, riparian areas, perennial and ephemeral streams and waterbodies, and avoid grading on 30 percent slopes.



**B. Minimum parcel area per dwelling unit, one acre per dwelling unit.**

All proposed lots are in excess of 1.0 acre and would only be allowed one dwelling unit per acre per this development standard.

**C. Maximum building coverage, thirty-five percent.**

All proposed plans for development on individual parcels shall be required to meet this development standard prior to issuance of building permits. Each lot may also construct one secondary dwelling unit not to exceed 1,200 square feet.

**D. Minimum parcel width, one hundred feet.**

The project request is for a clustered development, which would result in varying lot widths and dimensions. The proposed lots would be consistent with the minimum lot width requirements of the R1A, R3A and RE-5 Zone Districts.

**E. Minimum yards: front, thirty feet; sides, fifteen feet, except the side yard shall be increased one foot (1') for each additional foot of building height in excess of twenty-five feet (25'); rear thirty feet (30'); stable (front), thirty feet (30'); sides, thirty feet (30'); rear, thirty feet (30'); (Ord. 4236, 1992)**

As shown on the Tentative Map, the proposed setbacks would be 30 feet for the front and rear with 30-foot side setbacks. Side yard setbacks would be 10 feet. The PD overlay allows for application of modified setbacks as approved.

**F. Maximum building height, forty-five feet (45'). Prior code §9411.5(c); Ord. 4236, 1992)**

Future development on each lot would require compliance with the maximum height requirements of the R1A/R3A/RE-5 Zone Districts height limit requirement prior to issuance of building permits.

**Design Waivers Discussion:** As proposed, several Design Waivers have been requested for the Tentative Subdivision Map to allow for modifications to DOT road standards in an effort to minimize impacts associated with road widening related to on and offsite improvements. DOT supports these design waivers (DOT letter dated October 10, 2008).

**Development Plan**

The applicant has requested a planned development zoning overlay to be placed upon the project in order to allow for clustering of lots and reduced minimum parcel sizes through the submittal of a development plan. The purpose of the clustering is to avoid sensitive resources onsite, take into consideration topographical constraints, provide significant amount of open space, and apply the development standards of the R1A zone district to the project, and to reduce side yard setback

requirements to 10 feet. Residential lots range in size between 1.00 and 2.5 acres (with the exception of Lot 75 which is 5.02 acres). Lots will be consistent with development standards of R1A the zone district, as described in the zoning section above.

### **OTHER ISSUES:**

**Access/Circulation:** As discussed previously in this staff report, access is proposed to be provided on both Echo Lane and Sundance Trail. The applicant is proposing gated access at all entrances/exits to the project, but is proposing egress only access at the Sundance Trail driveway. The Diamond Springs – El Dorado Fire Protection District is adamantly opposed to GATING any of the project access points, and will only recommend approval if unrestricted access is provided. At this time, the County can only recommend approval of the project if Fire District conditions are met. However, the applicant believes that other measures, as described previously in the staff report, would sufficiently address emergency access concerns related to the proposed project. Planning staff supports either alternative, gated access with emergency access provision, or unrestricted access as currently required by the Fire District.

The proposed project does abut an existing neighborhood, the Sundance Trail neighborhood. This area is within a Zone of Benefit that currently serves parcels that take access from Sundance Trail. The Sundance Trail Road Association Zone of Benefit Board has drafted a consensus letter stating their concerns regarding the proposed project. Their primary concerns are as follows with respect to access being provided on Sundance Trail:

- They OPPOSE any open intersection connecting Sundance Trail with a rear access road into the proposed Indian Creek Ranch Subdivision due to the increased traffic, exacerbated wear and tear, and resulting uncompensated damage to the “public” roads in the privately maintained zone of benefit.
- They approve a connecting road into and out of the proposed Indian Creek Ranch subdivision PROVIDED HOWEVER, that the connection road is gated and its use is restricted only to emergencies, and the cost of the improvements and the ongoing maintenance of the improvements (i.e., roadways, gates, etc.) is borne solely by the developer of the Indian Creek Ranch subdivision and the homeowners association that will be formed.
- That the emergency access approved by the property owners on Sundance Trail represented by the road association shall be restricted by means of an electronically controlled gate activated by competent authority, or a suitable set of removable bollards similar to those in use by the City of Roseville.
- The property owners of Sundance Trail shall not be responsible for any construction costs or ongoing maintenance costs of the access road benefiting the Indian Creek Ranch Subdivision. The developer of the Indian Creek Ranch Subdivision and the homeowners association for that subdivision are jointly and severally solely responsible for the installation and maintenance of the access way and any required improvements to Sundance Trail.
- A requirement to widen Sundance Trail to accommodate non-emergency traffic from Indian Creek Ranch Subdivision will create an increased risk of injury or death by increasing speeds and traffic on Sundance Trail, which suffers from blind corners and obstructions located

immediately adjacent to the pavement in the form of trees, drainage ditches, telephone poles, etc.

- A requirement to widen Sundance Trail to the Fire District recommended width will destroy landscaping and structures constructed by property owners adjacent to the roadway. While these improvements are in the easement, the full cost of relocation or removal of them must be at the sole expense of the developer of Indian Creek Ranch Development, with a adequate escrow account established in advance to cover the reasonably-estimated costs of relocation or removal.
- In summary, the Sundance Trail Zone of Benefit will not oppose the approval of the Indian Creek Ranch Planned Development only if the access conditions and restrictions and other conditions discussed above are incorporated in the final approval for the project and accepted by the developer of Indian Creek Ranch and made binding on the home owners association that will be formed by the developer.

Land Use: As discussed in Section IX.b (Land Use) of the Mitigated Negative Declaration, and in the Staff Report for PA 06-0051 (attached as Exhibit M), the project will be creating relatively small parcels (e.g. 1.0-acre parcels) in an area designated as Low Density Residential by the County's General Plan. These small parcel sizes within the rural region are potentially inconsistent with the objectives of the rural region (Objective 2.1.3) which is to "Provide a land use pattern that maintains the open character of the County, preserves its natural resources, recognizes the constraints of the land and the limited availability of infrastructure and public services, and preserves the agricultural and forest/timber area to ensure its long-term viability for agriculture and timber operations." The applicant has provided a large amount of open space to ensure consistency with this objective, by maintaining the character of the area with large open space dedications. In order to ensure that this project maintains consistency with this objective, mitigation has been added to the project requiring the applicant to rezone proposed open space lots to an "Open Space" zone district.

Defensible Space: As the project proposes to adopt a minimum side yard setback of 10 feet as part of the Development Plan, there may be a conflict with Fire District conditions of approval requiring 30 foot structural setbacks from property lines. The applicant feels that as long as there is 30 foot distance between structures that the intent of this measure will be met. The fire district has stated that they will review project plans with respect to this issue, however, no resolution has been provided as of the writing of this staff report. At this time, structural setbacks of 30 feet from property lines will be required to be maintained consistent with Diamond Springs – El Dorado Fire Protection District conditions of approval, unless a reduced setback is approved by the District.

Air Quality: The El Dorado County Air Quality Management District reviewed the submitted air quality analysis and have included standard conditions to reduce the impacts on the air quality. The standard conditions are required to be adhered to as a Condition of Approval.

Cultural Resources: A Cultural Resources Study was prepared by Historic Resource Associates in October 2006. The survey identified two cultural resource sites, one historic and one prehistoric. The study concluded that the historic resource did not warrant further investigation and would not be eligible for the CRHR or for the National Register of Historic Places (NRHP). The pre-historic

resource, while determined to be significant, is to remain outside the zone of impact and be preserved in an open space area as an unbuildable area. This measure was discussed with the Native American Heritage Commission (Katy Sanchez, telecom with Gordon Bell, November 13, 2008) and determined to be adequate.

Noise: The project, during construction and earthwork, may generate temporary and intermittent noise. There are residential units on parcels adjacent to the project site to the north and under the County's noise ordinance, construction activities and earthwork would be limited to certain hours of the day to minimize affects on nearby residences. As addressed in the acoustical analysis prepared for the project, several of the proposed lots may be subject to noise levels in excess of thresholds adopted for sensitive receptors. Mitigation measures are required to be incorporated into the project that would reduce these potentially significant impacts to future residences.

Public Transit: The El Dorado County Transit District reviewed the proposed project and had no concerns or specific conditions of approval requested.

School Districts: Both the Mother Lode Union School District and El Dorado Union High School District have reviewed the project and have indicated that they have the capacity to serve the proposed project. The Mother Lode Union School District has commented that all streets should have adequate street width for two cars to pass, with parking if proposed, that there be designated bus stops, and adequate turn-arounds for buses if needed. Since the road system is looped, this should not be a concern. There will be adequate turnaround for buses at the terminus of Echo Lane if a bus stop was proposed at this location.

Surveyor's Office: The Surveyor's Office reviewed the proposed project and noted that survey monuments must be set and roads named through the Surveyor's Office prior to Final Map filing.

Utilities: Pacific Gas and Electric Company reviewed the proposal and had no comments.

**Agency and Public Comments:** Appropriate conditions from each reviewing agency are included in the project permit. The following agencies provided comments and/or conditions for this project:

- Diamond Springs -El Dorado Fire Protection District (letter dated August 29, 2008)
- Diamond Springs -El Dorado Fire Protection District (letter dated October 15, 2008)
- El Dorado Irrigation District (letter dated March 3, 2008)
- El Dorado County Environmental Management (letter dated September 2, 2008)
- El Dorado County Department of Transportation (letter dated October 10, 2008)
- U.S. Army Corps of Engineers (letter dated August 15, 2008)
- El Dorado Union High School District (letter dated October 21, 2008)
- Mother Lode Union School District (Email from Shanda Hahn dated September 8, 2008)
- Cal Fire (letter dated October 10, 2008)
- State of California, Native American Heritage Commission (letter dated November 13, 2008)

## **ENVIRONMENTAL REVIEW**

Staff has prepared an Initial Study (Environmental Checklist with Discussion attached) to determine if the project has a significant effect on the environment. Based on the Initial Study, staff finds that the project could have a significant effect on air quality, biological resources, and noise. However, the project has been modified to incorporate the mitigation measures identified in the Initial Study that will reduce the impacts to a level considered to be less than significant. Therefore, a Mitigated Negative Declaration has been prepared

**NOTE:** This project is located within or adjacent to an area that has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), and was referred to the California Department of Fish and Game. In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$1,926.<sup>75</sup> after approval, but prior to the County filing the Notice of Determination on the project. This fee plus a \$50.<sup>00</sup> recording fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The \$1,876.<sup>75</sup> is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the States fish and wildlife resources.

**RECOMMENDATION:** Staff recommends the Planning Commission recommend that the Board of Supervisors take the following actions:

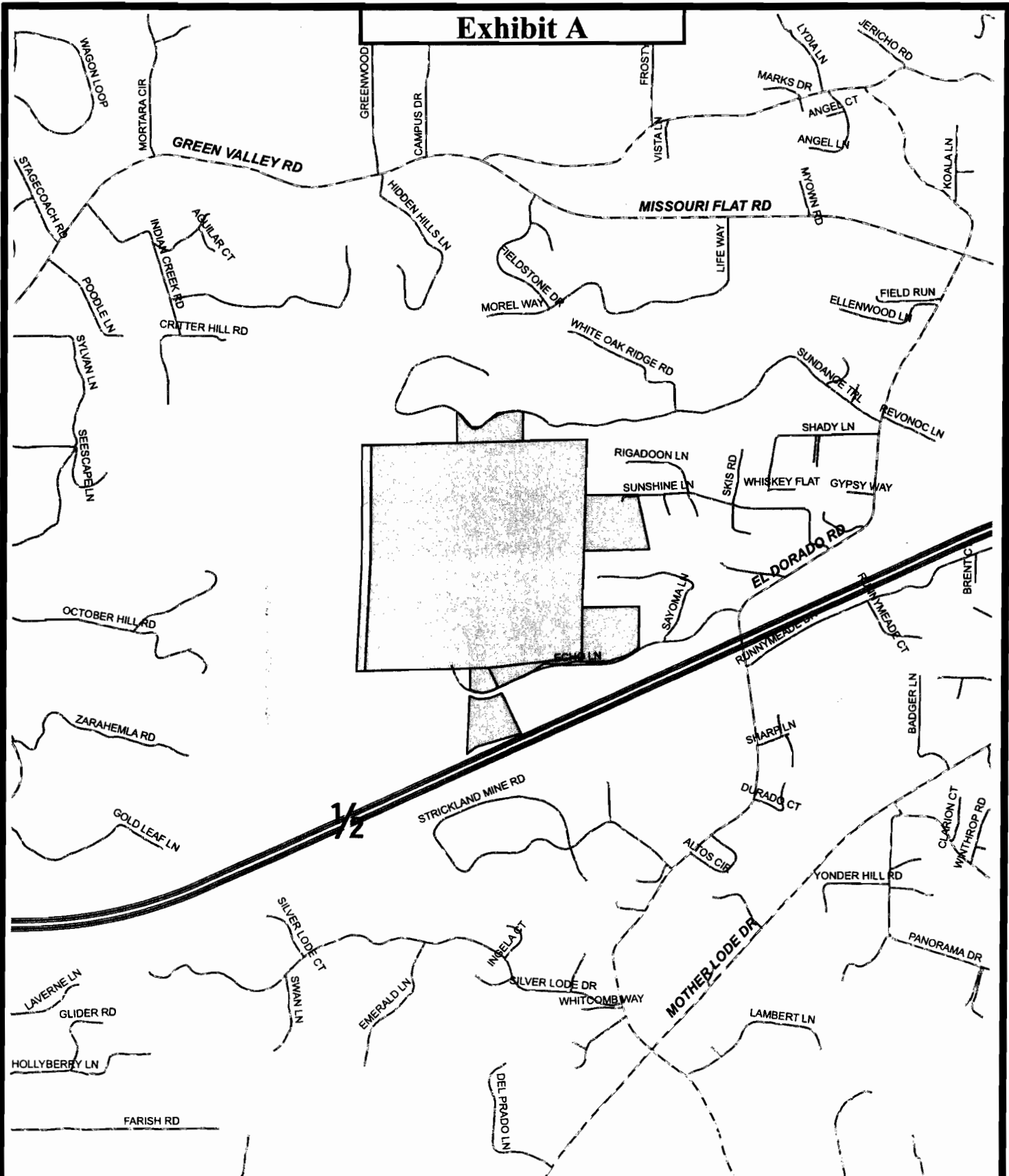
1. Adopt the Mitigated Negative Declaration based on the Initial Study reviewed by staff;
2. Adopt the mitigation monitoring program in accordance with CEQA Guidelines, Section 15074(d), as incorporated in the conditions of approval and mitigation measures in Attachment 1;
3. Approve Rezone Z08-0021 based on the findings in Attachment 2;
4. Conditionally approve planned development application PD08-0012, approving the Development Plan as the official Development Plan, and tentative subdivision map application TM08-1472 subject to the conditions in Attachment 1, based on the findings in Attachment 2.

## SUPPORT INFORMATION

### Attachments to Staff Report:

Attachment 1 .....	Conditions of Approval
Attachment 2 .....	Findings
Exhibit A .....	Vicinity Map
Exhibit B .....	General Plan Land Use Map
Exhibit C .....	Zoning Map
Exhibit D .....	Existing General Plan & Zoning Map
Exhibit E .....	Proposed General Plan & Zoning Map
Exhibit F .....	Tentative Map
Exhibit G .....	Preliminary Grading & Drainage Plan
Exhibit H .....	Slopes Map
Exhibit I .....	Phasing Plan
Exhibit J .....	Utility Plan – Option 1
Exhibit K .....	Utility Plan – Option 2
Exhibit L .....	Oak Tree Removal Allocation
Exhibit M .....	(PA 06-0051) Conceptual Review Staff Report & Minutes
Exhibit N .....	Photo Exhibit to Accompany Tentative Map
Exhibit O .....	Mitigated Negative Declaration
Exhibit P .....	<u>Conceptual Open Space Rezoning</u>

# Exhibit A



**File No. Z 08-0021**  
**PD 08-0012**  
**TM 08-1472**

## Vicinity Map

A.P.N. 327:020:10	A.P.N. 327:060:08
A.P.N. 327:050:02	A.P.N. 327:070:55
A.P.N. 327:060:03	A.P.N. 327:070:56
A.P.N. 327:060:04	A.P.N. 327:080:04
A.P.N. 327:060:07	

 Project Site

**Disclaimer:**  
 This depiction was compiled from unverified public and private sources and is illustrative only. No representation is made as to the accuracy of this information. Parcel boundaries are particularly unreliable. Users make use of this depiction at their own risk.



Not To Scale

**Exhibit B**

**LDR**

**LDR**

**LDR**

**LDR**

**MDR**

**MDR**

**MDR**

**LDR**

**C**

**LDR**

**MDR**

**MDR**

**1/2**

**File No. Z 08-0021  
PD 08-0012  
TM 08-1472**

**General Plan Map**

**A.P.N. 327:020:10    A.P.N. 327:060:08  
A.P.N. 327:050:02    A.P.N. 327:070:55  
A.P.N. 327:060:03    A.P.N. 327:070:56  
A.P.N. 327:060:04    A.P.N. 327:080:04  
A.P.N. 327:060:07**

 **Project Site**

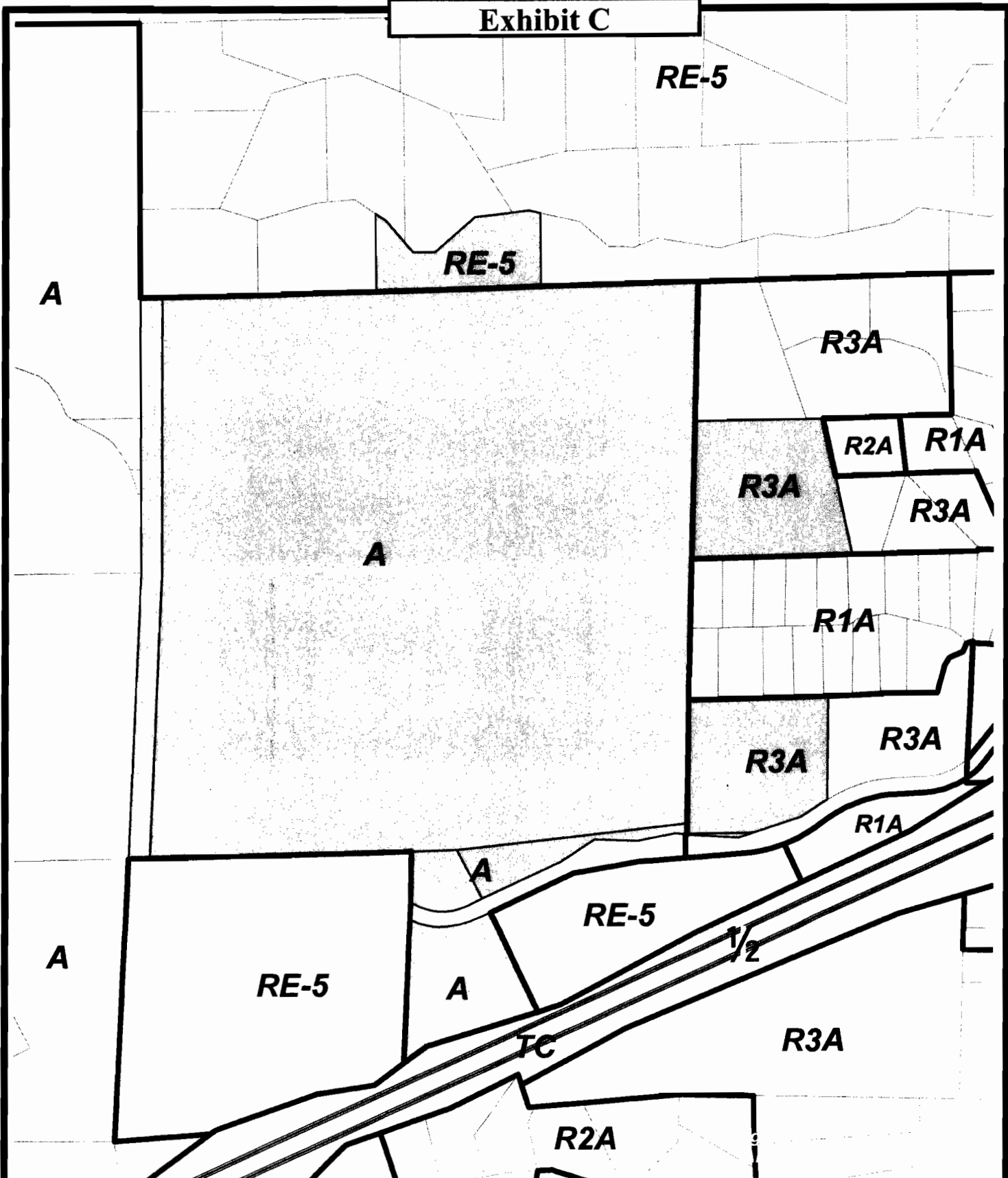
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**Not To Scale**



