EL DORADO COUNTY DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT

Agenda of:	February 26, 2009
Item No.:	9
Staff:	Robert Peters

REZONE AND TENTATIVE PARCEL MAP

FILE NUMBER: Z07-0057/P07-0052 - Cold Springs Estates

APPLICANT: Living Care I, LLC (Demetre Harambakis)

AGENT: Gene Thorne & Associates

REQUEST: Rezone a 5.08-acre lot from Estate Residential Five-Acre (RE-5) to One-Acre Residential (R1A) and a tentative parcel map creating four (4) parcels ranging in size from 1.01 to 1.71 acres. Design waivers have been requested for the following:

1) Not require inclusion of a ten (10) foot roadway shoulder for Pedestrian/Bike paths along the subject property frontage on Cold Springs Road;

2) Allow creation of Parcels 1 and 3 exceeding the 3:1 lot depth to width ratio;

3) Allow the centerline of Boulder Lane to not follow the centerline of the proposed right-of-way;

4) Allow the use of a modified Standard Plan 101B for Boulder Lane (20-foot travel surface, 1 foot shoulders); and

5) To allow the existing width of Cold Springs Road along the project frontage to be considered adequate with no changes to the existing roadway.

Also, a request to eliminate a pedestrian/bike path required by General Plan Transportation and Circulation Element Policy TC-4i which seeks the inclusion of pedestrian/bike paths connecting to adjacent development and to schools, parks, commercial areas and other facilities in Community Regions where feasible.

LOCATION: On the west side of Boulder Lane, southwest of the intersection with Cold Springs Road, in the Placerville Area, Supervisorial District III (Exhibit A).

APN: 323-250-42 (Exhibit B)

PARCEL SIZE: 5.08 acres

GENERAL PLAN: Medium-Density Residential (MDR) (Exhibit C)

ZONING: Estate Residential Five-Acre (RE-5) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration

RECOMMENDATION:

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

1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared 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 2;

3. Approve Rezone Z07-0057 and Tentative Parcel Map P07-0052 subject to the Conditions of Approval in Attachment 1, based on the Findings in Attachment 2; and

4. Approve the following design waivers as the required findings have been made as noted in Attachment 3:

    1) Not require inclusion of a ten (10) foot roadway shoulder for Pedestrian/Bike paths along the subject property frontage on Cold Springs Road;

    2) Allow creation of Parcels 1 and 3 exceeding the 3:1 lot depth to width ratio;

    3) Allow the use of a modified Standard Plan 101B for Boulder Lane (24-foot travel surface, 1 foot shoulders); and

    4) To allow the existing width of Cold Springs Road along the project frontage to be considered adequate with no changes to the existing roadway.

5. Deny the following design waiver as the required findings cannot be made as noted in Attachment 2:

    1) Allow the centerline of Boulder Lane to not follow the centerline of the proposed right-of-way.

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

Project Description: The request is to rezone the 5.08-acre lot from Estate Residential Five-Acre (RE-5) to One-Acre Residential and a tentative parcel map to create four (4) parcels ranging in size from 1.01 to 1.71 acres (see Exhibit E). Five (5) design waivers have been requested for the following: 1) Not require inclusion of a ten (10) foot roadway shoulder for Pedestrian/Bike paths along the subject property frontage on Cold Springs Road; 2) Allow creation of Parcels 1 and 3 exceeding the 3:1 lot depth to width ratio; 3) Allow the centerline of Boulder Lane to not follow the centerline of the proposed right-of-way; 4) Allow the use of a modified Standard Plan 101B for Boulder Lane (20-foot travel surface, 1 foot shoulders); and 5) To allow the existing width of Cold Springs Road along the project frontage to be considered adequate with no changes to the existing roadway. The applicant has submitted a design waiver supporting documentation for proposed design waivers (see Exhibit F). Proposed design waivers are discussed in the design wavier section below.

Also, the applicant is requesting relief from the application of General Plan Transportation and Circulation Policy TC-4i which seeks the inclusion of pedestrian/bike paths connecting to adjacent development and to schools, parks, commercial areas and other facilities in Community Regions where feasible.

Site Description: The 5.08-acre subject parcel is located in the Placerville Community Region at the intersection of Boulder Lane and Cold Springs Road, at an approximate elevation of 1,750 feet above mean sea level. The parcel contains an existing single-family residence which currently takes access from takes access from Boulder Lane via an existing gravel road (see Exhibit G). The primary on-site biological communities include blue oak woodland and annual grassland. No riparian areas are found on the project site. Oak woodland canopy currently covers approximately 1.96 acres (38.7 percent) of the project site. The site is moderately sloped and contains some slopes in excess of 40 percent along the northern and eastern property lines (see Exhibit H). Project site soils consist of Diamond Springs very fine sandy loam (DfD) 15 to 30 percent slopes, and Boomer gravelly loam, 15 to 30 percent slopes (BhD).

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	RE-5	MDR	Single-Family Residential
North	RA-20	AL-A	Cold Springs Road. Single-Family Residences on Agriculturally zoned parcels. No agricultural operations appear to be occurring on-site.
South	RE-5	MDR	Vacant Residential Land
East	R1A	MDR	Single-Family Residential
West	RE-5	MDR	Single-Family Residential

The project parcel is bounded on the west and east by residential land uses on residentially zoned lands (RE-5 or R1A), and bounded on the south by vacant residentially zoned lands (RE-5) (see Exhibits D and G). All of the surrounding parcels to the west, east and south are designated by the General Plan as MDR (see Exhibit C). The parcel immediately to the north of the project parcel, identified as APN 323-250-41, was created by an offer of dedication to the County and is considered a roadway parcel containing a portion of the Cold Springs Road right-of-way (see Exhibits A, B and G). Across Cold Springs Road to the north are two (2) parcels which are agriculturally zoned Residential Agricultural Twenty-Acre (RA-20), and designated by the General Plan as Agricultural Lands (AL) with an Agricultural District (-A) Land Use Overlay (see Exhibits C, D, and G). Currently, neither parcel appears to have any agricultural operations occurring on-site. The project proposal would rezone the subject parcel to R1A, consistent with parcels across Boulder Lane to the east, and create four (4) residential parcels in a residential setting. Project site adjacency to agricultural lands is discussed further in the "General Plan" section below.

General Plan: The project site is located within the Placerville Community Region and is designated Medium-Density Residential (MDR) by the General Plan which establishes areas suitable for detached single-family residences with larger lot sizes enabling limited agricultural land management activities. The MDR designation is considered appropriate within Community Regions and pursuant to General Plan **Policy 2.2.1.2**, allows one (1) dwelling unit per one (1.0) acre with parcel sizes ranging from one (1.0) to five (5.0) acres. The proposed project would conform to the allowed densities and minimum parcel sizes of the MDR designation.

General Plan **Policy 2.2.5.21** directs that new development be compatible with the surrounding neighborhood. Surrounding parcels immediately east and southeast of the project site which take access from Boulder Lane are developed with single-family residences on lot sizes consistent with the greater than one (1.0) acre parcels proposed. The two (2) acre parcel immediately east of the project site has made a tentative parcel map application with Planning Services to create two (2) parcels one (1) acre in size (P07-0017). The parcel immediately south of the project parcel is an undeveloped residential parcel designated MDR by the General Plan which would be the last remaining RE-5 parcel taking access off of Boulder Lane. As such, the four (4) new parcels and their residential uses would be consistent with the intended development pattern in the immediate neighborhood taking access off of Boulder Lane.

General Plan **Policy 2.2.5.3** requires staff to "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." Also, Policy 2.2.5.3 lists 19 specific criteria to be analyzed for rezone requests. Below is an analysis of General Plan Policy 2.2.5.3 and its criteria:

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

   The project will utilize El Dorado Irrigation District (EID) public water services.

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

El Dorado Irrigation District provided a letter dated March 26, 2007 stating that public water services and required fire flow are available to the serve the proposed project with a water line extension from the 8-inch water line in Cold Springs Road. *(Facility Improvement Letter, Cold Springs Estates, March 26, 2007).*

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

The proposed project will utilize existing septic systems. No public waste water systems will be utilized for the project.

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

The Gold Trail Union School District currently provides school service for the area. The project site is not located within 0.5 miles of an elementary or high school. The project, as proposed, would result in the addition of three (3) single-family residences which would incrementally impact school enrollment, and school impact fees would be assessed during review of building permits for new residence construction. The affected school district was contacted as part of the initial consultation process, and no specific comments were received.

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

The El Dorado County Fire Protection District currently provides fire protection services to the subject parcel. No exact response time to the subject property is available; however, the El Dorado County Fire Protection District has placed conditions on project approval and the project has been conditioned to conform to the Fire District Conditions of approval and to require an approved Wildfire Fire Safe Plan addressing the emergency water and access issues for the project site prior to filing the parcel map.

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

The project site is located within the Placerville Community Region and is designated a MDR by the General Plan which establishes areas suitable for detached single-family residences with larger lot sizes enabling limited agricultural land management activities. The MDR designation is considered appropriate within Community Regions

7. *Erosion Hazard;*

As stated in the Soil Survey of El Dorado Area, California, 1974, the soils on the project site are primarily comprised of Boomer gravelly loam, 15 to 30 percent slopes (BhD), with slow permeability, medium surface runoff, moderate erosion hazard, and low to moderate shrink-swell potential. Also, the northwest corner of the parcel contains Diamond Springs very fine sandy loam, 15 to 30 percent slopes (DfD), with moderately slow permeability, medium to rapid surface runoff, moderate to high erosion hazard, and low shrink-swell potential. The project site can adequately support the required road improvements and the residential uses proposed for this project. The project would not be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, is not anticipated to result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse, nor would

the project be located on expansive soils. All future improvement activities would be required to implement the requirements established by the *El Dorado County Grading, Erosion and Sediment Control Ordinance* and any future building designs to implement Uniform Building Code Seismic construction standards.

8. *Septic and leach field capability;*

The proposed project will utilize existing and proposed septic systems for proposed parcels. El Dorado County Environmental Management Department – Environmental Health Division reviewed and approved the existing and proposed septic system designs for the project.