**Exhibit C**



**File No. Z 08-0021**  
**PD 08-0012**  
**TM 08-1472**

**Zoning Map**

A.P.N. 327:020:10	A.P.N. 327:060:08
A.P.N. 327:050:02	A.P.N. 327:070:55
A.P.N. 327:060:03	A.P.N. 327:070:56
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A.P.N. 327:060:07	

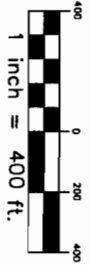
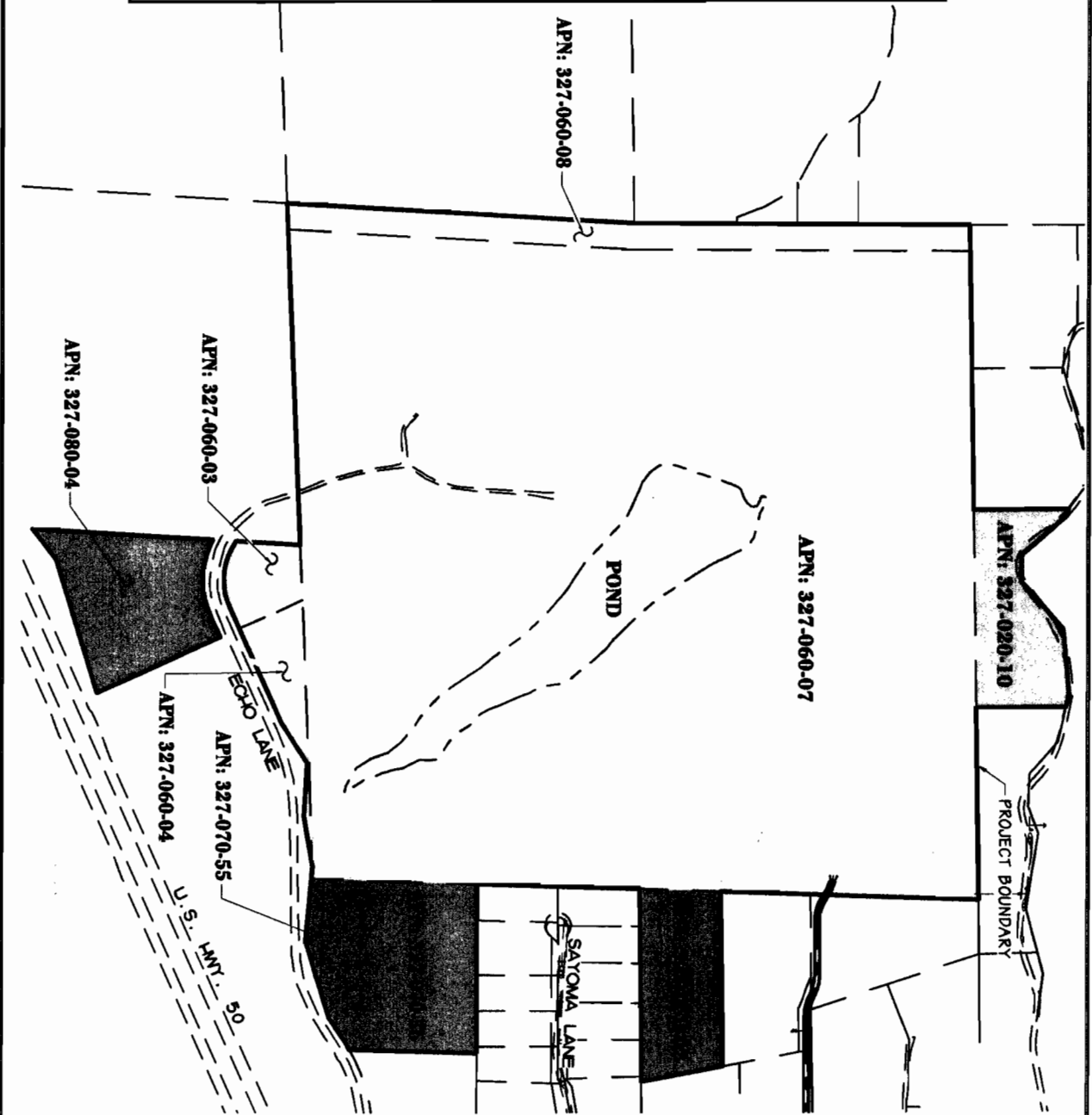
 **Project Site**

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**Not To Scale**

**Exhibit D- Existing GP Land Use Designation & Zoning**



A PORTION OF SECTION 22,  
T. 10N., R. 10 E., M.D.M.

**Legend**

- CURRENT ZONING: A
- CURRENT GP: LDR
- CURRENT AREA: 161.6 ACRES
- CURRENT ZONING: R3A
- CURRENT GP: MDR
- CURRENT AREA: 14.1 ACRES
- CURRENT ZONING: A
- CURRENT GP: MDR
- CURRENT AREA: 6.4 ACRES
- CURRENT ZONING: RE-5
- CURRENT GP: LDR
- CURRENT AREA: 5.0 ACRES

DESIGN/DRAWN/RELEASE DATE	PROJECT
ACR / ASR 10/24/2008	PROJECT
H/S SCALE	T=400'
CHECKED BY & DATE	5/31/05-08

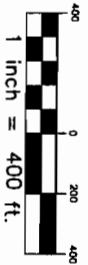
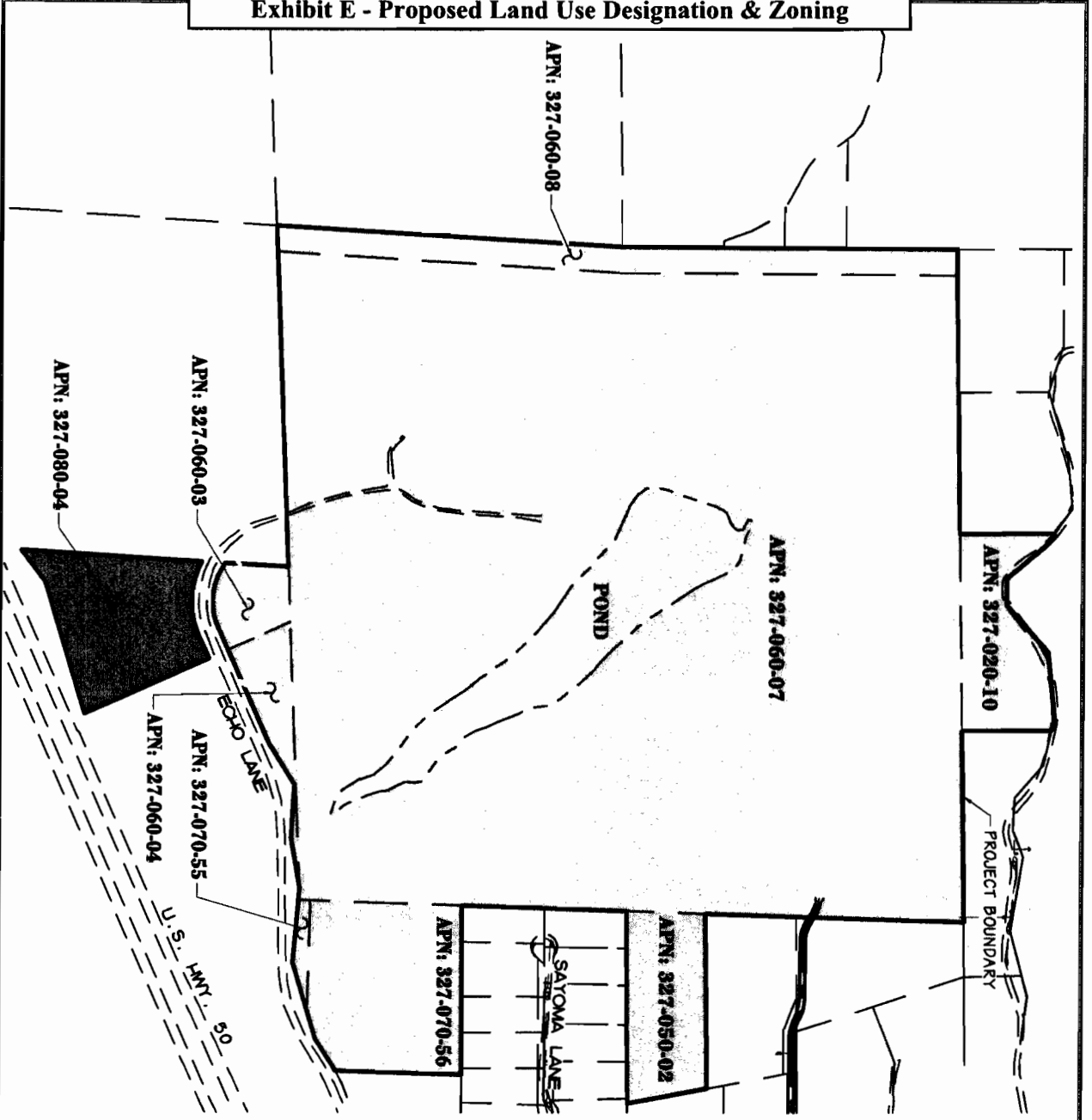
**Project Location:**  
 Echo Lane  
 Diamond Springs, CA 95619  
 El Dorado County

**Indian Creek Ranch**  
**EXISTING ZONING AND LAND USE EXHIBIT**

**CARLTON**  
 Engineering Inc.  
 3801 Sycamore Street, Suite 100, Colton, CA 95761  
 Phone: 530.877.2010 Fax: 530.877.2040



**Exhibit E - Proposed Land Use Designation & Zoning**



A PORTION OF SECTION 22,  
T. 10N., R. 10E., M.D.M.

**Legend**

- PROPOSED ZONING: RE-5-PD  
PROPOSED GP: LDR  
PROPOSED AREA: 161.6 ACRES
- PROPOSED ZONING: R3-A-PD  
PROPOSED GP: MDR  
PROPOSED AREA: 14.1 ACRES
- PROPOSED ZONING: R3-A  
PROPOSED GP: MDR  
PROPOSED AREA: 6.4 ACRES

FIGURE  
**X2**

**Project Location:**  
Echo Lane  
Diamond Springs, CA 95619  
El Dorado County

**Indian Creek Ranch**

**PROPOSED ZONING AND  
LAND USE EXHIBIT**

**CARLTON**  
Engineering Inc.  
10000 Highway 99, Suite 100, Diamond Springs, CA 95619  
Tel: (916) 486-1100  
Fax: (916) 486-1101  
www.carltoneng.com

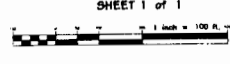
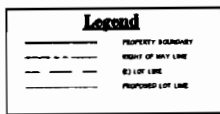
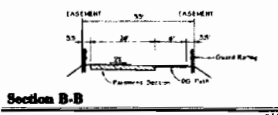
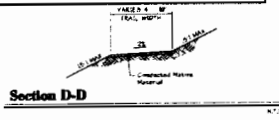
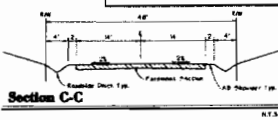
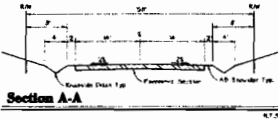
Exhibit F - Tentative Map

Tentative Subdivision Map

Indian Creek Ranch July 1997-02-01

A PORTION OF SECTION 22,  
T. 39N., R. 19 E., M34A.

COUNTY OF EL DORADO STATE OF CALIFORNIA  
SEPTEMBER, 2005 F-1007  
SHEET 1 of 1



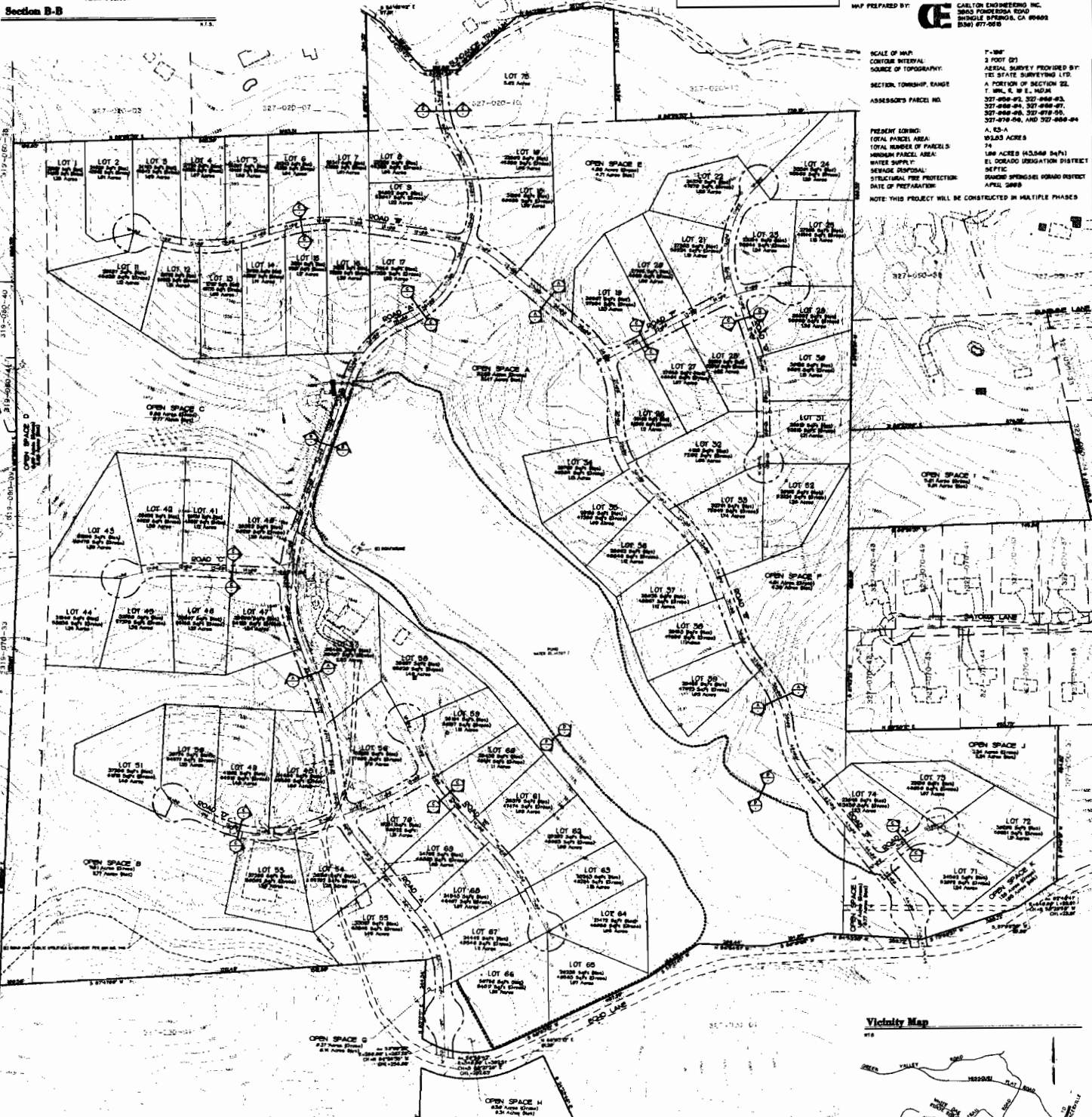
OWNER / APPLICANT: EDGO LINE INVESTORS, LLC  
P.O. BOX 439  
EL DORADO, CA 95623  
(916) 422-9898

MAP PREPARED BY: CE CARLTON ENGINEERING INC.  
3860 FORDENBA RD  
DUNELLS, WYOMING, CA 95602  
(916) 477-0000

SCALE OF MAP: 3 FOOT DTI  
CONTOUR INTERVAL: 2 FEET  
SOURCE OF TOPOGRAPHY: AERIAL SURVEY PROVIDED BY THE STATE SURVEYING LTD.  
SECTION, TOWNSHIP, RANGE: T. 39N., R. 19 E., M34A  
ASSESSOR'S PARCEL NO.: 327-000-01, 327-000-02, 327-000-03, 327-000-04, 327-000-05, 327-000-06, 327-000-07, 327-000-08, AND 327-000-09

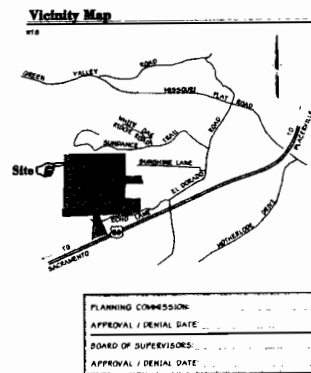
PRESENT ZONING: A, 63-A  
TOTAL PARCEL AREA: 74 ACRES (62.94M SQM)  
TOTAL NUMBER OF PARCELS: 74  
ADJACENT PARCEL AREA: EL DORADO IRRIGATION DISTRICT  
WATER SUPPLY: DEPTIC  
SEWERAGE DISPOSAL: DEPTIC  
STRUCTURAL FIRE PROTECTION: DEPTIC  
DATE OF PREPARATION: APRIL 2005

NOTE: THIS PROJECT WILL BE CONSTRUCTED IN MULTIPLE PHASES



**Area and Land Use Tabulation Table**

74 ONE-ACRE MINIMUM RESIDENTIAL (1/1)	74.00 Acres
4 ACRES MINIMUM RESIDENTIAL (1/1) (RM)	3.00 Acres
<b>TOTAL ONE-ACRE MINIMUM RESIDENTIAL (1/1)</b>	<b>77.00 Acres (31.47 Acres Net)</b>
OPEN SPACE A	0.77 Acres (Net)
OPEN SPACE B	0.77 Acres (Net)
OPEN SPACE C	0.88 Acres (Net)
OPEN SPACE D	0.77 Acres (Net)
OPEN SPACE E	1.30 Acres (Net)
OPEN SPACE F	0.77 Acres (Net)
OPEN SPACE G	0.77 Acres (Net)
OPEN SPACE H	1.30 Acres (Net)
<b>TOTAL ONE-ACRE MINIMUM RESIDENTIAL (1/1)</b>	<b>85.00 Acres (Net)</b>
4 ACRES MINIMUM RESIDENTIAL (1/1)	3.00 Acres (Net)
OPEN SPACE I	1.30 Acres (Net)
OPEN SPACE J	1.30 Acres (Net)
OPEN SPACE K	0.77 Acres (Net)
OPEN SPACE L	0.77 Acres (Net)
<b>TOTAL 4-ACRE MINIMUM RESIDENTIAL (1/1)</b>	<b>6.77 Acres (Net)</b>
<b>TOTAL AREA</b>	<b>91.77 Acres</b>



EXISTING ADJACENT PARCEL NUMBERS: 327-000-01, 327-000-02, 327-000-03, 327-000-04, 327-000-05, 327-000-06, 327-000-07, 327-000-08, AND 327-000-09

Exhibit G- Grading & Drainage Plan

Preliminary  
Grading and Drainage Plan  
for Tentative Subdivision Map

Indian Creek Ranch July 1991-03-01  
A PORTION OF SECTION 22,  
T. 38N., R. 10 E., MAP 3A

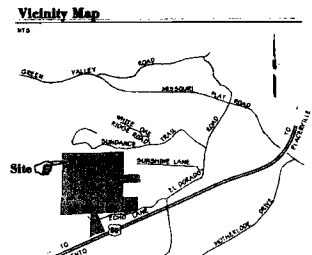
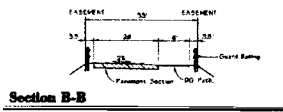
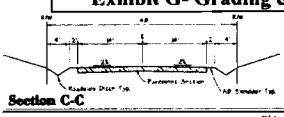
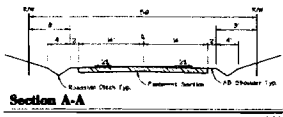
COUNTY OF EL DORADO STATE OF CALIFORNIA  
SEPTEMBER, 2005 P-1887  
SHEET 1 of 1

OWNER / APPLICANT: EDGO LANE INVESTORS, LLC  
P.O. BOX 409  
EL DORADO, CA 95623  
(530) 752-8819

MAP PREPARED BY: CE CARLTON ENGINEERING INC.  
3063 FORRESTER ROAD  
SHERIDAN SPRING, CA 95692  
(530) 477-5515

Symbols

PROPOSED	EXISTING	RETAINING WALL



**Exhibit H - Slopes Analysis**

**Slope Analysis**  
**for Tentative Subdivision Map**  
*Golden Crest Road* July 2009-09-08  
 A PORTION OF SECTION 22,  
 T. 10N., R. 10E., N.04A.