9. *Groundwater capability to support wells;*

The project will utilize El Dorado Irrigation District (EID) public water services.

10. *Critical flora or fauna habitat areas;*

Based on the initial study prepared by staff, a less than significant impact on biological resources would result from the proposed project (see Exhibit J).

11. *Important timber production areas;*

The project site is not associated with any timber harvest plan nor is the site designated Natural Resources (NR) by the General Plan map which includes areas that contain economically viable natural resources such as forested areas and seeks to protect the economic viability of those resources.

12. *Important agricultural areas;*

Adjacent parcels to the north of the project site are agriculturally zoned Residential Agricultural Twenty-Acre (RA-20), and designated by the General Plan as Agricultural Lands (AL) with an Agricultural District (-A) Land Use Overlay. Conflicts between the proposed project and the agriculturally zoned parcels are discussed in the General Plan Policy 8.1.3.1 discussion below.

13. *Important mineral resources areas;*

The project site is not mapped as being within a Mineral Resource Zone (MRZ) by the State of California Division of Mines and Geology nor is the site designated Natural Resources (NR) by the General Plan map which includes areas that contain economically viable natural resources such as mineral resources and seeks to protect the economic viability of those resources.

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

The creation of three (3) additional parcels would not significantly impact capacity of the exiting transportation system serving the area.

15. *Existing land use pattern;*

The existing pattern of development in the project vicinity is representative of five (5) acre parcels and one (1) acre parcels. This existing pattern of development is discussed in detail in the "Zoning" section below.

16. *Proximity to perennial water course;*

The project site does not contain or is not adjacent to a known perennial water course. Weber Creek, the nearest known perennial water course, is greater than 0.5 miles from the project site.

17. *Important historical/archeological sites;*

The applicant submitted a "Cultural Resources Study of APN 323:250:42, Placerville, El Dorado County, California" prepared by Historic Resource Associates in January 2007. According to the study "No significant prehistoric or historic archaeological sites, features, or artifacts were found, nor were any historic buildings, structures, or objects discovered." *(Cultural Resources Study of APN 323:250:42, Placerville, El Dorado County, California 95667, January 2007).* No further cultural resource study was recommended.

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

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 for 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.*

The project site is not located within a Home Owners Association which prescribes applicable conditions, covenants, and restrictions.

General Plan Policy **5.3.1.2** requires "the creation of lots less than five acres in sized in Medium-Density Residential areas relying on septic system shall only occur when a public water supply is available for domestic use. If public water is not available, such lots shall not be less than five acres." The proposed project will utilize existing and proposed septic systems on one (1) acre or greater parcel sizes. El Dorado County Environmental Management Department – Environmental Health Division reviewed and approved the existing and proposed septic system designs for the project. Also, the project proposes the use of public water facilities from the EID, therefore, the proposed parcel sizes can be less than five (5) acres in size. Also, General Plan Policy **5.3.1.7** states "In Community Regions, all new development shall connect to public wastewater treatment facilities. In Community Regions where public wastewater collection facilities do not exist project applicants must demonstrate that the proposed wastewater disposal system can accommodate the highest possible demand of the project." Although the project site is located within the Placerville

Community Region, review of submitted EID System Map dated March 23, 2007, illustrates that public wastewater collection facilities are not immediately available to serve the project.

General Plan **Policy 5.7.1.1** requires the applicant demonstrate that adequate emergency water supply, storage and conveyance facilities, and access for fire protection either are or would be provided concurrent with development, General Plan **Policy 6.2.2.2** requires that the County preclude development in areas of high and very high wildland fire hazard unless such development can be adequately protected from wildland fire hazards as demonstrated in a Fire Safe Plan prepared by a Registered Professional Forester (RPF) and approved by the local Fire Protection District and/or California Department of Forestry and Fire Protection, and General Plan **Policy 6.2.3.2** requires that the applicant demonstrate that adequate access exists, or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area. The proposed project would be served public water services for domestic and fire-flow by the El Dorado Irrigation District with a water line extension from the existing eight (8) inch waterline in Cold Springs Road. On-site road improvements to Boulder Lane are required for general and emergency access to the project. The Department of Transportation has reviewed the project and supports the proposed parcel map provided that the applicant meet the minimum standards for the County Design and Improvement Standards Manual (DISM) modified Standard Plan 101B with 20-foot roadway with one (1) foot shoulders for the on-site portion of Boulder Lane. El Dorado County Fire Protection District has placed conditions on project approval, and the project has been conditioned to conform to the Fire District Conditions of approval and to require an approved Wildfire Fire Safe Plan addressing the emergency water and access issues for the project site prior to filing the parcel map.

General Plan **Policy 7.1.2.1** does not allow development on slopes greater than 30 percent unless required for project access. Proposed Parcels 1 and 4 contain slopes that are greater than 30 percent; however, proposed development does not occur in areas containing these protected slopes. Therefore, the proposed parcel map would not create disturbances to slopes greater than 30 percent (See Exhibit H).

General Plan **Policy 7.4.4.4** establishes the native oak tree canopy retention and replacement standards. Existing project oak tree canopy coverage is estimated at 1.96 acres or 38.7 percent of the 5.08 acre site (see Exhibit I). Under General Plan Policy 7.4.4.4, Option A, 85 percent of the existing canopy must be retained. As proposed, the project would retain 85.2 percent of the oak tree canopy at the site consistent with General Plan Policy 7.4.4.4, Option A. However, the applicant has requested design waivers to allow the centerline of Boulder Lane to not follow the centerline of the proposed right-of-way. DOT does not support the proposed design waiver (the proposed design waiver is addressed more specifically in the "Design Waiver" section below). Reconfiguration of the proposed Boulder Lane roadway would result in additional oak canopy removal which would fall outside the retention rate of General Plan Policy 7.4.4.4, Option A (see Exhibits E, F, G and I). If the project results in oak canopy removal in excess of the required retention provisions of Policy 7.4.4.4, the applicant would be required to mitigate for additional oak canopy removal and Option B would be utilized, or a combination of Option A and B would be utilized in conformance with General Plan Policy 7.4.4.4 and the El Dorado County Oak Woodland Management Plan.

General Plan **Policy 7.5.1.3** requires that cultural resource studies shall be conducted prior to approval of discretionary projects, and that the avoidance and protection of sites shall be encouraged. The applicant submitted a "Cultural Resources Study of APN 323:250:42, Placerville, El Dorado

County, California" prepared by Historic Resource Associates in January 2007. According to the study "No significant prehistoric or historic archaeological sites, features, or artifacts were found, nor were any historic buildings, structures, or objects discovered." *(Cultural Resources Study of APN 323:250:42, Placerville, El Dorado County, California 95667, January 2007).* No further cultural resource study was recommended. In the event sub-surface historical, cultural, or archeological sites or materials are disturbed during earth disturbances and grading activities on the site, standard conditions would be included within Attachment 1 of the staff report to reduce any potential impacts to a less than significant level.

On February 3, 2009, the Board of Supervisors will review proposed amendments to General Plan **Policy 8.1.3.1** and a criteria resolution which have been reviewed and recommended for approval by both the Agricultural Commission and the Planning Commission. The proposed amendments to General Plan Policy 8.1.3.1 would read "*Agriculturally zoned lands including Williamson Act Contract properties shall be buffered from increases in residential density on adjacent lands by requiring a minimum of 10 acres for any parcel created adjacent to such lands. A parcel size of less than ten (10) acres may be considered, if the approving authority finds the parcel meets certain criteria and/or findings as that are recommended by the County Agricultural Commission and adopted by resolution of the Board of Supervisors. Those parcels used to buffer agriculturally zoned lands shall have the same width to length ratio of other parcels.*" The Board of Supervisors will also review thee criteria resolution which outlines the criteria for consideration of a reduction of minimum parcel size agricultural buffer requirement of Policy 8.1.3.1 (see Exhibit J).

The proposed criteria resolution would allow the approving authority to approve parcels less than ten (10) acres in size for parcels located within Community Regions adjacent to agriculturally zoned lands that would not intensify conflict with an adjacent agricultural operation (see Exhibit J, Section C.1). The project site is located within the Placerville Community Region. The proposed parcel map would create four (4) parcels ranging in size from 1.01 acres to 1.17 acres, resulting in parcels less than ten (10) acres in size which would be adjacent to lands zoned Residential Agricultural Twenty-Acres (RA-20). Community Regions are identified in the General Plan as areas where the urban and suburban land uses will be developed. Further, General Plan Policy 2.1.1.2 establishes Community Regions to define those areas which are appropriate for the highest intensity of self-sustaining compact urban-type development or suburban type development within the County. The project site is located across Cold Springs Road from the agriculturally zoned parcels, and the project parcel is currently less than ten (10) acres in size and contains a single-family residential land use. There appear to be no active agricultural pursuits currently on the adjacent agriculturally zoned parcels. The project would result in three (3) additional residential parcels; however, the project has been designed so that proposed Parcel 1 has an east to west parcel configuration eliminating multiple residential parcel adjacencies to agriculturally zoned lands across Cold Springs Road, and the conceptual residential pad site on proposed Parcel 1 is located approximately 100 feet from those agriculturally zoned lands.

General Plan **Policy 8.1.4.1** requires that the County Agricultural Commission shall review all discretionary development applications involving land zoned for or designated agricultural, or lands adjacent to such lands, and shall make recommendations to the reviewing authority. The project was reviewed at the Agricultural Commission meeting of April 9, 2008, where the Commission unanimously denied the project as proposed based on the conflict with the original General Plan Policy 8.1.3.1, which at the time did not include the flexibility of creating a parcel size less than ten

(10) acres in size or the criteria resolution (see Agricultural Commission Recommendation, Exhibit K). The reduction in the buffer parcel size would generally require the County Agricultural Commission to recommend to the approving authority the creation of a parcel(s) less than ten (10) acres adjacent to agriculturally zoned lands; however, the applicant has requested that the project be forwarded to the approving authority without having the Agricultural Commission review the project for the second time under the new provisions of General Plan Policy 8.1.3.1.