COUNTY OF EL DORADO STATE OF CALIFORNIA  
 APRIL 2009 T-2598  
 SHEET 1 of 1

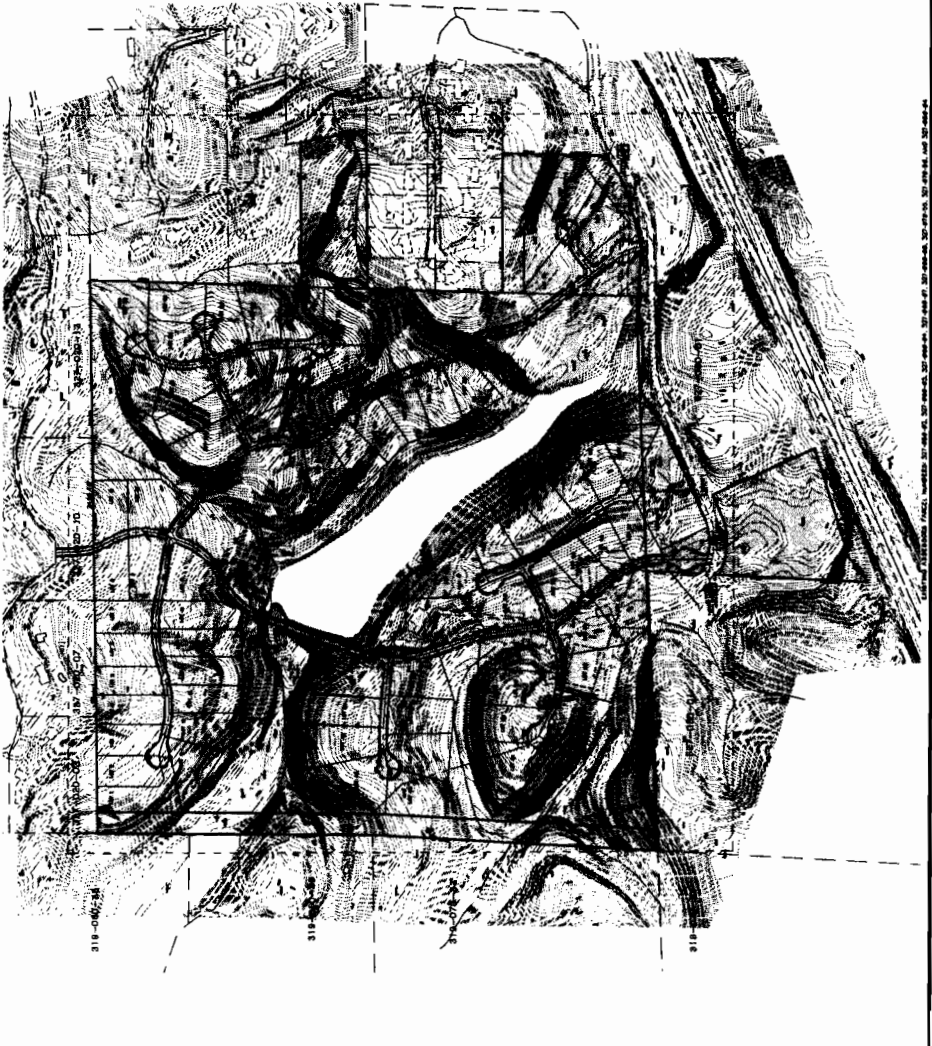
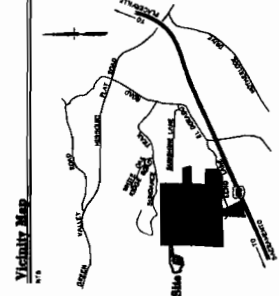


OWNER / APPLICANT:  
 ECHO LAKE INVESTMENTS, LLC  
 EL DORADO, CA 95832

MAP PREPARED BY:  
 CAGS FOR ENGINEERING, INC.  
 3640 FRENCHMAN ROAD  
 SUITE 100  
 EL DORADO, CA 95832  
 PHONE 971-9018

**SLOPE ZONE LEGEND**

CLASS.	ZONE	MIN. SLOPE	MAX. SLOPE	SLOPE (%)	SLOPE (1:1)
1	1-5%	0.0000	0.0500	0.0000	0.0500
2	5-10%	0.0500	0.1000	0.0500	0.1000
3	10-15%	0.1000	0.1500	0.1000	0.1500
4	15-20%	0.1500	0.2000	0.1500	0.2000
5	20-25%	0.2000	0.2500	0.2000	0.2500
6	25-30%	0.2500	0.3000	0.2500	0.3000
7	30-35%	0.3000	0.3500	0.3000	0.3500
8	35-40%	0.3500	0.4000	0.3500	0.4000
9	40-45%	0.4000	0.4500	0.4000	0.4500
10	45-50%	0.4500	0.5000	0.4500	0.5000
11	50-55%	0.5000	0.5500	0.5000	0.5500
12	55-60%	0.5500	0.6000	0.5500	0.6000
13	60-65%	0.6000	0.6500	0.6000	0.6500
14	65-70%	0.6500	0.7000	0.6500	0.7000
15	70-75%	0.7000	0.7500	0.7000	0.7500
16	75-80%	0.7500	0.8000	0.7500	0.8000
17	80-85%	0.8000	0.8500	0.8000	0.8500
18	85-90%	0.8500	0.9000	0.8500	0.9000
19	90-95%	0.9000	0.9500	0.9000	0.9500
20	95-100%	0.9500	1.0000	0.9500	1.0000



318-0462-234

318-0462-234

318-0462-234

318-0462-234

# Exhibit I - Phasing Plan

## Tentative Phasing Plan for Tentative Subdivision Map

Alhambra Court Road, July 1991-09-03  
A PORTION OF SECTION 22,  
T. 19N., R. 19E., S. 103A.

COUNTY OF EL DORADO STATE OF CALIFORNIA  
SEPTEMBER, 2000 1"=200'  
SHEET 1 of 1



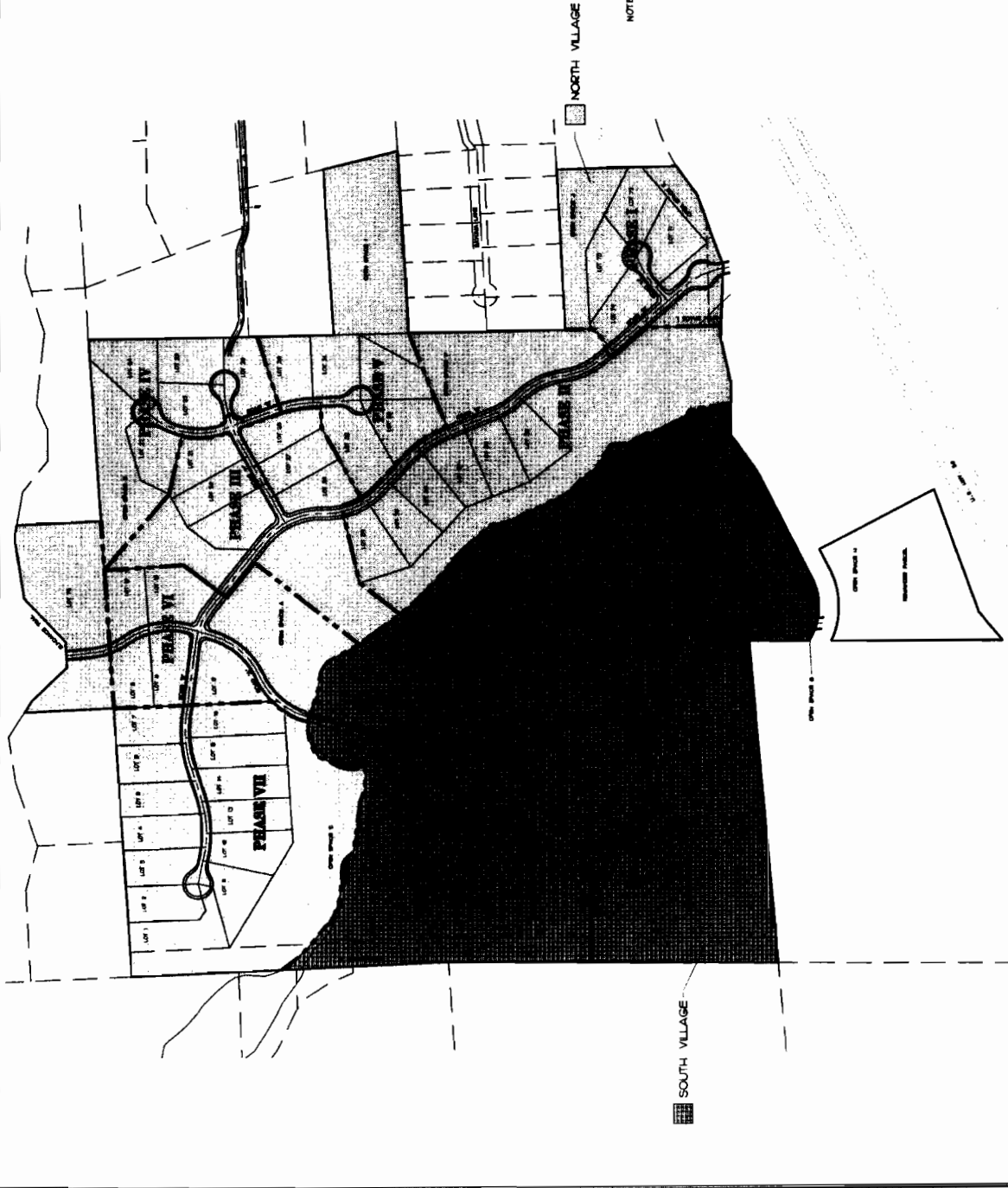
OWNER / APPLICANT:  
ECHO LANE INVESTORS, LLC  
P.O. BOX 404  
EL DORADO, CA 94620  
(925) 622-4019

MAP PREPARED BY:  
CARLTON ENGINEERING INC.  
10000 W. 14TH AVENUE  
DENVER, CO 80202  
(303) 877-9018

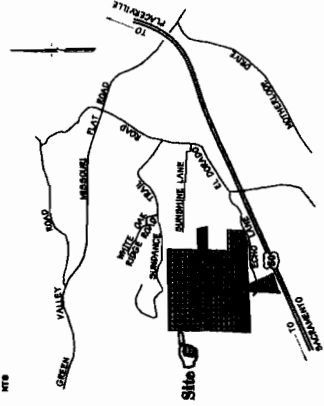
**Legend**

- PROPERTY BOUNDARY
- PHASE BOUNDARY
- RIGHT OF WAY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- NORTH VILLAGE
- SOUTH VILLAGE

NOTE: THIS PHASING PLAN IS CONCEPTUAL ONLY. THE ACTUAL CONFIGURATION, PHASING, AND CONSTRUCTION OF THIS PROJECT WILL BE DETERMINED DEPENDING UPON A NUMBER OF FACTORS, INCLUDING PHASING OF UTILITY AND ROAD CONSTRUCTION, MARKET DEMAND, FINANCING AND OTHER CONSIDERATIONS.



**Vicinity Map**



EXISTING ADDRESS/SHED FACEL NUMBERS: 337-496-02, 337-496-03, 337-496-04, 337-496-05, 337-496-06, 337-496-07, 337-496-08, 337-496-09, 337-496-10, 337-496-11, AND 337-496-12



Exhibit J - Utility Plan - Option 1

Preliminary Utility Plan  
Option 1

for Tentative Subdivision Map

Indian Creek Road July 25, 2008

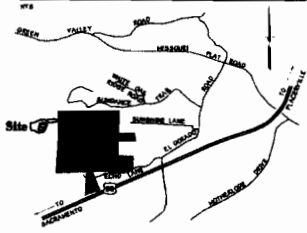
A PORTION OF SECTION 22,  
T. 36N., R. 10E., S. 23M.

COUNTY OF EL DORADO STATE OF CALIFORNIA

SEPTEMBER, 2008 T=100'

SHEET 1 of 1

Vicinity Map



**Legend**

---	PROPERTY BOUNDARY
---	RIGHT OF WAY LINE
---	EXISTING LOT LINE
---	PROPOSED LOT LINE

**Symbols**

	PROPOSED 12\"/>		SEWER SERVICE LINE
	STORM DRAIN LINE		SEWER MANHOLE
	SEWER CLEAN OUT		WATER MAIN
	DROP/SIDE INLET		WATER SERVICE
	DITCH or FLOODLINE		FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT		

1 inch = 100 ft

OWNER / APPLICANT: ECHO LANE INVESTORS, LLC  
P.O. BOX 820  
EL DORADO, CA 95623  
(530) 422-6879

MAP PREPARED BY: CAELTON ENGINEERING INC.  
3800 FORTYSEVEN ROAD  
SPRINGVILLE, CA 95649  
(530) 477-9218

REPLACE (B) WATER SERVICE  
CONNECT TO (B) MAIN BY BRANCHING TRAIL.  
EXISTING CONNECTION HOLE (B)  
ELEVATION = 988  
STATIC HDG. = 300  
STRAINING HOLES (B) 18\"/>

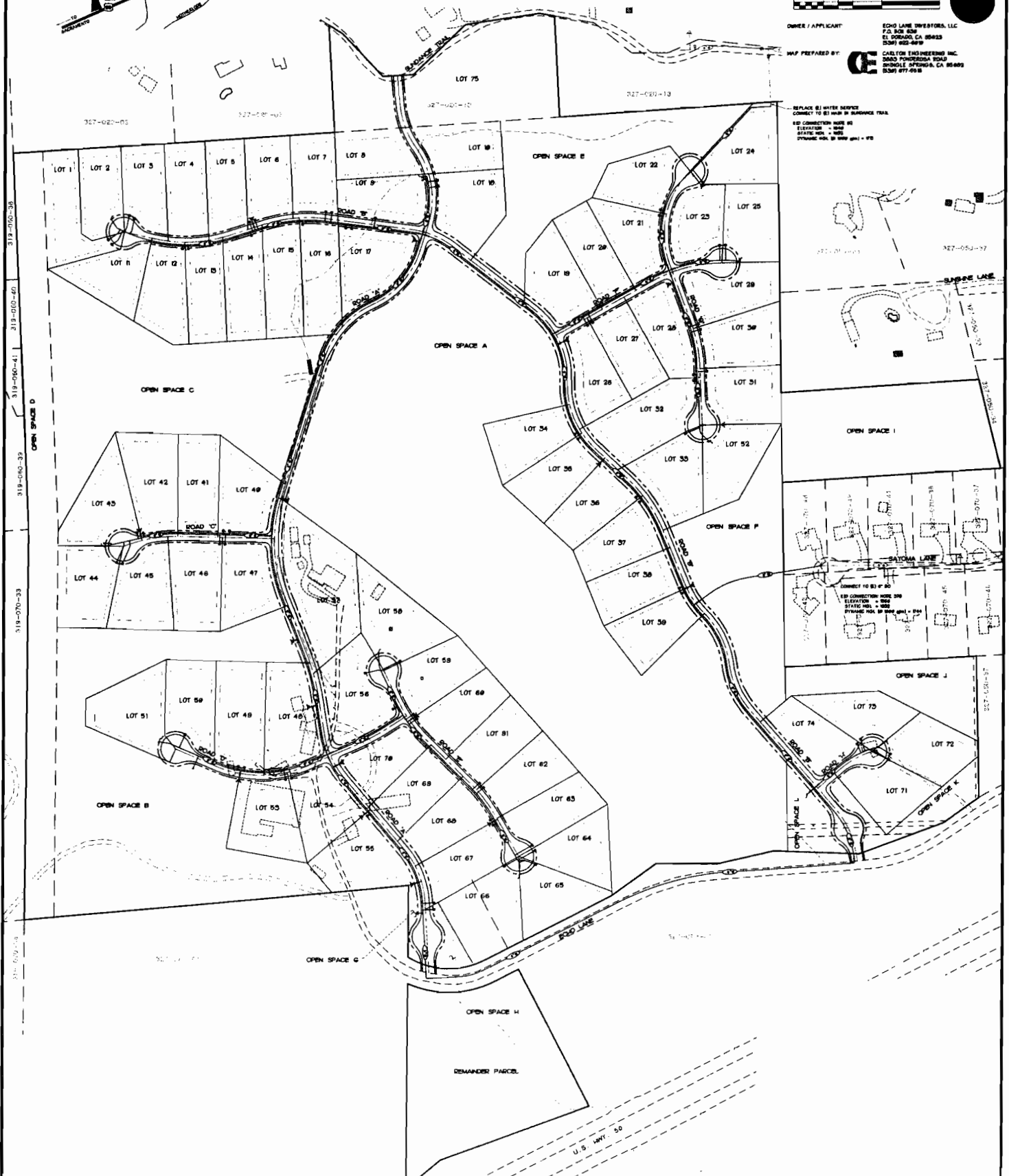




Exhibit K - Utility Plan - Option 2

Preliminary Utility Plan  
Option 2

for Tentative Subdivision Map

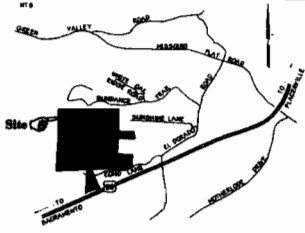
Indian Creek Ranch July 1991-05-01  
A PORTION OF SECTION 32,  
T. 39N., E. 10 E., R. 14E.