General Plan Transportation and Circulation **Policy TC-4i** seeks the inclusion of pedestrian/bike paths connecting to adjacent development and to schools, parks, commercial areas and other facilities in Community Regions where feasible. The project is located within the Placerville Community Region (see Exhibit C) and Policy TC-4i would apply. The applicant is requesting relief from the requirement to include a pedestrian path (sidewalks)/bike paths along this roadway due to infeasibility. The project site is not located within an area which is designated by the El Dorado County Bicycle Transportation Plan, adopted January 25, 2005, for inclusion of bike paths. Also, there is no curb, gutter, and sidewalks within the immediate area of the project site. Requiring the inclusion of the sidewalks/bike paths would result in extraordinary construction costs for improvements that would not connect to any existing pedestrian or bike path network. Therefore, Planning Services recommends that the applicant be relieved from the requirements to include sidewalks or bike paths along Cold Springs Road due to infeasibility. The applicant is also requesting a design waiver to remove the requirement for a 10-foot shoulder along Cold Springs Road for the pedestrian/bike paths along the project frontage on Cold Springs Road. The design waiver request discussion is located in the "Design Waiver" section of this report. Findings for granting of relief have been provided in Attachment 2.

Conclusion: It has been determined that the project is consistent with the applicable General Plan Policies as identified. However, this proposed creation of parcels less than ten (10) acres in size adjacent to agriculturally zoned lands has not been reviewed and approval recommended by the County Agricultural Commission based on the proposed amendments to General Plan Policy 8.1.3.1 and criteria resolution. This policy amendment and criteria resolution would allow the approving authority to approve parcels less than ten (10) acres in size for parcels located within Community Regions adjacent to agriculturally zoned lands that would not intensify conflict with an adjacent agricultural operation as discussed above, and could allow approval of this project as proposed. Planning Services staff believes that findings for approval can be made for the project based on the newly adopted amendments to General Plan Policy 8.1.3.1 and the criteria resolution. Findings for Approval have been provided in Attachment 2.

Zoning: The project proposal includes a request to rezone the project site from Estate Residential Five-Acre (RE-5) to One-Acre Residential (R1A) and create four (4) parcels which are consistent with the development standards identified with Section 17.28.080 of the Zoning Ordinance, including a minimum parcel size of one (1) acres, lot width, and minimum yard setbacks. The existing and proposed residential uses at the subject site are permitted by right under Section 17.28.060.

The existing pattern of development in the project vicinity is representative of five (5) acre parcels as well as one (1) acre parcels (see Exhibits A, B, C, D, and G). The project vicinity is equally representative of five (5) acre zoning (RE-5) as it is for one (1) acre zoning (R1A), and all of the zoning in the area is consistent with the areas MDR General Plan designation. Specifically,

properties across Boulder Lane are zoned R1A and are currently one (1) acre in size or have the potential to be split into one (1) acre parcels, and if the project was approved, as proposed, all but one (1) lot being served off of Boulder Lane would be zoned R1A with parcel sizes consistent with that zoning. Also, the existing two (2) acre parcel immediately east of the project site across Boulder Lane currently has an application in with Planning Services to create two (2) parcels one (1) acre in size (P07-0017).

Findings for approval are provided in Attachment 2.

Design Waiver: Five (5) design waivers from the Design and Improvement Standards Manual (DISM) have been requested for the proposed project. The applicant has submitted Design Waiver Request and Findings attached to this staff report as Exhibit F. Findings of consistency for the proposed design waivers which would be approved with project approval are provided in Attachment 2. The requested design waivers are as follows:

1. Not require the inclusion of a ten (10) foot shoulder along the subject property frontage on Cold Springs Road.

Discussion: DOT supports the proposed design waivers. DISM standard plan 101B would require the construction of a ten (10) foot shoulder with sidewalks along the Cold Springs Road project frontage; however, the project site is not located within an area which is designated by the El Dorado County Bicycle Transportation Plan, adopted January 25, 2005, for inclusion of bike paths, nor is there curb gutter and sidewalks in the immediate area of this project.

2. Allow creation of Parcels 1 and 3 exceeding the 3:1 lot depth to width ratio.

Discussion: Proposed Parcels 1 and 3 would be irregular shaped parcels in that the proposed parcels would exceed the 3:1 depth to width ratio required by the DISM. The average lot depth to width ratios would be approximately 3.3-3.5 to 1, only slightly larger than what is allowed by the DISM. The applicant has submitted supporting documentation for the proposed design waiver (see Exhibit F). The applicant has demonstrated that the proposed lots would comply with the required 100-foot lot width and the required 30-foot setback requirements and provide for adequate buildable areas on the site. The proposed lots would meet all the Development Standard requirements of the proposed R1A zone district. Also, the configuration of proposed Parcel 1 would eliminating multiple residential parcel adjacencies to lands immediately north of the project site which are zoned Residential Agricultural Twenty-Acres (RA-20) and designated by the General Plan as Agricultural Lands (AL) with an Agricultural District (-A) Land Use Overlay. Planning Services has reviewed the Design Waiver request and has recommended approval.