COUNTY OF EL DORADO STATE OF CALIFORNIA  
SEPTEMBER, 2000 P-199  
SHEET 1 of 1

DRAWN / APPLICANT: EDHO LANE INVESTORS, LLC  
725 BOX 100  
EL DORADO, CA 95623  
(916) 422-4818

MAP PREPARED BY: CARLTON ENGINEERING INC.  
3843 FORRESTER ROAD  
DUNSMITH, CALIFORNIA, CA 95622  
(916) 471-9010

Vicinity Map



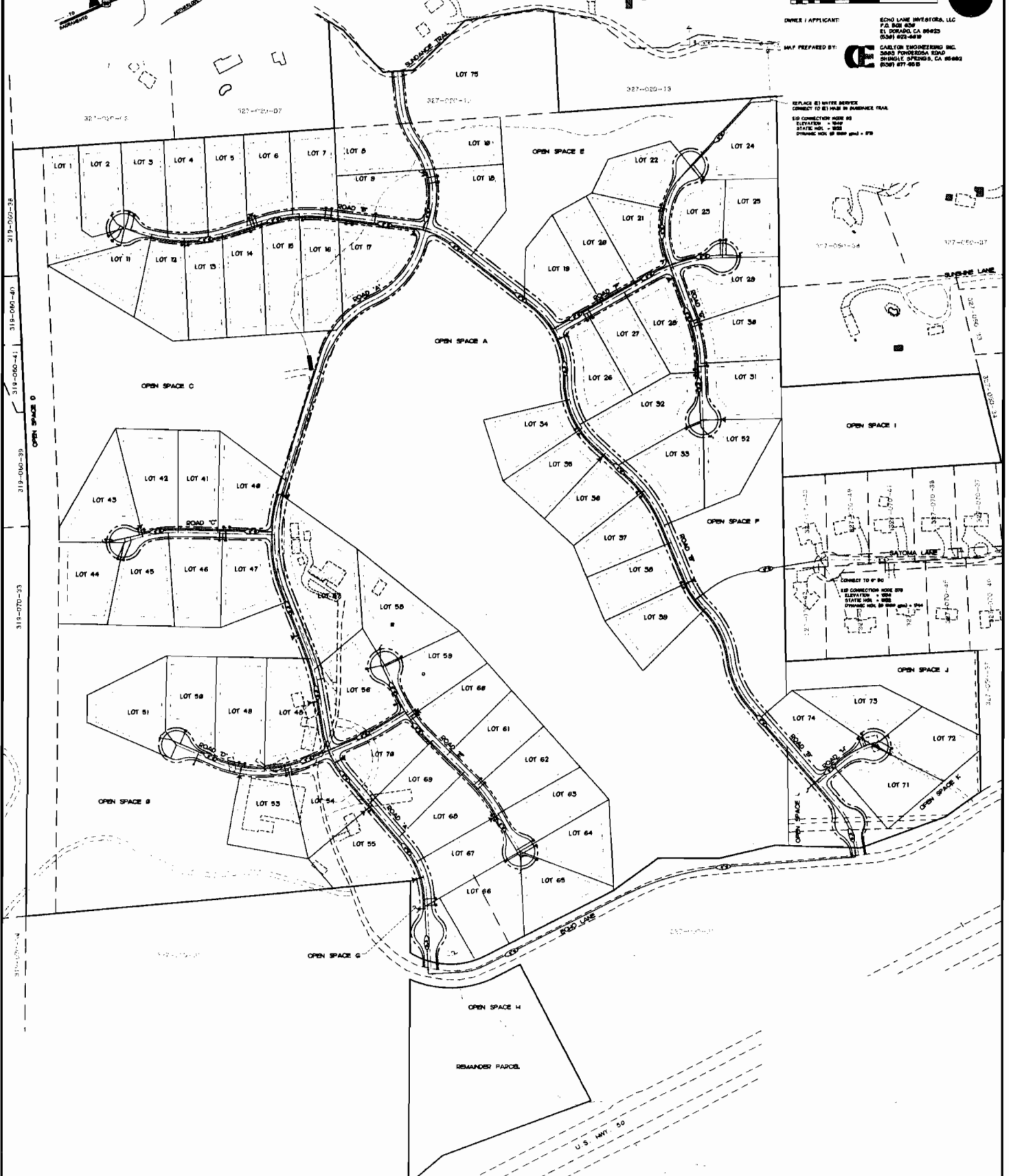
Legend

	PROPERTY BOUNDARY
	RIGHT OF WAY LINE
	R/L LOT LINE
	PROPOSED LOT LINE

Symbols

	PROPOSED		SEWER SERVICE LINE
	EXISTING		STORM DRAIN LINE
	NEVER AVAILABLE		NEVER CLEAN OUT
	PROPOSED MANHOLE		EXISTING MANHOLE
	EXISTING WATER MAIN		EXISTING WATER SERVICE
	PROPOSED WATER SERVICE		PROPOSED WATER SERVICE
	EXISTING FIRE DEPARTMENT CONNECTION		PROPOSED FIRE DEPARTMENT CONNECTION
	EXISTING FIRE HYDRANT		PROPOSED FIRE HYDRANT

REPLACE (R) WATER SERVICE  
CONNECT TO (R) MAIN IN SUBSPACE FEEL  
SIP CONNECTION MADE AS  
ELEVATION = 800  
STATE REG. NO. 50000-000-000  
DRAWING NO. 00-000-000-000



319-000-34  
319-000-40  
319-000-41  
319-000-39  
319-000-93  
319-000-94

## Exhibit L - Oak Tree Removal Allocation

**Attachment A.**  
Table of Oak Canopy Removed by Lot

Lot #	Building Envelope Oak Canopy Impact (ac)	Driveway Oak Canopy Impact (ac)	Septic Leach Field Oak Canopy Impact (ac)	Defensible Space Area (ac)	Defensible Space Oak Canopy (ac)	Defensible Space Covered by Oak Canopy (%)	Estimated Defensible Space Oak Canopy Removed (ac)	Estimated Oak Canopy Impact (ac)
1	0.05	0.05	0.02	0.72	0.52	72%	0.00	0.12
2	0.14	0.01	0.03	0.66	0.56	85%	0.03	0.21
3	0.16	0.01	0.03	0.64	0.60	94%	0.09	0.29
4	0.13	0.01	0.03	0.56	0.51	91%	0.06	0.23
5	0.13	0.03	0.03	0.66	0.61	92%	0.08	0.27
6	0.09	0.00	0.00	0.69	0.43	63%	0.00	0.09
7	0.06	0.00	0.00	0.60	0.22	36%	0.00	0.06
8	0.04	0.00	0.00	0.70	0.33	48%	0.00	0.04
9	0.05	0.00	0.00	0.60	0.27	45%	0.00	0.05
10	0.10	0.01	0.00	0.67	0.41	61%	0.00	0.11
11	0.15	0.01	0.03	0.74	0.66	89%	0.07	0.26
12	0.06	0.01	0.00	0.58	0.39	67%	0.00	0.07
13	0.06	0.00	0.03	0.60	0.38	63%	0.00	0.09
14	0.07	0.01	0.00	0.59	0.36	61%	0.00	0.08
15	0.07	0.00	0.00	0.56	0.23	41%	0.00	0.07
16	0.03	0.02	0.00	0.63	0.19	30%	0.00	0.05
17	0.07	0.00	0.00	0.83	0.39	47%	0.00	0.07
18	0.12	0.01	0.03	0.92	0.73	79%	0.00	0.16
19	0.11	0.00	0.03	0.85	0.51	60%	0.00	0.14
20	0.06	0.00	0.03	0.53	0.40	76%	0.00	0.09
21	0.07	0.00	0.00	0.62	0.29	47%	0.00	0.07
22	0.10	0.01	0.01	0.72	0.54	75%	0.00	0.12
23	0.08	0.00	0.00	0.69	0.27	40%	0.00	0.08

## Exhibit L- Oak Tree Removal Allocation

**Attachment A.**  
Table of Oak Canopy Removed by Lot

Lot #	Building Envelope Oak Canopy Impact (ac)	Driveway Oak Canopy Impact (ac)	Septic Leach Field Oak Canopy Impact (ac)	Defensible Space Area (ac)	Defensible Space Oak Canopy (ac)	Defensible Space Covered by Oak Canopy (%)	Estimated Defensible Space Oak Canopy Removed (ac)	Estimated Oak Canopy Impact (ac)
24	0.08	0.00	0.00	0.87	0.36	42%	0.00	0.08
25	0.07	0.00	0.00	0.76	0.25	33%	0.00	0.07
26	0.00	0.00	0.00	0.43	0.01	2%	0.00	0.00
27	0.00	0.00	0.00	0.60	0.14	24%	0.00	0.00
28	0.08	0.00	0.00	0.58	0.24	42%	0.00	0.08
29	0.05	0.00	0.00	0.59	0.30	50%	0.00	0.05
30	0.04	0.00	0.01	0.84	0.40	48%	0.00	0.05
31	0.09	0.00	0.00	0.83	0.31	38%	0.00	0.09
32	0.06	0.01	0.00	0.95	0.50	53%	0.00	0.07
33	0.00	0.00	0.00	0.74	0.19	26%	0.00	0.00
34	0.06	0.00	0.00	0.75	0.19	25%	0.00	0.06
35	0.12	0.00	0.00	0.74	0.18	24%	0.00	0.12
36	0.05	0.00	0.00	0.62	0.17	27%	0.00	0.05
37	0.11	0.00	0.00	0.59	0.30	51%	0.00	0.11
38	0.10	0.01	0.03	0.73	0.60	82%	0.02	0.16
39	0.12	0.00	0.03	0.54	0.49	91%	0.06	0.21
40	0.14	0.01	0.03	0.73	0.64	88%	0.06	0.24
41	0.13	0.01	0.03	0.53	0.45	85%	0.03	0.20
42	0.13	0.01	0.03	0.62	0.61	98%	0.11	0.28
43	0.14	0.00	0.03	0.89	0.84	94%	0.13	0.30
44	0.11	0.02	0.00	0.81	0.51	63%	0.00	0.13
45	0.00	0.00	0.00	0.97	0.12	13%	0.00	0.00
46	0.00	0.00	0.00	0.89	0.14	16%	0.00	0.00
47	0.00	0.00	0.00	0.58	0.05	8%	0.00	0.00
48	0.09	0.00	0.00	0.69	0.32	47%	0.00	0.09
49	0.00	0.00	0.00	0.92	0.08	9%	0.00	0.00
50	0.03	0.00	0.00	0.71	0.13	18%	0.00	0.03

## Exhibit L - Oak Tree Removal Allocation

**Attachment A.**  
Table of Oak Canopy Removed by Lot

Lot #	Building Envelope Oak Canopy Impact (ac)	Driveway Oak Canopy Impact (ac)	Septic Leach Field Oak Canopy Impact (ac)	Defensible Space Area (ac)	Defensible Space Oak Canopy (ac)	Defensible Space Covered by Oak Canopy (%)	Estimated Defensible Space Oak Canopy Removed (ac)	Estimated Oak Canopy Impact (ac)
51	0.01	0.00	0.00	0.93	0.30	32%	0.00	0.01
52	0.01	0.00	0.00	0.82	0.25	30%	0.00	0.01
53	0.00	0.00	0.00	0.94	0.14	15%	0.00	0.00
54	0.00	0.00	0.00	0.88	0.09	10%	0.00	0.00
55	0.00	0.00	0.00	0.79	0.06	7%	0.00	0.00
56	0.00	0.00	0.00	0.77	0.02	2%	0.00	0.00
57	Ex. Home	0.00	--	--	--	--	--	0.00
58	0.00	0.00	0.00	0.94	0.27	28%	0.00	0.00
59	0.00	0.00	0.00	0.52	0.11	21%	0.00	0.00
60	0.00	0.00	0.00	0.50	0.15	29%	0.00	0.00
61	0.00	0.00	0.00	0.53	0.15	27%	0.00	0.00
62	0.02	0.00	0.00	0.53	0.14	26%	0.00	0.02
63	0.00	0.00	0.00	0.51	0.02	4%	0.00	0.00
64	0.00	0.00	0.00	0.70	0.20	28%	0.00	0.00
65	0.01	0.00	0.00	0.72	0.31	43%	0.00	0.01
66	0.05	0.00	0.00	0.86	0.40	46%	0.00	0.05
67	0.00	0.00	0.00	0.59	0.03	5%	0.00	0.00
68	0.11	0.01	0.00	0.61	0.09	15%	0.00	0.12
69	0.00	0.00	0.00	0.53	0.00	0%	0.00	0.00
70	0.00	0.00	0.00	0.49	0.00	0%	0.00	0.00
71	0.11	0.00	0.00	0.79	0.48	60%	0.00	0.11
72	0.12	0.00	0.00	0.83	0.52	62%	0.00	0.12
73	0.12	0.01	0.03	0.59	0.54	92%	0.07	0.23
74	0.12	0.01	0.01	0.59	0.51	86%	0.04	0.18
<b>Total:</b>	<b>4.48</b>	<b>0.29</b>	<b>0.53</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>0.85</b>	<b>6.15</b>

## Attachment B.

Allocation of Maximum Option A Oak Canopy Removal by Lot

# Exhibit L - Oak Tree Removal Allocation

Lot #	Estimated Oak Canopy Impact (ac)	Additional Oak Canopy by lot that could be removed under Option A (ac)	Total Oak Canopy that could be removed under Option A (ac)
1	0.12	0.14	0.26
2	0.21	0.17	0.38
3	0.29	0.23	0.52
4	0.23	0.19	0.42
5	0.27	0.22	0.49
6	0.09	0.08	0.17
7	0.06	0.05	0.11
8	0.04	0.04	0.08
9	0.05	0.05	0.10
10	0.11	0.09	0.20
11	0.26	0.20	0.46
12	0.07	0.06	0.13
13	0.09	0.05	0.14
14	0.08	0.07	0.15
15	0.07	0.05	0.12
16	0.05	0.03	0.08
17	0.07	0.06	0.13
18	0.16	0.12	0.28
19	0.14	0.08	0.22
20	0.09	0.05	0.14
21	0.07	0.05	0.12
22	0.12	0.09	0.21
23	0.08	0.07	0.15
24	0.08	0.06	0.14
25	0.07	0.03	0.10
26	0.00	0.00	0.00
27	0.00	0.00	0.00

## Exhibit L - Oak Tree Removal Allocation

### Attachment B.

Allocation of Maximum Option A Oak Canopy Removal by Lot

Lot #	Total Oak Canopy Impact (ac)	Additional Oak Canopy that could be removed Under Option A (ac)	Total Oak Canopy that could be removed Under Option A (ac)
28	0.08	0.06	0.14
29	0.05	0.04	0.09
30	0.05	0.03	0.08
31	0.09	0.07	0.16
32	0.07	0.05	0.12
33	0.00	0.00	0.00
34	0.06	0.05	0.11
35	0.12	0.09	0.21
36	0.05	0.05	0.10
37	0.11	0.09	0.20
38	0.16	0.11	0.27
39	0.21	0.17	0.38
40	0.24	0.19	0.43
41	0.20	0.14	0.34
42	0.28	0.20	0.48
43	0.30	0.23	0.53
44	0.13	0.09	0.22
45	0.00	0.00	0.00
46	0.00	0.00	0.00
47	0.00	0.00	0.00
48	0.09	0.08	0.17
49	0.00	0.00	0.00
50	0.03	0.02	0.05
51	0.01	0.02	0.03
52	0.01	0.00	0.01
53	0.00	0.00	0.00
54	0.00	0.00	0.00
55	0.00	0.00	0.00
56	0.00	0.00	0.00

## Exhibit L - Oak Tree Removal Allocation

### Attachment B.

Allocation of Maximum Option A Oak Canopy Removal by Lot

Lot #	Total Oak Canopy Impact (ac)	Additional Oak Canopy that could be removed Under Option A (ac)	Total Oak Canopy that could be removed Under Option A (ac)
57	0.00	0.00	0.00
58	0.00	0.00	0.00
59	0.00	0.00	0.00
60	0.00	0.00	0.00
61	0.00	0.00	0.00
62	0.02	0.00	0.02
63	0.00	0.00	0.00
64	0.00	0.00	0.00
65	0.01	0.03	0.04
66	0.05	0.09	0.14
67	0.00	0.00	0.00
68	0.12	0.02	0.14
69	0.00	0.00	0.00
70	0.00	0.00	0.00
71	0.11	0.08	0.19
72	0.12	0.10	0.22
73	0.23	0.16	0.39
74	0.18	0.14	0.32
APN 327-02-010	0.00	1.76	1.76
<b>Total:</b>	<b>6.15</b>	<b>6.49</b>	<b>12.64</b>

# Exhibit M - PA 06-0051: Staff Report & Minutes

## DEVELOPMENT SERVICES DEPARTMENT

County of  
EL DORADO

<http://www.co.el-dorado.ca.us/devservices>

PLANNING  
SERVICES



**PLACERVILLE OFFICE:**  
2850 FAIRLANE COURT  
PLACERVILLE, CA 95667  
(530) 621-5355  
(530) 642-0508 Fax  
Counter Hours: 8:00 AM to 4:00 PM  
[planning@co.el-dorado.ca.us](mailto:planning@co.el-dorado.ca.us)

**LAKE TAHOE OFFICE:**  
3368 LAKE TAHOE BLVD. SUITE 302  
SOUTH LAKE TAHOE, CA 96150  
(530) 573-3330  
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**EL DORADO HILLS OFFICE:**  
4950 HILLSDALE CIRCLE, SUITE 100  
EL DORADO HILLS, CA 95762  
(916) 941-4967 and (530) 621-5582  
(916) 941-0269 Fax  
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[planning@co.el-dorado.ca.us](mailto:planning@co.el-dorado.ca.us)

### MEMORANDUM

**TO:** Planning Commission Agenda of: August 9, 2007

**FROM:** Jason R. Hade, AICP, Senior Planner Item #: 9  
Planning Services

**RE:** Conceptual Review  
Indian Creek Ranch, PA06-0051  
Placerville Periphery area, Supervisorial District III

#### 1.0 REQUEST

Planning Commission conceptual review is sought for the Indian Creek Ranch project, PA06-0051. The applicant has met with Planning Services staff to discuss potential issues related to proposed development of the subject property. The application involves Assessor's Parcel Numbers 327-030-01; 327-050-02; 327-060-01; 03; 327-070-02; and 327-080-04 located on the north side of Echo Lane and U.S. Highway 50, approximately 1,200-feet west of the intersection of El Dorado Road, Placerville periphery area, Supervisorial District III. (Attachment A)

#### 2.0 PROJECT DESCRIPTION

Although not yet finalized pending resolution of the Community Region boundary/land use density issue identified below, a future project at the site may consist of a subdivision with lots ranging in size from 1.0 to 2.3 acres on 185.6 acres. The applicant has submitted a conceptual land use plan which is attached as Attachment F.

#### 3.0 ISSUE SUMMARY

There is one significant General Plan policy constraint issue that affects the development of this property, Policy 2.2.1.2. Following this discussion, staff will identify specific areas where direction is requested (see Section 6). The most critical issue is briefly described below:



# **Exhibit M - PA 06-0051: Staff Report & Minutes**

Conceptual Review  
Indian Creek Ranch/PA06-0051  
Planning Commission/August 9, 2007  
Staff Report, Page 2

## **3.1 Community Region Boundary /Land Use Density**

As shown in Attachment D, the majority of the proposed project site lies outside of the Community Region boundary. Staff reviewed this issue as it relates to the proposed project density and determined that under the current language of the General Plan it is not possible to mix land use densities as proposed. The provisions of General Plan Policy 2.2.4.1 apply to existing zoning. It was not the intent of the plan to take an area within a community region and spread that density outside into the rural region to the point where the density and scale of use is more urban or suburban in nature than the dispersed residential or resource-based land uses anticipated in the General Plan. As such, staff believes the proposed project requires a General Plan Amendment to change the Community Region boundary and to change the land use designation to Medium-Density Residential (MDR), rezone to One-acre Residential-Planned Development (R1A-PD), planned development, and tentative subdivision map applications to proceed. The applicant disagrees with staff's determination that a General Plan Amendment is required for the project to proceed and seeks Planning Commission clarification of this issue, as outlined in the attached letter (Attachment G).

In order to amend the General Plan land use designation for the proposed project, the Community Region boundary must be amended pursuant to General Plan Policies 2.1.1.6, 2.9.1.2, and 2.9.1.4. General Plan Policy 2.9.1.4 states that "the boundaries of Community Regions and Rural Centers may be changed and/or expanded every five years through the General Plan review process as specified in Policy 2.9.1.2." Policy 2.9.1.2 specifies "two years following the adoption of the General Plan and thereafter every five years, the County shall examine the results of the monitoring process for the previous period. If the results of this monitoring process indicate that the distribution of growth varies significantly from the major assumptions of this Plan, the County shall make appropriate adjustments to the Plan's development potential by General Plan amendment. Five year adjustments in the development potential may include either additions to or subtractions from this land supply and may result in policy changes." Staff believes this policy requires a comprehensive review of growth patterns to determine if there is a need for additional urban land.

## **4.0 GENERAL PLAN POLICY CONSISTENCY**

As proposed, staff has determined that the project is inconsistent with Policy 2.2.1.2, because the maximum allowable density for the Low-Density Residential (LDR) land use designation which constitutes the majority of the project site is one dwelling unit per 5.0 to 10.0 acres. Parcel sizes shall range from 5.0 to 10.0 acres. The proposed project would be consistent with an Medium-Density Residential (MDR) land use designation which permits a maximum allowable density of one dwelling unit per 1.0 acre and is considered appropriate only within Community Regions and Rural Centers. As envisioned by the applicant, staff believes that an MDR land use designation is inappropriate for the site because of environmental and site constraints.

## **5.0 PROJECT AND AGENCY REVIEW**

Staff held a pre-application review meeting with the applicant on October 17, 2006. The issue outlined above was identified by staff to be resolved prior to formal application submittal. After subsequent meetings with Planning staff and a member of the Board of Supervisors, the applicant requested the conceptual review process through the Planning Commission.

## **Exhibit M - PA 06-0051: Staff Report & Minutes**

Conceptual Review  
Indian Creek Ranch/PA06-0051  
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### **6.0 PROCESSING**

This conceptual review is meant to allow for early Commission input about this project. The applicant would like early feedback from the Planning Commission on the issues involving the Community Region boundary and land use density. Specifically, staff and the applicant would like the following questions answered by the Planning Commission:

- Does the Planning Commission agree with staff's determination of the land use density issue outlined above and the need for a General Plan Amendment for the project to proceed?
- If a General Plan Amendment is found to be necessary, does the Planning Commission find the General Plan Amendment in the public interest to consider amending the land use designations and Community Region boundary?

Both staff and the applicant feel that Planning Commission direction concerning these issues is critical in determining whether or not the project may proceed as envisioned by the applicant. Once direction has been given, the applicant should have the necessary information to proceed accordingly.

#### **ATTACHMENTS:**

- A. Vicinity Map
- B. Zoning Map
- C. General Plan Land Use Map
- D. Community Region Boundary Map
- E. Assessor's Parcel Map
- F. Land Use Plan
- G. Applicant's Conceptual Review Request Letter

## Exhibit M - PA 06-0051: Staff Report & Minutes

PLANNING COMMISSION

Minutes of August 9, 2007

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Donna Armis commented you have to consider the noise pollution. She objects to the permit being approved.

A man from the audience has dealt with CC Meyers, and they do a very good job; but a construction yard is not appropriate in this area.

Leslie Erickson asked how high the obstruction will be. This is something that is not residential going into a residential area.

Judy Mathat said CC Meyers is one of the most respected companies in the state. They are going to put the site back to what it was when they leave.

Supervisor Briggs asked that the use be limited to the Rancheria.

Howard said they do work at night on the interchange. The only access to the Rancheria would be off Grassy Run and Green Springs.

The public hearing was closed.

Ms. Frantz said this is a temporary use permit for construction staging for a road project. These permits are issued ministerially through Planning. You can place standard conditions on a ministerial permit. Roads, highway, and interchanges are allowed in any zone district.

Commissioner Mathews agrees with Supervisor Briggs. He does not like moving the noise west. He feels there is a site on tribal lands where this use could be located.

Commissioner Machado would like to delay action so the applicant can speak to the tribe about a location on their site. He would like to see if CC Meyers can find an on-site location rather than this site.

**MOTION: COMMISSIONER MATHEWS, SECONDED BY COMMISSIONER MAC CREADY AND UNANIMOUSLY CARRIED BY THOSE PRESENT, IT WAS MOVED TO CONTINUE TUP07-0011A TO THE MEETING OF SEPTEMBER 13, 2007, TO GIVE CC MEYERS TIME TO EXPLORE THE POSSIBILITY OF PLACING THE STORAGE YARD ON THE RANCHERIA PROPERTY.**

### **9. CONCEPTUAL REVIEW (Public Hearing)**

**PA06-0051/Indian Creek Ranch** submitted by ECHO LANE INVESTORS, LLC (Engineer: Carlton Engineering, Inc.). A future project at the site may consist of a subdivision with lots ranging in size from 1.0 to 2.3 acres on 185.6 acres. The properties, identified by Assessor's Parcel Numbers 327-030-01, 327-050-02, 327-060-01 and -03, 327-070-02, and 327-080-04, are located on the north side of Echo Lane and U.S. Highway 50, approximately 1,200 feet west of the intersection with El Dorado, in the **Placerville Periphery area**, Supervisorial District III.

## **Exhibit M - PA 06-0051: Staff Report & Minutes**

**PLANNING COMMISSION**

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Staff: Jason Hade presented this item. Cindy Schaffer, Art Marinaccio, Thalia Georgiadis, and Tom Marshall gave input. Larry Appel commented that whatever the Commission decides on this project would not set a precedent for future projects.

The Commission does not feel a General Plan amendment is needed for this project.

No action was taken.

**10. GENERAL PLAN UPDATE - None**

Shawna Purvines gave the Commission a short update on the 2008 Housing Element update.

**11. ZONING ORDINANCE UPDATE - None**

**12. DEPARTMENT OF TRANSPORTATION- None**

**13. COUNTY COUNSEL'S REPORTS - None**

**14. DIRECTOR'S REPORTS - None**

**15. ADJOURNMENT**

Meeting adjourned at 1:12 p.m.

**APPROVED BY THE COMMISSION**

Authenticated and Certified:

---

John Knight, Chair

# Aerial Photo Exhibit for Tentative Subdivision Map

*Alhambra Court Road, July 25, 1991-02-04*  
A PORTION OF SECTION 22,  
T. 14N., R. 12E., S. 140A.

COUNTY OF EL DORADO STATE OF CALIFORNIA  
SEPTEMBER, 2000 T-2000

SHEET 1 of 1



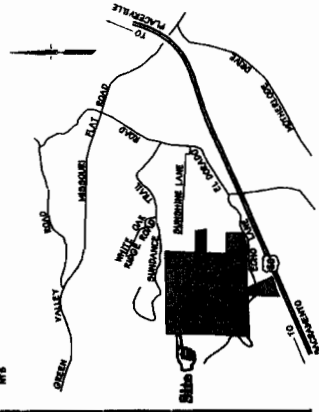
OWNER / APPLICANT:  
ECHO LAKE INVESTORS, LLC  
P.O. BOX 439  
EL DORADO, CA 95023  
(530) 422-9639

MAP PREPARED BY:  
  
CANYON ENGINEERING, INC.  
SUITE 100  
SHINGO SPRINGS, CA 95862  
(530) 877-9515

## Exhibit N- Aerial Photo



Vicinity Map  
N.T.S.



EXISTING ADJACENT PARCELS: 327-000-01, 327-000-02, 327-000-03, 327-000-04, 327-000-05, 327-000-06, 327-000-07, 327-000-08, 327-000-09, 327-000-10, 327-000-11, 327-000-12, 327-000-13, 327-000-14, 327-000-15, 327-000-16, 327-000-17, 327-000-18, 327-000-19, 327-000-20, 327-000-21, 327-000-22, 327-000-23, 327-000-24, 327-000-25, 327-000-26, 327-000-27, 327-000-28, 327-000-29, 327-000-30, 327-000-31, 327-000-32, 327-000-33, 327-000-34, 327-000-35, 327-000-36, 327-000-37, 327-000-38, 327-000-39, 327-000-40, 327-000-41, 327-000-42, 327-000-43, 327-000-44, 327-000-45, 327-000-46, 327-000-47, 327-000-48, 327-000-49, 327-000-50, 327-000-51, 327-000-52, 327-000-53, 327-000-54, 327-000-55, 327-000-56, 327-000-57, 327-000-58, 327-000-59, 327-000-60, 327-000-61, 327-000-62, 327-000-63, 327-000-64, 327-000-65, 327-000-66, 327-000-67, 327-000-68, 327-000-69, 327-000-70, 327-000-71, 327-000-72, 327-000-73, 327-000-74, 327-000-75, 327-000-76, 327-000-77, 327-000-78, 327-000-79, 327-000-80, 327-000-81, 327-000-82, 327-000-83, 327-000-84, 327-000-85, 327-000-86, 327-000-87, 327-000-88, 327-000-89, 327-000-90, 327-000-91, 327-000-92, 327-000-93, 327-000-94, 327-000-95, 327-000-96, 327-000-97, 327-000-98, 327-000-99, 327-000-100.



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

**ENVIRONMENTAL CHECKLIST FORM  
AND DISCUSSION OF IMPACTS**

**Project Title:** Indian Creek Ranch Subdivision (Rezone Z08-0021, Planned Development PD 08-0012, Tract Map TM 08-1472)

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

**Contact Person:** Gordon Bell

**Phone Number:** (530) 647-1932

**Property Owner's Name and Address:** Echo Lane Investors LLC, P.O. Box 630, El Dorado, CA 95623

**Project Applicant's Name and Address:** Cynthia Shaffer, Echo Lane Investors, P.O. Box 630, El Dorado, CA 95623

**Project Agent's Name and Address:** Carlton Engineering, 3883 Ponderosa Road, Shingle Springs, CA 95682

**Project Engineer's / Architect's Name and Address:** Carlton Engineering (see above address)

**Project Location:** North side of Echo Lane approximately 2000 feet west of its intersection with El Dorado Road, Placerville area, Third & Fourth Supervisorial Districts

**Assessor's Parcel Number(s):** 327-050-02, 327-060-03, -04, -07 & -08, 327-070-55 & -56, 327-080-04, and 327-020-10 (182.83 acres)

**Zoning:** R3A (Residential 3-acre minimum) & A (Agriculture)

**Section:** 22     **T:** 10N **R:** 10E

**General Plan Designation:** LDR (Low Density Residential) & MDR (Medium Density Residential)

**Description of Project:** The proposed project consists of the following requests:

1. Rezone from R3-A (Residential 3-acre minimum) and A (Agriculture) to RE-5-PD (Estate Residential 5-acre planned development) and R3-A-PD (Single-family 3-acre planned development)
2. Request for Tentative Subdivision Map to create seventy-five (75) single family residential lots ranging in size from 1.00 to 5.02 acres, eleven (11) open space lots and one (1) remainder lot. The Tentative Subdivision Map would be phased, occurring in seven (7) phases.
3. Request for a Design Waiver to allow proposed Road "A" to conform to modified standard 101B, 28' wide pavement with 2' shoulders on either side and a 20' wide pavement with 2' shoulders across the dam width.
4. Request for a Design Waiver to allow for Echo Lane to conform to modified standard 101B, 28' wide pavement with 2' shoulders on either side where such improvements are feasible. Where such improvements are not feasible the applicant requests that the road remain the same as existing width 24'-28'.
5. Request for a Design Waiver to change the conditioned right-of-way requirement to a 40' wide right-of-way from the standard 50' wide right-of-way, for all onsite roads except Road "A" and Road "B".

**Surrounding Land Uses and Setting:**

	<u>Zoning</u>	<u>General Plan</u>	<u>Land Use</u> (e.g., Single Family Residences)
Site:	R3A, A	LDR & MDR	Horse ranch, rural residences
North:	RE-5	LDR	Rural residence

East:	R3A, R1A	MDR	Rural residence
South:	RE-5, R1A, TC	LDR, MDR, C	Rural residence, vacant land
West:	A, RE-5	LDR	Rural residences

**Briefly Describe the environmental setting:** Indian Creek Ranch is located just west of the City of Placerville on the north side of Echo Lane approximately 2,000 feet west of its intersection with El Dorado Road, north of Highway 50 in El Dorado County. The physical majority of the project is located north of Echo Lane, with a remainder parcel located on the south side. The southwest portion of the project contains extensive existing improvements, including a single family residence, guest residence, caretaker's residence, two mobile homes and detached garage, several large barns and storage buildings, fenced pastures, a riding arena, a tennis court, paved driveways and landscape areas. The project site has been historically utilized as a Quarter Horse Ranch operation. The remainder of the parcel is undeveloped.

Project terrain consists of gentle to moderate slopes divided by ephemeral swales, with elevations ranging from approximately 1,465 feet to 1,690 feet. Indian Creek bisects the site from southeast to northwest, with a single pond approximately 11 acres in size at elevation 1501 feet near the center of the main parcel. The pond is retained by a dam with a broad crested spillway which outlets into the continuation of Indian Creek.

There is a multitude of biological communities/areas on the 182.83-acre project site as identified by the biological report. These include the following: mixed oak woodland, California annual grassland, reservoirs, structures and landscaping, mixed willow riparian forest, Chamise chaparral, seasonal wetlands, creek channels, Indian Creek, reservoir spillway, broad-leafed cattail wetland, and a seep.

Soils onsite are developed upon weathered rock formations which are part of the mother lode belt Logtown Ridge Formation rocks. Logtown Ridge Formation rocks comprise the mother lode belt unit, including metamorphosed, pyroclastic, volcanoclastic, and basic schist rocks. These rocks range in color from dark red to reddish brown and yellowish red, and can range from weak blocky, soft material to massive, dense material. There are five separate soil units which are mapped on the project area. These include Auburn silt loam (AwD), Auburn very rocky silt loam (AxD), Auburn cobbly clay loam (AzE), Diamond Springs very fine sandy loam (DfC), Diamond Springs very fine sandy loam (DgE), and Placer Diggings (PrD).

Two cultural resource features have been identified onsite, one prehistoric feature and one historical feature.

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

1. El Dorado County Building Services: Grading permit and on site road improvements
2. El Dorado County Air Quality Management District: require an approved Fugitive Dust Mitigation Plan for air quality impacts during project construction.
3. El Dorado County Department of Transportation: Encroachment Permits for off-site road improvements
4. Diamond Springs -El Dorado County Fire Protection District: Approval of Fire Safe Plan

**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 Resources	X	Air Quality
X	Biological Resources	X	Cultural Resources		Geology / Soils
	Hazards & Hazardous Materials		Hydrology / Water Quality	X	Land Use / Planning
	Mineral Resources	X	Noise		Population / Housing
	Public Services		Recreation	X	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: November 6, 2008

Printed Name: Gordon Bell For: El Dorado County

Signature: \_\_\_\_\_ Date: November 6, 2008

Printed Name: Pierre Rivas For: El Dorado County



## **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. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a. Earlier Analysis Used. Identify and state where they are available for review.
  - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
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
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**ENVIRONMENTAL IMPACTS**

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

**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. **Scenic Vista.** The proposed project has the potential to result in the construction of additional residences, outbuildings and appurtenant structures on each of the proposed parcels. Development associated with the project would be located away from existing public roadways such as Echo Lane and El Dorado Road and shielded from surrounding parcels by existing tall trees. As such, the project would not have an impact on any scenic vistas in the area.
- b. **Scenic Highways.** The closest designated scenic highway is Highway 50 from Placerville east to South Lake Tahoe. The project site is located approximately 5.75 miles west of the beginning of this scenic highway and would not be visible from any portion of Highway 50. As such, there would be no impact.
- c. **Visual Character.** As discussed in (a), the project has the potential to introduce residences, and appurtenant structures on each of the proposed parcels. However, the type of development proposed, single-family dwellings nestled amongst the trees on low to medium density lots, is completely consistent with the character of surrounding development. Development which could occur along Sundance Trail, on existing parcel 327-020-10, would be consistent with development on other parcels along Sundance Trail, as this parcel would remain a 5-acre parcel similar to surrounding 5-acre parcels with single family residences. There would be no impact.
- d. **Light and Glare.** Lighting associated with residential development on this site would create new sources of light and glare in an area that is currently undeveloped. However, roadways are not proposed to be illuminated by street lights, and lighting associated with rural residences on medium density lots would be consistent with lighting patterns in the surrounding neighborhoods. In addition, all outdoor lighting for future development would be required conform to Section 17.14.170 of the El Dorado County Zoning Ordinance, and be fully shielded pursuant to the Illumination Engineering Society of North America’s (IESNA) full cut-off designation. Impacts would be less than significant.

**Finding:** The proposed project has the potential to result in the construction of future residences and other structures on one to five-acre residential parcels. This development is entirely consistent with the character of surrounding low and medium density development and provides a transition between commercially-zoned property and medium-density residentially zoned property to the south and low-density residential to the north. Future building is not expected to impinge upon existing

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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scenic vistas, and no scenic resources exist within the project vicinity. Light and glare associated with construction of new residences in previously undeveloped areas is not expected to be significant and would be required to conform to zoning ordinance requirements. For this “Aesthetics” category, impacts would be less than significant.

<b>II. AGRICULTURE RESOURCES. <i>Would the project:</i></b>				
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?				<b>X</b>
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				<b>X</b>
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				<b>X</b>

**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. **Conversion of Prime Farmland.** The proposed project would not convert any prime farmland, unique farmland, farmland of statewide importance, or locally important farmland to non-agricultural use. Soils onsite are considered subprime (Class IV and below) and are not considered suitable for cultivated agriculture. The El Dorado County Conservation District has reviewed the project and did not identify important Agricultural Preserves or Districts within the project area. There would be no impact.
- b. **Williamson Act Contract.** The project site is not currently under Williamson Act Contract, nor would the site qualify for a contract under the Williamson Act, as soils onsite are less than prime, there are no agricultural support facilities in the area, and overall acreage is too small to support sustainable grazing. There would be no impact.
- c. **Non-agricultural Use.** This project is located in an area designated for low-density residential use, and not agriculture. The El Dorado County Agricultural Commission reviewed the project on September 10, 2008 and did not have any objections regarding the rezoning of the agriculturally zoned land to medium density residential uses. There would be no impact.

**Finding:** No impacts to agricultural land are expected and no mitigation is required. The rezone, development plan, and tentative parcel map is compatible with the surrounding neighborhood. For this “Agriculture” category, there would be no impact.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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<b>III. AIR QUALITY. <i>Would the project:</i></b>				
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		
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<sub>x</sub>, 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 PM<sub>10</sub>, CO, SO<sub>2</sub> and No<sub>x</sub>, 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.** The El Dorado County/California Clean Air Act Plan has set a schedule for implementing and funding Transportation Control Measures to limit mobile source emissions. The proposed project will not conflict with or obstruct the implementation of this plan. Impacts would be less than significant.

b,c. **Air Quality Standards.** Currently, El Dorado County is classed as being in "severe non-attainment" status for Federal and State ambient air quality standards for ozone (O<sub>3</sub>). Additionally, the County is classified as being in "non-attainment" status for particulate matter (PM<sub>10</sub>) under the State's standards. The California Clean Air Act of 1988 requires the County's air pollution control program to meet the State's ambient air quality standards. The El Dorado County Air Pollution Control District (EDCAPCD) administers standard practices for stationary and point source air pollution control. Projected related air quality impacts are divided into two categories:

- Short-term impacts related to construction activities; and
- Long-term impacts related to the project operation.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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There will be a significant amount of grading and excavation activities associated with proposed road development and building pad excavation (building pads would be graded individually as lots are sold). This has the potential to generate significant short-term dust-related impacts during these activities. However, adherence to EDCAPCD Fugitive Dust Emissions regulations would mitigate this impact to less than significant levels, as sensitive receptors are not immediately adjacent to proposed grading activities. In order to ensure that appropriate measures are applied to the grading activities associated with the project, mitigation requiring a Fugitive Dust Plan (FDP) to be submitted to the APCD is required.