3. To allow the centerline of Boulder Lane to not follow the centerline of the proposed right-of-way to be created from portions of APN 323-250-42 and 323-250-45.

Discussion: DOT does not support the proposed design waiver. DOT's position is that the proposed access road must follow and be within the proposed/existing easements.

4. To allow the use of a modified Standard Plan 101B for Boulder Lane (20-foot travel surface, 1-foot shoulders).

Discussion: DOT supports the proposed design waiver because of the relatively low Average Daily Trips (ADT) and limited development potential along Boulder Lane. The project has been conditioned to include this requirement.

5. To allow the use the existing width of Cold Springs Road along the project frontage to be considered adequate with no changes to the existing roadway.

Discussion: DOT supports the proposed design waiver; however, DOT will require the applicant to irrevocable offer to dedicate in fee 30 feet of right-of way and along the project frontage of Cold Springs Road along with applicable slope easements.

County Department/Outside Agency Comments: The following agencies have provided comment on the application: El Dorado County Environmental Management, El Dorado County Agricultural Commission, El Dorado County Department of Transportation, El Dorado County Resource Conservation District, El Dorado County Fire Protection District, and El Dorado County Surveyor (see Exhibit K). Applicable project conditions of approval have been included in Attachment 1.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (see Exhibit L) to assess project-related environmental impacts. Based on the Initial Study, staff finds that the project could have a significant effect on biological resources. However, the project has been modified to incorporate the mitigation measures identified in the Initial Study which will reduce the impacts to a level considered to be less than significant. Therefore, a Mitigated Negative Declaration has been prepared.

This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), 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 $1,993.00 after approval, but prior to the County filing the Notice of Determination on the project. This fee, plus a $50.00 recording fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The $1,993.00 is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the State's fish and wildlife resources.

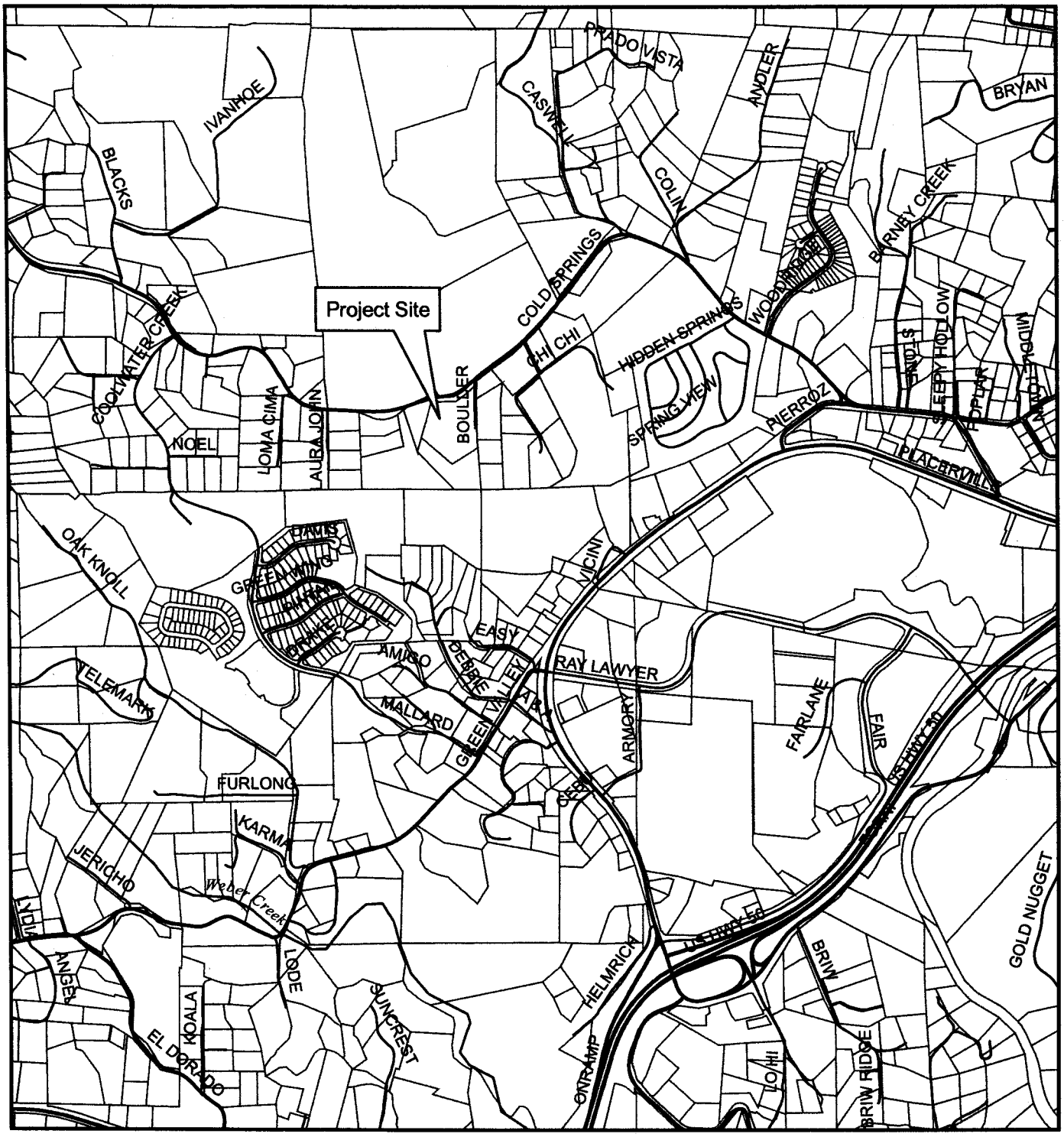
SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1 ..... Conditions of Approval
Attachment 2 ..... Findings of Approval