Mobile emission sources such as automobiles, trucks, buses, and other internal combustion vehicles are responsible for more than 70 percent of the air pollution within the County, and more than one-half of California's air pollution. In addition to pollution generated by mobile emissions sources, additional vehicle emission pollutants are carried into the western slope portion of El Dorado County from the greater Sacramento metropolitan area by prevailing winds. Future grading would potentially emit minor, temporary and intermittent criteria air pollutant emissions from vehicle exhaust and would be subject to El Dorado County Air Pollution Control District standards at that time. Impacts would be less than significant with adherence to APCD Rules and Regulations.

**MM AQ-1:** A Fugitive Dust Plan (FDP) Application with appropriate fees shall be submitted to and approved by the El Dorado County Air Pollution Control District (APCD) with appropriate fees and approved by the APCD prior to start of project construction.

*Timing/Implementation: Prior to issuance of grading and building permits*

*Enforcement/Monitoring: El Dorado County Planning*

- d. **Sensitive Receptors.** The El Dorado County AQMD has reviewed the project and sensitive receptors were not identified in the area and thus no such receptors would be affected by this project. Impacts would be less than significant.
- e. **Odors.** Residential development is not classified as an odor generating facility within Table 3.1 of the El Dorado County AQMD CEQA Guide. The tentative map would have no impact onto the environment from odors.

**Finding:** In addition to the mitigation measure requiring submission of a Fugitive Dust Plan (FDP), standard County conditions of approval have been included as part of the project conditions of approval to maintain a less than significant level of impact in the 'Air Quality' category. Impacts would be less than significant with incorporation of these measures.

<b>IV. BIOLOGICAL RESOURCES. <i>Would the project:</i></b>				
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
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<b>IV. BIOLOGICAL RESOURCES. <i>Would the project:</i></b>			
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. **Special Status Species and Sensitive Natural Communities.** The applicant submitted several biological studies by Sycamore Environmental Consultants, Inc. that evaluate impacts to onsite biological resources. These studies include the following:
- *Biological Resources Evaluation and Botanical Inventory for the Indian Creek Ranch Project, El Dorado County, California, May 23, 2008, Sycamore Environmental Consultants, Inc.*
  - *Preliminary Jurisdictional Delineation for the Indian Creek Ranch Project, El Dorado County, California, May 22, 2008, Sycamore Environmental Consultants, Inc.*
  - *Oak Canopy Analysis for the Indian Creek Ranch Project, El Dorado County, California, May 27, 2008, Sycamore Environmental Consultants, Inc.*

As discussed in the environmental setting section of this document, the biological report identified a multitude of habitat types on the subject property. These include the following areas: mixed oak woodland, California annual grassland, reservoirs (wetlands), structures and landscaping (urban-type habitat), mixed willow riparian forest, Chamise chaparral, seasonal wetlands, creek channels, Indian Creek (wetlands), reservoir spillway (wetlands), broad-leafed cattail wetland, and a seep (wetlands).

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Within these communities, the biological evaluation identified the following Special-Status wildlife species, Special-Status plants, and sensitive natural communities that exist or have the potential to exist on the subject property.

Special Status Wildlife Species

- Valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*) – Not observed or known to exist onsite
- California red-legged frog (*Rana aurora draytonii*) – Not observed or known to exist onsite
- Foothill yellow-legged frog (*Rana boylei*) – Not observed or known to exist onsite
- Northwestern pond turtle (*Emys marmorata marmorata*) – Not observed onsite
- California horned lizard (*Phrynosoma coronatum frontale*) – Not observed or known to exist onsite
- Tricolored blackbird (*Agelaius tricolor*) – Not observed onsite
- Bald eagle (*Haliaeetus leucocephalus*) – Not observed onsite
- Heron/Egret Rookery – Nesting habitat observed on site (to be avoided)
- Osprey (*Pandion haliaetus*) – Observed on project site

Special-Status Plants

- Jepson’s onion (*Allium jepsonii*) – Not found or known to occur onsite
- Nissenan manzanita (*Arctostaphylos missenana*) – Not found or known to occur onsite
- Brandegee’s clarkia (*Clarkia biloba ssp. brandegeae*) - Not found or known to occur onsite
- Oval-leaved viburnum (*Viburnum ellipticum*) - Not found or known to occur onsite
- Parry’s horkelia (*Horkelia parryi*) - Not found or known to occur onsite

Sensitive Natural Communities

- Central Valley Drainage Hardhead/Squawfish Stream – Indian Creek comprises 01178 of potential Central Valley drainage hardhead stream on the subject property
- Oak Woodland – There are 129.14 of oak woodland on the project site
- Sacramento-San Joaquin Foothill/Valley Ephemeral Stream – Indian Creek comprises 0.178 acres of this natural community on the project site

The biological evaluation concludes that of the special-status species and sensitive natural communities listed above, there may be potential impacts to the Valley Elderberry Longhorn Beetle, birds of prey and birds listed under the Migratory Bird Treaty Act (MBTA), and to Oak Woodlands. These potential impacts are discussed below:

Valley-Elderberry Longhorn Beetle (VELB): There are two elderberry shrubs at the site. Elderberry shrubs provide potential habitat for the federal-threatened VELB. The project site is not in designated critical habitat for the VELB. VELB occurs primarily in large riparian areas along perennial rivers and creeks, and does not disperse well from such areas. The elderberry shrubs are not in riparian areas. The nearest known VELB record, near Folsom Lake, is outside the dispersal range.

Elderberry shrubs are not a special-status species. No VELB exit holes, which indicate occupation of a shrub, were observed. VELB is not know to occur in the project area, and the project design avoids the shrubs. The project will not have a significant impact on the species because the shrubs are not occupied by the VELB.

Birds of Prey and Birds Listed Under the Migratory Bird Treaty Act (MTBA): The project site provides potential nesting habitat for birds of prey and birds listed by the MTBA. A bird could establish a nest prior to road construction. A nesting tree for herons and egrets was identified on the project site, but is avoided by design. The nesting season is generally February 1 through August 31. An active nest is one which contains eggs or unfledged young. A potentially

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significant impact would occur if an active nest was removed during road construction or if construction disturbance caused nest abandonment prior to fledging of the young birds. With incorporation of mitigation listed below, impacts to nesting birds would be less than significant.

**Oak Woodland:** The project site, which includes project parcels and easements required for infrastructure, encompasses approximately 176.07 acres. The existing oak canopy covers 52.3 percent of the project site, or 92.14 acres of the site. The biological consultants have evaluated potential impacts to this oak canopy based development due to road grading, site development on individual parcels (building envelopes, driveways, and septic leach fields), and creation of defensible space. Proposed oak canopy removal is characterized in Table 1 below:

**Table 1. Oak Canopy Impact Table**

	Retained Oak Canopy (Acres)	Oak Canopy Removed (Acres)	Cumulative Oak Canopy Removed (Acres)	Cumulative Healthy Oak Canopy Removed (Acres)	Cumulative Retention (%)
Baseline Aerial (1 May 2006)	92.14	0.00	0.00	0.00	100%
Road Grading	86.36	5.78	5.78	4.87	93.7%
Building Envelopes	81.88	4.48	10.26	8.65	88.9%
Driveways	81.59	0.29	10.55	8.89	88.6%
Septic Leach Fields	81.06	0.53	11.08	9.34	88.0%
Defensible Space	80.21	0.85	11.93	10.06	87.1%

The proposed oak canopy impact analysis concludes that approximately 11.93 acres of oak woodland have the potential to be removed as a result of the project. This is considered a potentially significant impact, but can be mitigated with adherence to General Plan Policy 7.4.4.4. and measures contained in the adopted Oak Woodland Management Plan.

Mitigation measures associated with impacts to sensitive species are discussed below. With incorporation of this measure, impacts are considered to sensitive biological resources are considered less than significant.

**MM BIO-1:** If construction activities (for either road development or lot development) are scheduled to commence within the typical breeding season for a bird of prey or Migratory Bird Treaty Act (MBTA) bird (March 1 through August 31), on-site pre-construction surveys for raptors and their nests shall be conducted by a qualified biologist. The biologist shall adhere to the following protocol:

- The biologist shall survey for active nests in the construction footprint and in accessible areas within 250 feet of the construction footprint within 30 days prior to construction. If no active nest of a bird of prey or MBTA bird is found, then no further mitigation is necessary.
- If an active nest of a bird of prey or MBTA bird is found, then the biologist shall flag a minimum 250-foot Environmentally Sensitive Area (ESA) around the nest if the nest is of a bird of prey, and a minimum 100-foot ESA around the nest if the nest is of an MBTA bird other than a bird of prey.
- No construction activity shall be allowed in the buffer until the biologist determines that the nest is no longer active, or unless monitoring determines that a smaller buffer will protect the active



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nest. The buffer may be reduced if the biologist monitors the construction activities and determines that no disturbance to the active nest is occurring. The size of suitable buffers depends upon the species of the bird, the location of the nest relative to the project, project activities during the time the nest is active, and other project specific conditions.

- If a nest becomes active after construction has started, then the bird is considered to be acclimated to construction activity, and no further mitigation is required.

*Timing/Implementation: Prior to issuance of grading and building permits the applicant shall include this measure as a note on all building plans and grading plans.*

*Enforcement/Monitoring: El Dorado County Planning Services shall verify that the above measure has been incorporated on the plans prior to issuance of a grading permit. The Division shall coordinate with the applicant and/or biologist, assess the pertinent surveys/studies, and conduct on-site verification for conformance with this measure.*

- b. **Riparian Habitat.** The “Preliminary Jurisdictional Delineation for the Indian Creek Ranch Project” noted above identifies a number of water features throughout the project site. These water features are characterized in the Table below. Some of the features are grouped together for ease of characterization.

**Table 2. Onsite Water Features**

Water Feature	Hydrology	Description	Riparian Features Present
Indian Creek	Perennial	Segment of Indian Creek between Reservoirs 1 & 2. The channel is scoured cobble and gravel.	Yes- Hydrophytic trees such as alder and willow
Reservoirs 1 and 2	Perennial	Water impoundments. One dam is located on the project site, the other is located downstream	Yes- Aquatic vegetation surrounding impoundments
Channels 1-5	Ephemeral	Ephemeral channels that drain into Reservoir 1, Channel 1 drains into the spillway for Reservoir 2	No riparian vegetation observed
Channel 6	Ephemeral	Ephemeral channel that begins at a culvert outfall and drains into Reservoir 2. Channel consists of scoured gravel and soil.	No riparian vegetation observed
Channel 7	Intermittent	Intermittent channel that begins at a culvert outfall on the north side of Highway 50. This channel is located entirely on the remainder parcel where no development activity is proposed.	Yes – Riparian vegetation is observed on a small portion of the channel
Channel 8	Ephemeral	Ephemeral channel that begins off-site and drains into Channel 7. This channel is located entirely on the remainder parcel where no development activity is proposed.	No riparian vegetation observed
Channels 9-10	Ephemeral	Ephemeral channels that drain into channel 4. The channels consist of scoured soil and cobble.	No riparian vegetation observed
Channel 11	Ephemeral	Ephemeral channel that drains into Channel 7. The channel consists of scoured soil and rock and destroyed terrestrial vegetation.	No riparian vegetation observed
Channel 12	Ephemeral	Ephemeral channel that drains into Seasonal Wetland 1. The channel consist of scoured soil	No riparian vegetation observed

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	and destroyed terrestrial vegetation.	
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As described above, the only water features exhibiting riparian characteristics within the footprint of the project area to be disturbed is the Indian Creek channel and riparian/aquatic vegetation surrounding the reservoirs. Other channels exhibiting riparian characteristics are located on the remainder parcel that is not proposed for development. The project has been designed to maintain appropriate setbacks from all drainage and wetland features by maintaining these areas in open space. Thus, no impacts to riparian areas are expected to occur as a result of the proposed development.

- c. **Wetlands.** As mentioned above, the applicant has prepared a Preliminary Jurisdictional Delineation that identifies wetland areas within the boundaries of the project site. These areas are characterized in the table below.

Wetland Feature	Description	Area (acres)
Forested Wetland 1	Abuts Indian Creek & Reservoir 2. Dominant vegetation includes willow, white alder, broad-leaved cattail, and Himalayan blackberry. The herb layer is dominated by knotweed, Baltic rush, and fireweed.	2.463
Forested Wetland 2	Abuts Reservoir 2. Dominant vegetation is willow, broad-leaved cattail, and Himalayan blackberry. The herb layer is dominated by knotweed, Baltic rush, and colonial bent grass.	1.212
Emergent Wetland 1	Abuts Reservoir 2. Dominant vegetation is Emergent Wetland.	0.124
Seep 1	Abuts Reservoir 2. Dominant vegetation is arroyo willow and Himalayan blackberry. The herb layer is dominated by Baltic rush, fireweed, Klamathweed, bull thistle, and narrow-leaved cattail.	0.033
Seasonal Wetlands 1 and 2	SW1 is in the drainage of Channel 2, and SW2 is in the drainage of Channel 3. Dominant vegetation is spikerush, fiddle dock, soft chess, and yellow monkeyflower.	0.016
Seasonal Wetlands 3 and 4	Contiguous with Forested Wetland 1 and Indian Creek. Dominant vegetation includes Baltic rush and prickly lettuce.	0.292
Seasonal Wetland 5	Abuts channel 11. Dominant vegetation includes curly dock, Italian ryegrass, and <i>Torlis arvensis</i> .	0.040
Seasonal Wetland 6	Abuts channel 8. Dominant vegetation is Italian ryegrass, cransebill, dock, and sedge.	0.017
<b>Total Wetlands</b>		<b>4.197</b>

As discussed above, all wetland areas are proposed to remain in open space, and thus impacts to wetlands are considered less than significant.

- d. **Wildlife corridors.** Migratory Deer Herd Habitats occur within some areas of El Dorado County. The project site does not include, nor is it adjacent to any migratory deer herd habitats as shown in the El Dorado County General Plan. This impact would be less than significant.

Riparian corridors also act as wildlife corridors. As mentioned above, there are several ephemeral channels that are tributaries/drainages to Indian Creek and the reservoirs. The channels which are located in the development footprint do not necessarily exhibit riparian characteristics but still provide corridors for wildlife accessing the water impoundments on Indian Creek. These channels, as well as the existing water impoundments, are all proposed to remain in open space and will continue to provide migratory corridors for local wildlife subsequent to project development. There would be no impact to riparian corridors.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- e. **Biological Resources.** As discussed in (b) above, the project will result in impacts to biological resources, primarily oak woodland. Impacts to oak woodlands have been addressed in the El Dorado County General Plan EIR, available for review online at <http://co.el-dorado.ca.us/Planning/GeneralPlanEIR.htm> or at El Dorado County Planning Services offices located at 2850 Fairlane Court, Placerville, CA, 95667. Mitigation in the form of General Plan policies have been developed to mitigate impacts to less than significant levels. In this instance, adherence to General Plan Policy 7.4.4.4 and measures contained within the Oak Woodlands Management Plan will mitigate impacts to oak woodland to less than significant levels. The project is also located in Rare Plant Mitigation Area 2. While no rare plants were identified in surveys conducted by the applicant as discussed in (a) above, the applicant will be subject to payment of a mitigation fee. Other impacts to wildlife would be mitigated with the designation of large open space areas and protection of water features and migration corridors through the designation of open space areas on the tentative map. Impacts to biological resources are considered less than significant with adherence to General Plan Policies required mitigation, and mitigation incorporated into the project description in the form of open space designations.
- f. **Adopted Plans.** Protected and sensitive and natural resources/areas within El Dorado County include: Recovery Plan Area for California Red-legged Frog, Pine Hill Preserve, Migratory Deer Herd Habitats and Sensitive Terrestrial Communities as listed in the California Natural Diversity Database. The project site does not include, nor is it adjacent to any of these Protected and Sensitive Natural Habitat areas. There would be no impact.

**Finding:** There would be a less than significant impact to listed local, state, or federal biological resources as these have been protected in accordance with all local, state, and federal regulations applicable to these resources. There would be no significant impacts to biological resources, oak trees and/or oak woodland tree canopy with adherence to General Plan Policy 7.4.4.4. Impacts to rare, endangered, or sensitive species throughout the site would be less than significant with incorporation of mitigation requiring appropriate surveys to be conducted and protection implemented if necessary prior to initiation of construction activities. As such, the impacts in the 'Biological Resources' category would be potentially significant, but less than significant based on the proposed mitigation measures and adherence to county policies and ordinance requirements.

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		
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:

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- 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. **Historical Resources.** A cultural resources study was prepared for the proposed project in October of 2006 by Historic Resource Associates. (*Cultural Resources Study of the Indian Creek Ranch Project, Echo Lane, El Dorado, El Dorado County, CA 95623*, Historic Resource Associates, October 2006). The study did identify historic artifacts and features on the project site. These consisted of a diffuse scatter of historic artifacts commonly used by 19<sup>th</sup> century miners, and a mining feature that consists of a segment of an abandoned earthen mining ditch or canal. The location of the historic artifacts is also associated with a prehistoric site. This site has been determined to have potential cultural significance and appears to be eligible for the California Register under Criterion 1 and for the National Historic Register of Historic Places under Criterion D. Due to the fact that there is some significance associated with the site, the applicant has designed the project to completely avoid it by incorporating into an open space area which will not be disturbed by construction activities. Therefore no mitigation is required, and impacts are less than significant.
- b. **Pre-Historic Resources.** As discussed in (a.), a cultural resource records study was prepared for the proposed project. The study did identify an archaeological site of significance which is also associated with a historic site as discussed above. The site is proposed to be incorporated into an open space area which would not be disturbed by construction activities. However, the fact that the area is currently proposed as open space does not mean that future development could not occur within this sensitive resource area. In order to protect the resource identified in the cultural resource study as being potentially significant in perpetuity, mitigation requiring designation of potentially significant cultural resource areas as unbuildable areas shall be recorded with the final map.
- MM CUL-1:** In order to protect sensitive cultural resources, the area delineated as Open Space Lot "A" on the Tentative Subdivision Map shall be designated on the final map as an unbuildable area. No reference to specific locations of the cultural resource site shall be recorded with the final map.
- Plan Requirements/Timing: A note designating Open Space Lot "A" (or the area delineated as such) as an unbuildable area shall included on the final map.*
- Compliance: El Dorado Planning Services shall review the final map to ensure that a note is included.*
- c. **Paleontological Resources.** There are no unique paleontological or geologic features located on the project site. As such, there would be no impact as a result of the proposed project.
- d. **Human Remains.** Based on the results of the cultural resource study, the project is unlikely to disturb any human remains. In the event that remains are discovered, all work shall be halted and the significance of the remains shall be evaluated in accordance with California Health and Safety Code Section 7050.5; Public Resources Code Sections 5097.94, 5097.98, and 5097.99. Impacts are considered to be less than significant.

**Finding:** Based upon the cultural resources report prepared for the site, it is determined that there potentially significant cultural resources on the project site. In order to protect these resources in perpetuity, mitigation requiring long-term protection of the resource by designating the area as non-buildable is required. For this "Cultural Resources" category, proposed mitigation would reduce impacts to less than significant levels.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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<b>VI. GEOLOGY AND SOILS. <i>Would the project:</i></b>				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				<b>X</b>
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.				<b>X</b>
ii) Strong seismic ground shaking?			<b>X</b>	
iii) Seismic-related ground failure, including liquefaction?				<b>X</b>
iv) Landslides?				<b>X</b>
b. Result in substantial soil erosion or the loss of topsoil?			<b>X</b>	
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?			<b>X</b>	
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?				<b>X</b>
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?				<b>X</b>

**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.
- a. **Seismicity, subsidence and liquefaction.** There are no Earthquake Fault Zones subject to the Alquist-Priolo Earthquake Fault Zoning Act (formerly Special Studies Zone Act) in El Dorado County. No other active or potentially active faults

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have been mapped at or adjacent to the project site where near-field effects could occur. Although there are no known faults on the project site, the project site is located in a region of the Sierra Nevada foothills where numerous faults have been mapped. The nearest active fault, according to Alquist-Priolo criteria, is the Dunnigan Hills Fault approximately 48 miles to the northwest. There would be no impacts.

- b,c. **Soil Erosion and loss of topsoil.** All grading activities completed for the purpose of supporting a structure must meet the provisions contained in the *County of El Dorado - Grading, Erosion, and Sediment Control Ordinance* (Ordinance No. 3983, adopted 11/3/88). This ordinance is designed to limit erosion, control the loss of topsoil and sediment, limit surface runoff, and ensure stable soil and site conditions for the intended use in compliance with the El Dorado County General Plan. During site grading and construction of any onsite and off site road improvements, there is potential for erosion, changes in topography, and unstable soil conditions.

There are five separate soil units which are mapped on the project area. These include Auburn silt loam (AwD), Auburn very rocky silt loam (AxD), Auburn cobbly clay loam (AzE), Diamond Springs very fine sandy loam (DfC), Diamond Springs very fine sandy loam (DgE), and Placer Diggings (PrD). These soils are considered to have a moderate to high erosion potential. The site consists of gentle rolling hills with steeper slopes along drainage channels. The majority of the site consists of slopes under 30% (0-10% slopes = 28.3% of site, 11-20% slopes = 37.2% of site, 21-29% slopes = 19.2% of site, 30% slopes and greater = 15.3% of site). Given that there are ample areas with slopes less than 30%, it is anticipated that building pad, and driveway development associated with lot development will be able to avoid 30% slopes consistent with general plan policies limiting development on slopes greater than 30%. The majority of proposed road development will occur on slopes less than 30%, with the exception of a few small segments that traverse 30% or greater slopes as the road crosses drainage channels. These minimal intrusions into steeper slopes are consistent with general plan policies regarding development on 30% or greater slopes, which allows for roads to traverse steeper slopes. Erosion associated with these intrusions into steeper-sloped area is expected to be insignificant, as the drainages are ephemeral in nature and all improvements (culverts and open bottomed drainage channels with arched crossings) associated with these drainage crossings will be sized to handle flood flows so as not to create erosion impacts. Building pads and driveways will be evaluated for consistency with policies prohibiting development on 30% slopes during the plan check process as individual lot owners or developer apply for building permits.

The Department of Transportation (DOT) and the Development Services Department would review the grading plans for the required road improvements. On and off site grading would be required to comply with the Grading and Erosion Control Ordinance. Impacts would be less than significant.

- d. **Expansive soils** are those that greatly increase in volume when they absorb water and shrink when they dry out. The central half of the County has a moderate expansiveness rating while the eastern and western portions are rated low. These boundaries are very similar to those indicating erosion potential. When buildings are placed on expansive soils, foundations may rise each wet season and fall each dry season. This movement may result in cracking foundations, distortion of structures, and warping of doors and windows. Table 18-1-B of the Uniform Building Code establishes a numerical expansion index for soil types ranging from very low to very high. The Land Capability Report prepared by Carlton Engineering (May 2008) concludes that expansive or collapsible soil conditions are not to be expected within the building areas based on the soils observed during the site reconnaissance, soils testing for septic capability, and the general lithology of the underlying geologic units. There would be no impact to the project as a result of expansive soils.
- e. **Septic Systems.** Future homes on the project site would all be served by septic systems. The applicant has tested proposed development areas in consultation with El Dorado County Environmental Management Department. An onsite Sewage Disposal Study was done for the project by Joe Norton, Professional Geologist in March of 2008. The report analyzed a total of forty-four (44) test pits and percolation tests during the fall of 2007. All pits were inspected by the Environmental Management Department. The conclusion of the study was the all proposed lots are in compliance

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with the *Interim Guidelines for Tentative Parcel Maps and Subdivisions*, July 27, 2007, issued by the Environmental Management Department. Testing was unable to be completed for the area which underlies proposed Lot 53, which is currently developed with buildings and paved areas. The Environmental Management Department will require additional testing for Lot 53 if that lot is to be developed with other residential buildings than what currently exists at the present time. There would be no impact.

**Finding:** No significant geophysical impacts are expected from the rezone, development plan, and tentative map either directly or indirectly. For this “Geology and Soils” category, the thresholds of significance have not been exceeded.

<b>VII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i></b>				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			<b>X</b>	
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?			<b>X</b>	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				<b>X</b>
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?				<b>X</b>
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?				<b>X</b>
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?				<b>X</b>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			<b>X</b>	
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?			<b>X</b>	

**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;

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- 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 Substances.** No hazardous substances are involved with the rezone, development plan, and tentative map. Temporary use of heavy equipment for driveway and building improvements would be required. A diesel fuel storage tank may be located on site for the heavy equipment. The potential storage and transport of diesel fuel in such quantities that would create a hazard to people or the environment would require an approved hazardous material business plan issued from the El Dorado County Environmental Management Department. Said hazardous material business plan would identify potential impacts to the environment and require mitigation measures to reduce any potential impacts. Based on the amount of site improvements required (grading of the proposed roadway and infrastructure) and the duration of heavy equipment on site and off site to complete the site improvements, and that fuel storage would most likely not occur, impacts would be less than significant. Impacts related to diesel fuel spillage would be less than significant with an approved hazardous materials business plan.
- c. **Hazardous Emissions.** There are no schools within ¼ mile of the project site. The proposed project would not include any operations that would use acutely hazardous materials or generate hazardous air emissions. There would be no impact.
- d. **Hazardous Materials Sites.** The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (*California Department of Toxic Substances Control, Hazardous Waste and Substances Site List (Cortese List)*, [http://www.dtsc.ca.gov/database/Calsites/Cortese\\_List](http://www.dtsc.ca.gov/database/Calsites/Cortese_List), accessed September 23, 2004; *California Regional Water Quality Control Board, Central Valley Region, Leaking Underground Storage Tanks Quarterly Report, April 2004*; *California Regional Water Quality Control Board, Central Valley Region, Site Cleanup List, April 2004*). There would be no impact.
- e. **Public Airport Hazards.** The project site is not within any airport safety zone or airport land use plan area. There would be no impact.
- f. **Private Airstrip Hazards.** There is no private airstrip(s) in the immediate vicinity that is identified on a U.S. Geological Survey Topography Map. There would be no impact.
- g. **Emergency Response Plan.** The proposed project would create three points of access, two off of Echo Lane, and one access to Sundance Trail. All accesses would be available for emergency ingress and egress by both the project residents and the Sundance Trail neighborhood. At this time there no adopted emergency response or evacuation plans for the area. Fire response and fire safety issues have been reviewed by the Diamond Springs - El Dorado Fire Protection District. The Fire Department would require a Fire Safe Plan prepared by a registered professional forester. Based upon the conditions of approval for on-site and off-site road improvements and fire safety measures (maintenance of defensible space, structural setbacks, adequate fire flow maintenance, provision of secondary access, etc.) impacts would be less than significant.
- h. **Fire Hazards.** The project site is located in an area that is designated as having a moderate fire hazard (*El Dorado County Fire Hazard Safety Zone (FHSZ) Map*, California Department of Forestry and Fire Protection, adopted November 2007). The project would be served by EID water, and will be required to make improvements to existing facilities in order to provide adequate fire flows for fire protection. These improvements consist of the development of a looped water system. The applicant has proposed two alternatives for a looped water line, one of which will be selected



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upon review of the systems by EID. In order to mitigate the potential fire safety impacts of establishing additional residences in this high fire hazard area, the Fire Department will require as conditions of approval that the applicant incorporate fire safety measures that will include a Fire Safe Plan to be prepared by a registered professional forester, and development of accesses to Fire Department standards. With incorporation of these measures, fire hazard impacts would be less than significant.

**Finding:** No Hazards or Hazardous conditions are expected with the rezone, development plan, and tentative map either directly or indirectly with incorporation of mitigation measures requiring the provision of two means of emergency access. For this "Hazards" category, the thresholds of significance have not been exceeded.

<b>VIII. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i></b>				
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
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

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**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.** The applicant has prepared an onsite Sewage Disposal Study (Joe Norton, Professional Geologist, March 2008). The study analyzed a total of forty-four (44) test pits and percolation tests done during the months of October, November, and December of 2007. The minimum depth of each test pit was 8 feet. The test pits were inspected by the El Dorado County Department of Environmental Management (EMD) and the methodology utilized was also accepted by this department. The results of the study concluded that each of the test pits were in compliance with the *Interim Guidelines for Tentative Parcel Maps and Subdivisions* issued by EMD. All sewage disposal areas would also be set back at least 50 feet away from wetland areas and 100 feet away from major channels or streams consistent with County policies. As such, there would be no impacts to water quality as a result of waste discharge.
- b. **Groundwater.** There is no evidence that the project would substantially reduce or alter the quantity of groundwater in the vicinity, or materially interfere with groundwater recharge in the area of the proposed project. The project is required to connect to the El Dorado Irrigation District (EID) water line (see Utility and Services Systems category). There would be no draw from groundwater sources in the area with the approval of this project and impacts in this category would be less than significant.
- c-d. **Drainage Patterns.** The applicant prepared a preliminary drainage report for the project (*Preliminary Drainage Report for Indian Creek Ranch*, Carlton Engineering Inc., May 2008). The study identified pre- and post-development conditions for the project site and the surrounding vicinity. The study concluded that offsite watersheds would not be impacted by project development. Onsite watersheds and drainage patterns would be altered with implementation of the proposed project. Currently, there are three watersheds on the project site identified as Sheds D, E, and G in the Drainage Report. The study concludes that these watersheds will be subdivided into smaller watersheds due to the construction of project roadways and grading activities. In order to maintain pre-development drainage patterns, the project proposes drainage culverts underneath the roadways at six different locations. The report analyzes pre- and post-development conditions during flood flows, and concludes that the proposed culverts are sized adequately to maintain pre-development drainage patterns. Primary project drainage will continue to be conducted towards the onsite reservoir and Indian Creek. As such, impacts to drainage systems are considered less than significant
- e. **Stormwater Runoff.** As discussed above (c,d), the project would alter drainage patterns slightly due to grading activities and road improvements. Stormwater runoff has the potential to increase due to the introduction of impervious surfaces into areas not previously developed. Primary increases in runoff would be attributed to road surfaces, and not individual homes on relatively large lots which would be able to disperse sheet flow onto pervious surfaces surrounding the homes. However, the Preliminary Drainage Study concludes that at the most important discharge point from the project (the spillway at Indian Creek Reservoir 1) runoff would actually be reduced slightly for both the 10-year, 24-hour event and the 100-year, 24-hour event. Thus, there would be no impact due to stormwater runoff.

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- f. **Degradation of Water Quality.** The project would not result in substantial degradation of water quality in either surface or sub-surface water bodies in the vicinity of the project area due to construction activities or long-term project operation. Stormwater and sediment control measures outlined by the *Grading, Erosion and Sediment Control Ordinance* that implement a project specific Storm Water Mitigation Plan (SWMP), the state’s Storm Water Pollution and Prevention Program (SWPPP) and National Pollutant Discharge Elimination Systems (NPDES) would be required to be designed with grading and drainage plans. The designs would also include and implement pre- and post-construction Best Management Practices (BMPs), as well as permanent drainage facilities, in order to address the issue of water quality. As a result, there would be a less than significant impact.
- g-j. **Flooding.** There are no 100-year flood hazard areas at or adjacent to the site. The site is not in an area subject to seiche, tsunami, or mudflow. The site is not in an area subject to flooding as a result of levee or dam failure. None of the proposed parcels are located within the floodplain of Indian Creek or in danger of flooding in the event of a dam failure from Reservoir 1. The Flood Insurance Rate Map (Panel No. 060040 0750 B, last updated October 18, 1983) for the project area establishes that the project site is not within a mapped 100-year floodplain (Flood Rate Zone “C”). There would be no impact.

**Finding:** No significant hydrological impacts are expected with the rezone, development plan, or tentative subdivision map either directly or indirectly. For this “Hydrology” category, the thresholds of significance have not been exceeded.

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

**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. **Established Community.** The majority of the proposed project is not located within an established community, but is located in the Rural Region immediately adjacent to the Placerville Community Region General Plan Planning Concept

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Area to the east. Small portions of the project are within the Community Region (Assessor’s Parcels 327-050-02 (5.01 acres w/in project boundaries) & 327-070-56 (8.98 acres)) and are designated Medium Density Residential and zoned R3A. As the majority of the project will maintain its Low Density Residential land use designation, and will maintain a rural character consistent with surrounding land uses, the project will not divide an established community and thus there will be no impact.

- b. **Land Use Plan.** As discussed above, the majority of the parcels involved in the proposed project currently have a Low Density Residential land use designation, and are located outside the community region boundary line. Parcels within the community region boundary line will maintain a land use designation of Medium Density Residential and a zoning designation of R3A, consistent with General Plan Policy 2.2.1.1. Development proposed within the Medium Density Residential land use designation consists of open space and parcels of 1.07 to 1.23 acres, consistent with parcel sizes allowed in the Medium Density Residential land use designation (parcel sizes of 1.0 to 5.0 acres). The project proposes to maintain the existing Low Density Residential land use designation and RE-5 zoning, but will create parcel sizes ranging in size from 1.0 to 5.02 acres which are much smaller than those generally promoted in the rural region (5.0 acres and larger). Small parcel sizes are allowed to be created through the Planned Development overlay proposed as part of the project consistent with General Plan Policies 2.2.3.2 (Planned Developments) and 2.2.4.1 (Density Bonus). These small parcel sizes within the rural region are potentially inconsistent with the objectives of the rural region (Objective 2.1.3) which is to “Provide a land use pattern that maintains the open character of the County, preserves its natural resources, recognizes the constraints of the land and the limited availability of infrastructure and public services, and preserves the agricultural and forest/timber area to ensure its long-term viability for agriculture and timber operations”, posing a potentially significant impact, since the smaller lot sizes would not maintain the open character of the County. The applicant has proposed to mitigate this impact by designating a large portion of the project site as open space (76.61 acres or 42% of the overall 182.83 acres). Designation of these areas as open space on the tentative map is considered beneficial, but not adequate mitigation, as much of the area could be considered developable in the future should the property owner apply for future entitlements. In order to ensure that the open space character is maintained, mitigation requiring rezoning of designated open space lots to an Open Space zone district is required as mitigation. With incorporation of this mitigation, impacts to the rural character of the area would be mitigated.

**MM LU-1:** All areas designated on the tentative map as an “Open Space Lot” shall be zoned as Open Space as part of the rezone application. Minor deviations from approved exhibits shall be allowed as needed to accommodate roads and grading adjustments that may occur during development of final improvement plans and the final map.

*Plan Requirements/Timing:* Prior to final approval, the applicant shall amend the project description to request that all areas designated on the recorded final map as Open Space Lots be rezoned to an Open Space zoning district.

*Compliance:* El Dorado County Planning Services shall incorporate the revised project description into all planning documents forwarded to the Planning Commission and Board of Supervisors. Prior to the issuance of any development permits (building or grading permits), the County shall amend zoning maps consistent with the tentative map submitted for recordation as the final map. Planning Services shall review submitted maps to ensure consistency with the intent of this condition of approval, which is that all areas designated as an open space lot be zoned as such. The applicant shall be responsible for coordinating with El Dorado County Planning Services to ensure zoning maps have been updated consistent with the proposed final map.

The proposed project would designate a large portion of the project as open space (42%) consistent with the requirements of the General Plan for Planned Developments and Density Bonus. As currently proposed, this open space

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area is proposed to be private, as the community to be developed would be gated with no access for the general public. General plan policies that provide for density bonus (Policy 2.2.4.1) require the following:

Planned Developments shall be provided additional residential units (density bonus), in accordance with A through C, for the provision of otherwise developable lands set aside for **public benefit** including open space, wildlife habitat areas, parks (parkland provided in excess of that required by the Quimby Act), ball fields, or other uses determined to provide a bona fide **public benefit**.

Although consistency with this general plan policy requiring a public benefit is considered a potentially significant impact since direct access by the “general” public is not allowed, the set aside of this open space significantly benefits wildlife by providing habitat, thus providing an indirect public benefit.

- c. **Habitat Conservation Plan.** There are no adopted habitat conservation plans or natural community plans within the project vicinity. Impacts are less than significant.

**Finding:** The proposed use of the land would be consistent with the zoning and the General Plan policies for rural residential uses. There would be no significant impact from the project due to a conflict with the General Plan or zoning designations for use of the property. No significant impacts are expected. For this “Land Use” category, the thresholds of significance have not been exceeded.

<b>X. MINERAL RESOURCES.</b> <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?				<b>X</b>
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?				<b>X</b>

**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 project site is not in an area where mineral resources classified as MRZ-2a or MRZ-2b by the State Geologist is present (El Dorado County General Plan, Figure CO-1). Approximately 4.50 miles to the east and 9.25 miles to the west from the proposed project are MRZ-2-classified areas, and the project site has not been delineated in the General Plan or in a specific plan as a locally important mineral resource recovery site. There are no current mining activities adjacent to or in the vicinity of the project site that could affect existing uses. There would be no impact.

**Finding:** No impacts to energy and mineral resources are expected with the proposed project either directly or indirectly. For this “Mineral Resources” category, the thresholds of significance have not been exceeded.

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<b>XI. NOISE. Would the project result in:</b>			
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
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 Standards.** The applicant has prepared an acoustical analysis for the proposed project based upon the fact that portions of the project site are located in areas which may be impacted by vehicular noise from Highway 50 (*Environmental Noise Assessment: Indian Creek Ranch Single-family Residential Development, El Dorado County, California*, Bollard Acoustical Consultants, March 5, 2008). General Plan Policy 6.5.1.1 requires such an analysis where noise-sensitive land uses are proposed in areas exposed to existing or projected exterior noise levels exceeding the levels specified in Table 6-1 or the performance standards of Table 6-2, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design. The acoustical analysis included a survey of existing noise levels to determine existing exposure at the closest proposed residential lots. These lots were determined to be proposed Lots 65 (Site A) and 71(Site B), located along Echo Lane. Results of the survey were that the measured ambient noise exposure from Highway 50 at Lot 65(Site A) and a site near Lot 71(Site B) were approximately 59 dB L<sub>dn</sub> and 66 dB L<sub>dn</sub>, respectively. Noise exposure at Site A was significantly lower than Site B due to acoustical shielding from intervening trees and topography and distance from Highway 50. The acoustical analysis identifies mitigation requiring installation of noise barriers. With incorporation of this mitigation, long-term noise impacts would be less than significant.

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**MM NOI-1:** The applicant shall construct property line noise barriers measuring 6-7 feet high above the existing ground elevations for Lots 65, 66 and 71 consistent with the Bollard Accoustical Consultants, Inc. Environmental Noise Assessment prepared for the Indian Creek Ranch Single-Family Residential Development dated March 5, 2008. Alternatively, the applicant may provide El Dorado County Planning Services with updated acoustical analyses for these lots which provide for alternative methods of noise attenuation, including, but not limited to, siting of building envelopes on the final map outside areas of exposure in exceedance of General Plan Noise Element criteria (60 dB  $L_{dn}$  for residential uses).

*Timing/Implementation: Prior to issuance of grading and building permits for individual lots 65, 66, and 71, El Dorado County Planning Services shall verify that building plans include noise barriers consistent with the requirements of the above-referenced noise study. Alternatively, updated analyses may be presented to Planning Services for review and approval that describe alternative methods of noise attenuation which shall be implemented as part of project development on identified lots.*

*Enforcement/Monitoring: El Dorado County Planning Services*

Grading activities associated with roadway, driveway improvements and the creation of building pads would generate temporary construction noise from the large heavy equipment (dump trucks, bulldozer, graders) at a potentially significant level (greater than 60 dB  $L_{eq}$  and 70 dB  $L_{max}$  between 7:00 a.m. to 7:00 p.m. (2004 GP table 6-5 for maximum allowable noise exposure for non transportation noise sources in rural regions-construction noise). However, the site is located on a large parcel surrounded by low density and medium density residential uses and no sensitive receptors are located 500 feet or greater from potential building sites. Construction operations for road improvements and building pad creation would require adherence to construction hours between 7:00 a.m. and 7:00 p.m. during weekdays and will require the heavy construction equipment to install the latest noise reduction technologies available. Short-term noise impacts would therefore be less than significant.