Exhibit A ..... Vicinity Map
Exhibit B ..... Assessor's Map
Exhibit C ..... General Plan Land Use Map
Exhibit D ..... Zoning Map
Exhibit E ..... Tentative Parcel Map
Exhibit F ..... Design Waiver Requests
Exhibit G ..... Aerial Photo
Exhibit H ..... Slope Map
Exhibit I ..... Oak Canopy Retention Analysis, Preservation, and Replacement Plan
Exhibit J ..... Criteria for the Consideration of a Reduction of Minimum Parcel Size Ag Buffer Requirement
Exhibit K ..... County Department/Outside Agency Comments
Exhibit L ..... Environmental Checklist and Discussion of Impacts

Vicinity Map



Z07-0057/P07-0052 - Cold Springs Estates

APN 323-250-42

HWY
MAJOR
MINOR
RIVER
PARCELS

0 1,000 2,000 Feet

1:15,000

N
W E
S

Prepared By:
Robert Peters
Planning Services
November 14, 2008

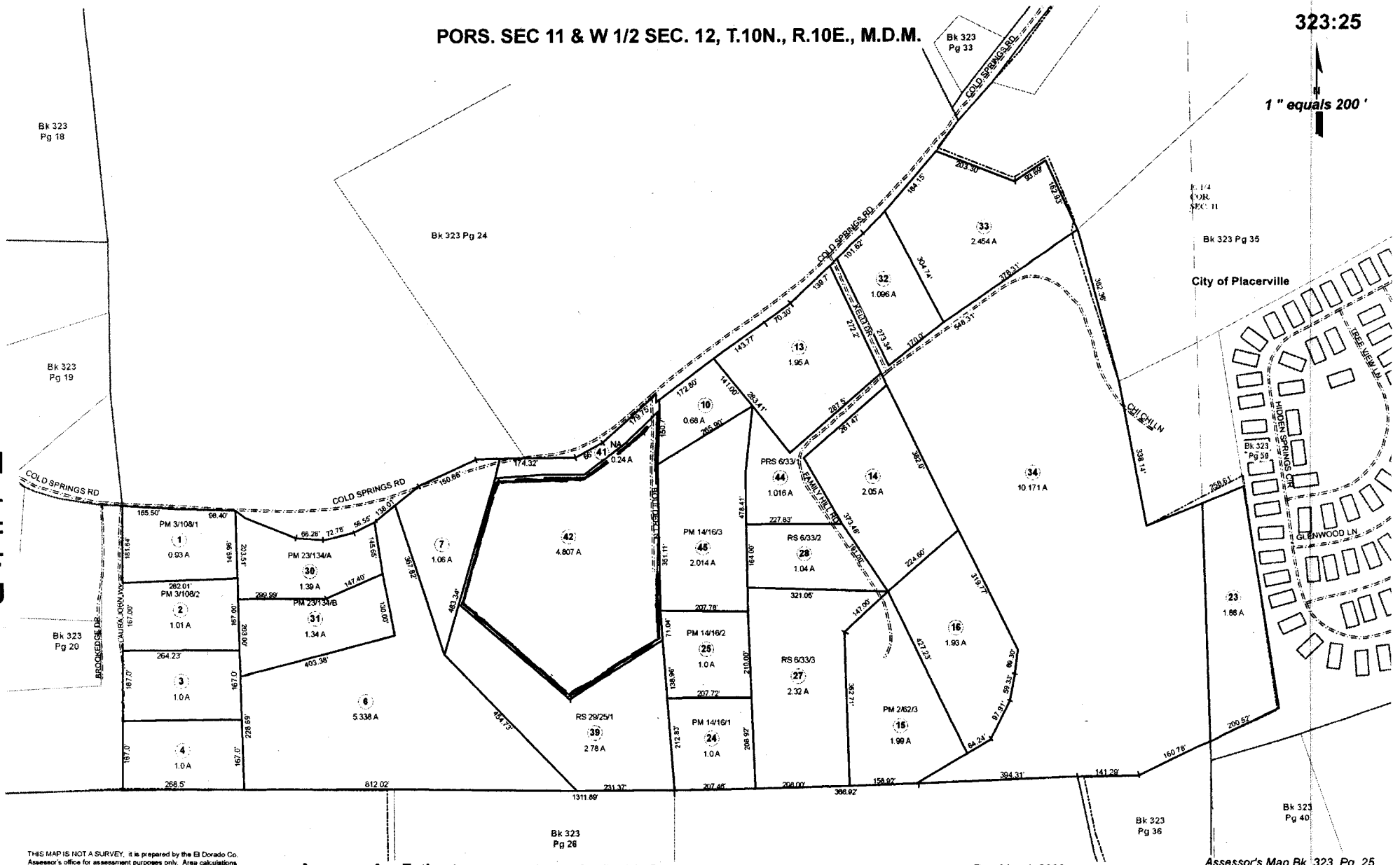
Exhibit A

Exhibit B

PORS. SEC 11 & W 1/2 SEC. 12, T.10N., R.10E., M.D.M.