- b. **Ground borne Vibration & Noise.** Ground borne vibrations are associated with heavy vehicles (i.e. railroad) and with heavy equipment operations. All noise generation due to construction activities would be required to comply with the Policy 6.5.1.11 of the El Dorado County General Plan Noise Element as noted above. Vehicle traffic generated by the proposed project would be typical of traffic generated by the adjacent residential uses; passenger cars and trucks, which are not a source of significant vibration. This impact would be considered less than significant.
- c. **Ambient Noise Levels.** Subdivision of the land and construction and occupation of the 74 additional homes would result in periodic noise generation from the use of vehicles, noises generated on home sites, and landscape maintenance. The overall types and volumes of noise would not be excessive and would be similar in character to surrounding land uses which are low to medium density residential in nature. This impact would be considered less than significant.
- d. **Temporary Increases in Noise Levels.** The construction phase of the project would result in an increase in noise levels to surrounding residences as individual homes were 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 vehicles, landscaping equipment, etc. The overall types and volumes of noise from project operation would not be excessive and would be similar in character to surrounding land uses. Thus, as a result, this impact would be less than significant.
- e&f. **Airport Noise.** The project site is not within the airport land use plan. There would be no impact.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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**Finding:** Long-term noise impacts were identified for several of the proposed lots. Mitigation requiring installation of noise barriers would reduce these impacts to a level of insignificance. Short-term noise impacts would be reduced to levels of insignificance with adherence to General Plan Policies limiting hours of construction. For this “Noise” category, impacts are considered to be less than significant with adherence to General Plan policies and adherence to mitigation measures.

<b>XII. POPULATION AND HOUSING. <i>Would the project:</i></b>				
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 project will ultimately result in the addition of seventy-four (74) new single-family dwellings (one single-family dwelling currently exists on the site) and approximately 207.2 individuals into this area based upon population densities contained in Table 2-2 of the General Plan. The project will also develop new roadways for access that will be solely for the purpose of serving the development and will not create a need for new infrastructure such as water and sewer lines, as the proposed parcels will be served by existing domestic water supply lines (water lines will be connected to existing water lines in the neighborhood without upgrades to those lines) and new private septic systems. As such, the proposed project will not induce growth in the area. There would be no impact.
- b. **Housing Displacement.** The project will not displace any existing housing. Existing occupied housing on the project site will remain, other unoccupied temporary/farmworker housing will be removed and replaced with a single-family residence. There would be no impact.
- c. **Population Displacement.** The proposed project will not displace any people. There would be no impact.

**Finding:** The project would not displace housing. There is no potential for a significant impact due to substantial growth with the proposed rezone, development plan, and tentative map either directly or indirectly. For this “Population and Housing” category, the thresholds of significance have not been exceeded.



Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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<b>XIII. PUBLIC SERVICES.</b> <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?			<b>X</b>
b. Police protection?			<b>X</b>
c. Schools?			<b>X</b>
d. Parks?			<b>X</b>
e. Other government services?			<b>X</b>

**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 and would be served by the Diamond Springs - El Dorado County Fire Protection District. Development of the project would result in a minor increase in demand for fire protection services. However, it has been determined by the Fire Department that the level of service would not fall below the minimum requirements as a result of the project. The responsible Fire Department would review building permit plans to determine compliance with their fire standards. Fire Districts have been granted the authority by the State Legislature to collect impact fees at the time a building permit is secured. Impacts would be less than significant.
- b. **Police Protection.** The proposed parcel map would create 75 residential lots. The development of additional residential lots on the project site may result in a small increase in calls for service but would not significantly impact the Department. The project applicant would be responsible for the payment of development fees to the Department to offset any project impacts. As a result, this impact would be considered less than significant.
- c. **Schools.** The project is located within the Mother Lode Union School District. Conversations with the Superintendent's Office (email communication with Superintendent Shanda Hahn, 9/2/2008) indicates that the school district does have the capacity to serve the proposed project. Students would attend either Charles Brown or Indian Creek for grades K-5. All students attend Herbert Green Middle School. High school students are served by the El Dorado Union High School District, and would attend El Dorado High School. The high school district has indicated

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that they have the capacity to serve the proposed project (Letter from Facilities Director Patti McClellan dated 10/21/08). Mitigation fees for schools would be collected at the time of building permit issuance. There would be no impact.

- d. **Parks.** The project is located within the El Dorado Recreation District which is maintained by the El Dorado County Department of General Services, Division of Airport, Parks and Grounds (Parks Recreation). The district does not maintain any parks in the immediate vicinity of the project site. The closest parks are Henningsen Lotus Park (51-acre park) located at 950 Lotus Road in Lotus and Bradford Park (5-acre park) located at 4224 Motherlode Drive in Shingle Springs. These parks are located approximately seven and 4 miles from the project site, respectively. The City of Placerville also maintains three parks within 5 miles of the project site (Goldbug, Lumsden, and Lions Parks). County Parks does not maintain parkland standards. The development of seventy-five (75) single family dwellings on medium to low density parcels would create an insignificant demand for recreational opportunities, especially in light of the fact that outdoor recreational opportunities would exist within the project development, and at other County maintained facilities in the area. The El Dorado County Parks does not currently maintain a fee program to offset impacts to recreational facilities, although Quimby fees are required to be paid per standard conditions of approval for subdivisions. Given that the County Parks does not maintain standards for parkland, no threshold has been exceeded and thus there is no impact as a result of the project.
- e. **Other Government Services.** No other government services would be required as a result of the rezone, development plan, and tentative map. There would be no impact.

**Finding:** As discussed above, no significant impacts are expected to public services either directly or indirectly. For this "Public Services" category, the thresholds of significance have not been exceeded.

<b>XIV. RECREATION.</b>				
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?				<b>X</b>
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?				<b>X</b>

**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 Recreation.** The proposed rezone, development plan and tentative subdivision map would not result in a population increase that would substantially contribute to increased demand on recreation facilities or contribute to increased use of existing facilities (see "d" in Section XIII). Park facilities are maintained by the El Dorado County

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Department of Services, Division of Airport, Parks and Grounds (Parks Recreation). There would be a less than significant impact.

**Finding:** No significant impacts to recreation and open space resources are expected either directly or indirectly given the small increase in population and open space resources that will be created by the proposed project. For this “Recreation” category, the thresholds of significance have not been exceeded.

<b>XV. TRANSPORTATION/TRAFFIC. <i>Would the project:</i></b>				
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?		X		
b. Exceed, either individually or cumulatively, a level of service standard 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. Result in inadequate parking capacity?				X
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				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. **Capacity/Level of Service.** A Traffic Study was prepared by Prism Engineering in October of 2007 to establish and analyze existing and future traffic conditions based on the additional traffic generated by the proposed development of the Indian Creek Ranch project. Results of the study can be found in the report (*Indian Creek Ranch: ADH TS Indian Creek Ranch Final Traffic Impact Study*, Prism Engineering, October 10, 2007) which is on file with the County. The report was circulated to the El Dorado County Department of Transportation and Caltrans for their review. Both agencies concurred with the findings of the report, although DOT has specific recommendations with regards to

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improvements required as a result of the project in order to ensure that surrounding roadways provide adequate roadway capacity for the project together with existing and proposed future traffic volumes on area roadways. As proposed, the project will have three driveways, two on Echo Lane with both ingress and egress privileges, and one on Sundance Trail providing egress only. These driveways will distribute traffic onto area roadways as described in the traffic study. A summary of this analysis is provided below:

The project analysis focused on the existing roadway network in the vicinity of the proposed development, as well as adjacent and key intersections in the vicinity of the project site, including the following intersections:

1. El Dorado Road and US 50 EB Off Ramp
2. El Dorado Road and US 50 WB Off Ramp
3. El Dorado Road and Runnymede Drive
4. El Dorado Road and Missouri Flat Road
5. Missouri Flat Road and Mother Lode Drive
6. Missouri Flat Road and US 50 EB Off Ramp
7. Missouri Flat Road and US 50 WB Off Ramp
8. Echo Lane and El Dorado Road
9. El Dorado Road and Sunshine Lane (trip distribution has been allocated to Sundance Trail/El Dorado Road as a result of project revisions)
10. Project Driveway (east) and Echo Lane Road
11. Project Driveway (west) and Echo Lane Road

Four different scenarios were analyzed for the traffic study. These scenarios included:

- a. Existing Year 2007 AM and PM
- b. Existing Year 2007 AM and PM Plus Project
- c. Future Year 2011 EAP AM and PM
- d. Future Year 2011 EAP AM and PM Plus Project

The study found that the project would be expected to generate approximately 786 Average Daily Trips, 64 AM peak hour trips, and 86 PM peak hour trips based on trip generation rates contained in the Institute of Transportation Engineers (ITE) Manual.

The analysis found that the project has a significant impact at 8 out of the 11 study intersections for the existing and future Year 2011 scenarios based on County criteria for levels of significance (the addition of 10 or more cars). Mitigation is required at intersections where the levels of service exceeds the allowed threshold as defined in the County's General Plan Circulation Policy TC-XD. The General Plan Policy TC-XC defines the threshold as LOS D in rural areas and LOS E in community areas; except where defined in Table TC-2 in the same document.

The intersection of US 50 EB ramps at Missouri Flat Road experience LOS F conditions in the PM peak hour for the existing condition. The intersection of US 50 WB ramps at Missouri Flat Road also experience LOS F conditions in both existing AM and PM peak hours. The capital improvement projects (CIP) that are planned or are completed under construction for the US 50 at Missouri Flat Road ramp intersections will mitigate conditions to acceptable levels of service "C" and "D" conditions during the future year 2011 scenario.

With the CIP proposed and completed improvements, and road improvements required by DOT to area roadways (Echo Lane and Sundance Trail) as part of the conditions of approval, impacts to capacity and level of service are considered less than significant.

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- c. **Traffic Patterns.** The project site is not within an airport safety zone. No changes in air traffic patterns would occur or be affected by the proposed project. There would be no impact.
- d. **Hazards.** The project has been reviewed by El Dorado County Department of Transportation and was found not to create any design hazards with development of roads to County Design Standards as proposed by the applicant (see Design Waiver Requests in the project description). With incorporation of conditions of approval as required by DOT, impacts would be less than significant.
- e. **Emergency Access.** The proposed project will provide three points of access in accordance with Fire Department requirements. Two points of access will be provided on Echo Lane and one point of access will be provided on Sundance Trail. In order to minimize traffic on Sundance Trail the proposed gate will be an egress only gate but will be equipped with overrides per Fire Department requirements, or other acceptable means that meet the El Dorado County Fire Prevention Officers Standards (Diamond Springs-El Dorado Fire Protection District letter dated 8/29/08). This override will allow for an emergency egress for residents of the Sundance Trail neighborhood in the event of a fire that causes access on Sundance Trail to be blocked. This is considered a net benefit of the project. All access gates on Echo Lane will be provided with overrides as well. The applicant will also be required to develop a Fire Safe Plan to be approved by the Fire Protection District prior to final map approval. With incorporation of Fire Department requirements for proposed gates and provision of a Fire Safe Plan, there would be no impact to emergency access. It should be noted that the Diamond Springs – El Dorado Fire Protection District’s current position is that no gates be allowed within the project (letter dated 10/15/08). Whichever way the project proceeds, impacts to emergency access are considered to be less than significant as long as a form of secondary emergency access is provided.
- f. **Parking.** No additional parking required for the residential units is anticipated to be created by the tentative map. Lot sizes would all be in excess of one acre and are expected to have adequate space for parking. There would be no impact.
- g. **Alternative Transportation.** No public transportation systems, bicycle lanes or bicycle storage would be affected because such features are not present at or adjacent to the project site. There would be no impact.

**Finding:** As discussed above, potentially significant traffic impacts at area intersections and roadways would be mitigated to levels of insignificance with planned or completed capital improvement plan projects (CIP), and with DOT-required conditions of approval. For this “Transportation/Traffic” category, the thresholds of significance have not been exceeded.

<b>XVI. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i></b>				
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

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<b>XVI. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i></b>				
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?				<b>X</b>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			<b>X</b>	
g. Comply with federal, state, and local statutes and regulations related to solid waste?			<b>X</b>	

**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;
  - 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. **Wastewater.** The El Dorado County Department of Environmental Management has reviewed the proposed 75-lot subdivision and found that the creation of proposed septic systems on lots ranging in size from 1.0 to 5.02 acres would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board, as they have reviewed sample test pits and percolation studies for majority of the lots and found that adequate percolation would exist throughout the development. There would be no impact.
- b,d, e. **New Facilities.** No new or expanded water facilities would be required for the proposed project. The El Dorado Irrigation District has indicated that they have the ability to serve the project with existing mains as long as the applicant meets Fire Protection District standards development of a looped water system within the proposed development. This system would tie into existing lines in the neighborhood with no upgrades required. No new wastewater facilities would be required as the project would be served by individual septic systems. There would be no impact.
- c. **Storm Water Drainage.** All required drainage facilities for the project shall be built in conformance with the standards contained in the "County of El Dorado Drainage Manual," as determined by the Department of Transportation. The DOT has reviewed the preliminary drainage report and determined that there would be no impact.
- f&g. **Solid Waste.** 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.) are allowed to be dumped at the Union Mine Waste Disposal site. All other waste materials that cannot

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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. Impacts would be less than significant.

County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting, and loading of solid waste and recyclables. For residential development some on-site separation of materials is required and areas are required to be set aside for the storage of solid waste in accordance with Ordinance No. 4319. Chapter 8.42.640C of the county Ordinance requires that solid waste, recycling and storage facilities must be reviewed and approved by the County prior to building permit issuance. There would be a less than significant impact.

**Finding:** No significant utility and service system impacts are expected either directly or indirectly. For this "Utilities and Service Systems" category, the thresholds of significance have not been exceeded.

<b>XVII. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:</b>				
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?		<b>X</b>		
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)?			<b>X</b>	
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			<b>X</b>	

**Discussion:**

- a. The proposed project has the potential to significantly impact biological resources as well as cultural resources as discussed in this document. However, as conditioned and mitigated, and with strict adherence to County General Plan policies and permit requirements, this rezone, development plan and tentative subdivision map and the typical residential uses expected 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. Any impacts from the project would be less than significant due to the design of the project and required standards that would be implemented with the process of the final map and/or any required project specific improvements on or off the property.

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- b. 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 in this study, it has been determined that the project would have a less than significant impact based on the issue of cumulative impacts.
- c. The proposed project has the potential to generate potentially significant impacts to humans with respect to noise and land use as discussed in this document. However, as conditioned and mitigated, and with strict adherence to County General Plan policies and permit requirements, this rezone, development plan and tentative subdivision map and the typical residential uses expected to follow, are not likely to cause project-related environmental effects which would result in substantial adverse effects on human beings, either directly or indirectly. Impacts would 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

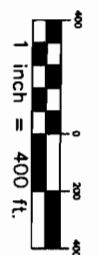
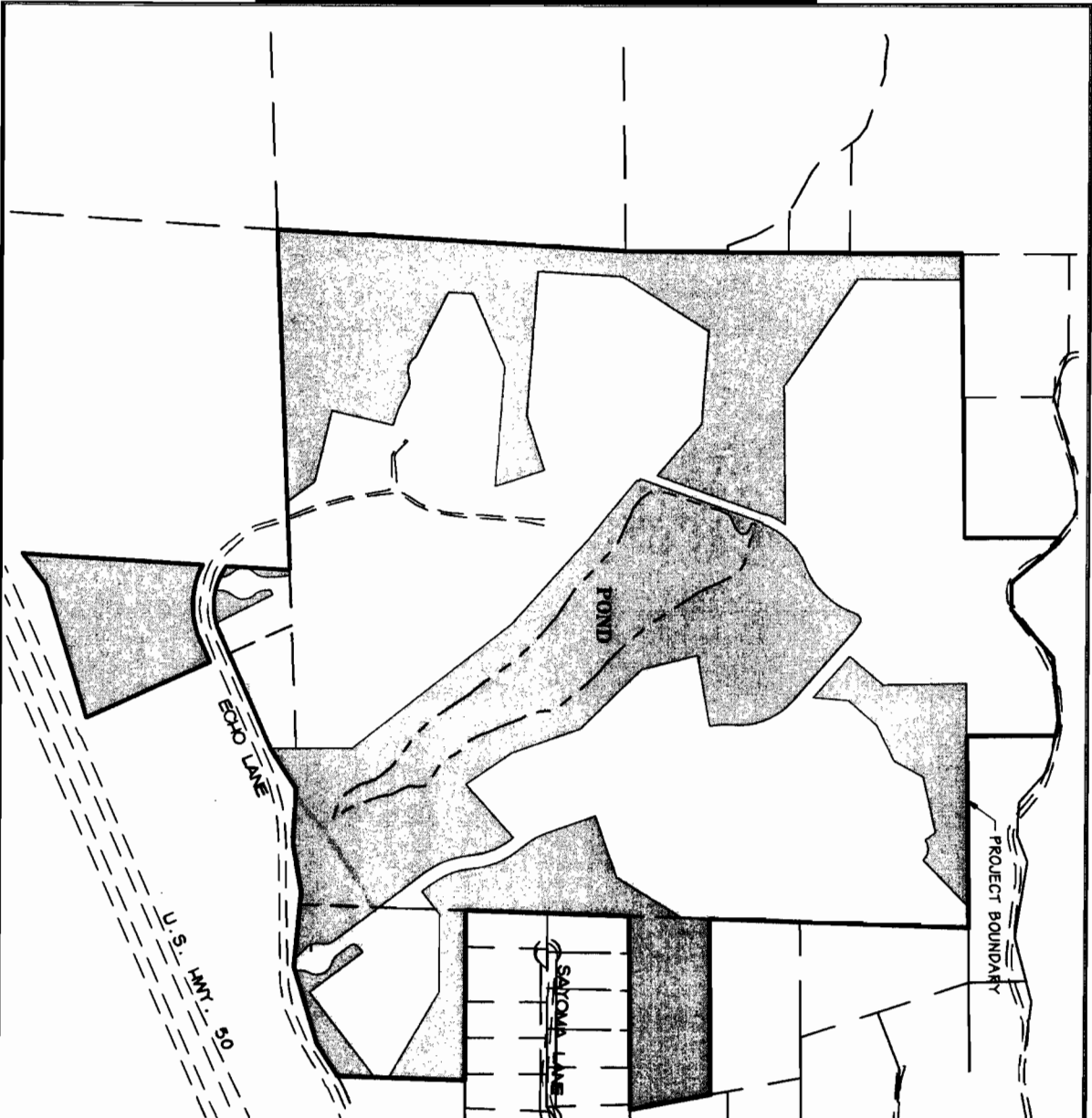
El Dorado County Subdivision Ordinances (Title 16 - County Code)

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.)

**Exhibit P- Conceptual Open Space Rezoning**



**Legend**

-  PROPOSED ZONING: OS-PD
-  PROPOSED ZONING: RE-5-PD
-  PROPOSED ZONING: R3-A-PD
-  PROPOSED ZONING: R3-A

**Project Location:**  
 Echo Lane  
 Diamond Springs, CA 95619  
 El Dorado County

**Indian Creek Ranch**  
**PROPOSED ZONING EXHIBIT**

**CARLTON**  
 ENGINEERING, INC.  
 1000 Pennsylvania Street, Suite 1000, El Dorado  
 Hills, CA 95621-2515 Tel. 925.877.6443

DESIGN/ISSUED/REVISION DATE  
 ASK / ASK #4/29/2006  
 PROJECT  
 T=4/00/ 5391-05-06  
 CHECKED BY & DATE

FIGURE  
**X2**