323:25

1 " equals 200 '



THIS MAP IS NOT A SURVEY, it is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

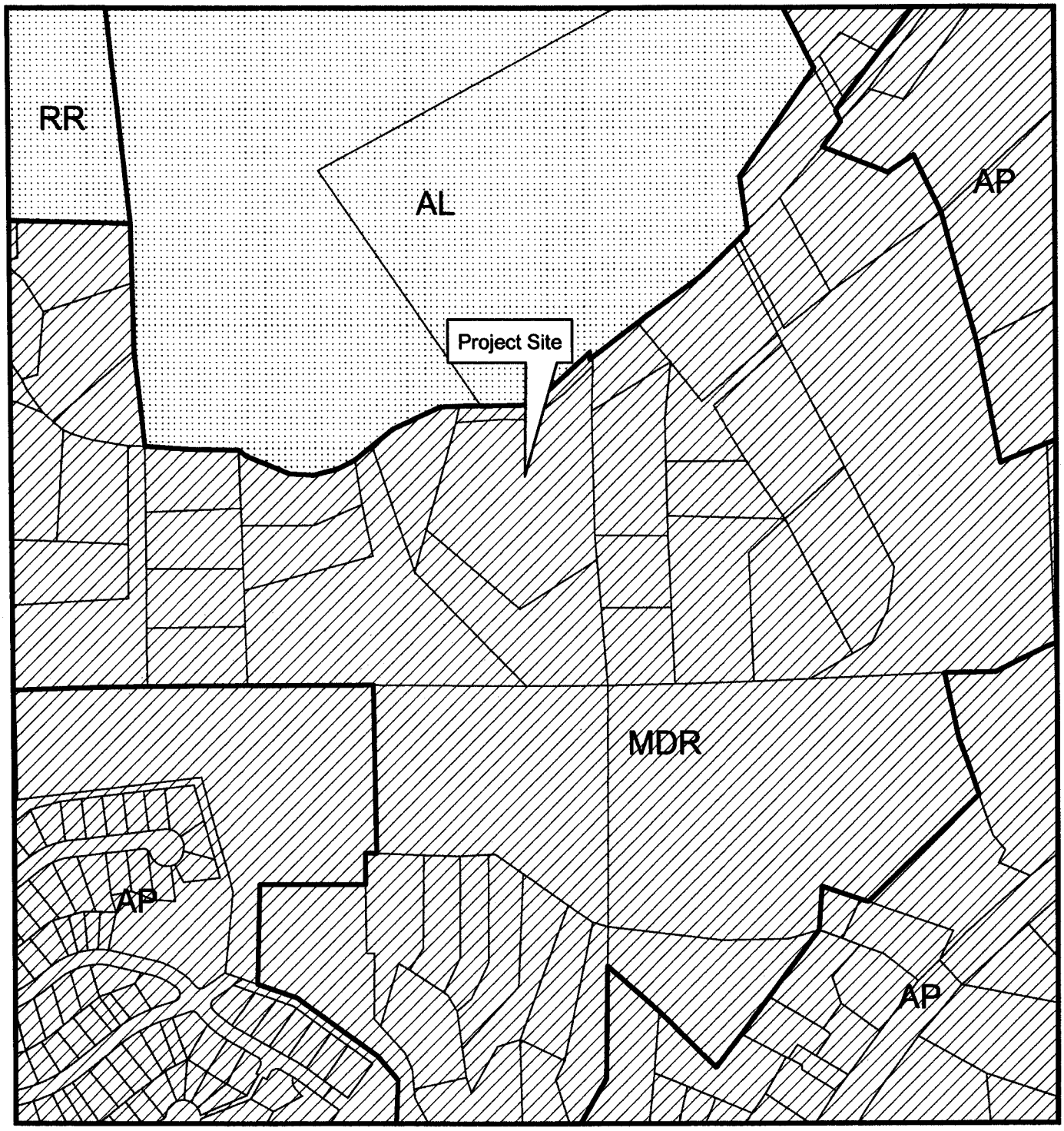
Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Rev. May 4, 2006

Assessor's Map Bk. 323, Pg. 25
County of El Dorado, CA

General Plan Land Use Map



GENERAL PLAN DESIGNATION
AL - Agricultural Lands
AP - Adopted Plan
MDR - Medium-Density Residential
RR - Rural Residential
Placerville Community Region
Agricultural District Overlay

Z07-0057/P07-0052 - Cold Springs Estates

APN 323-250-42

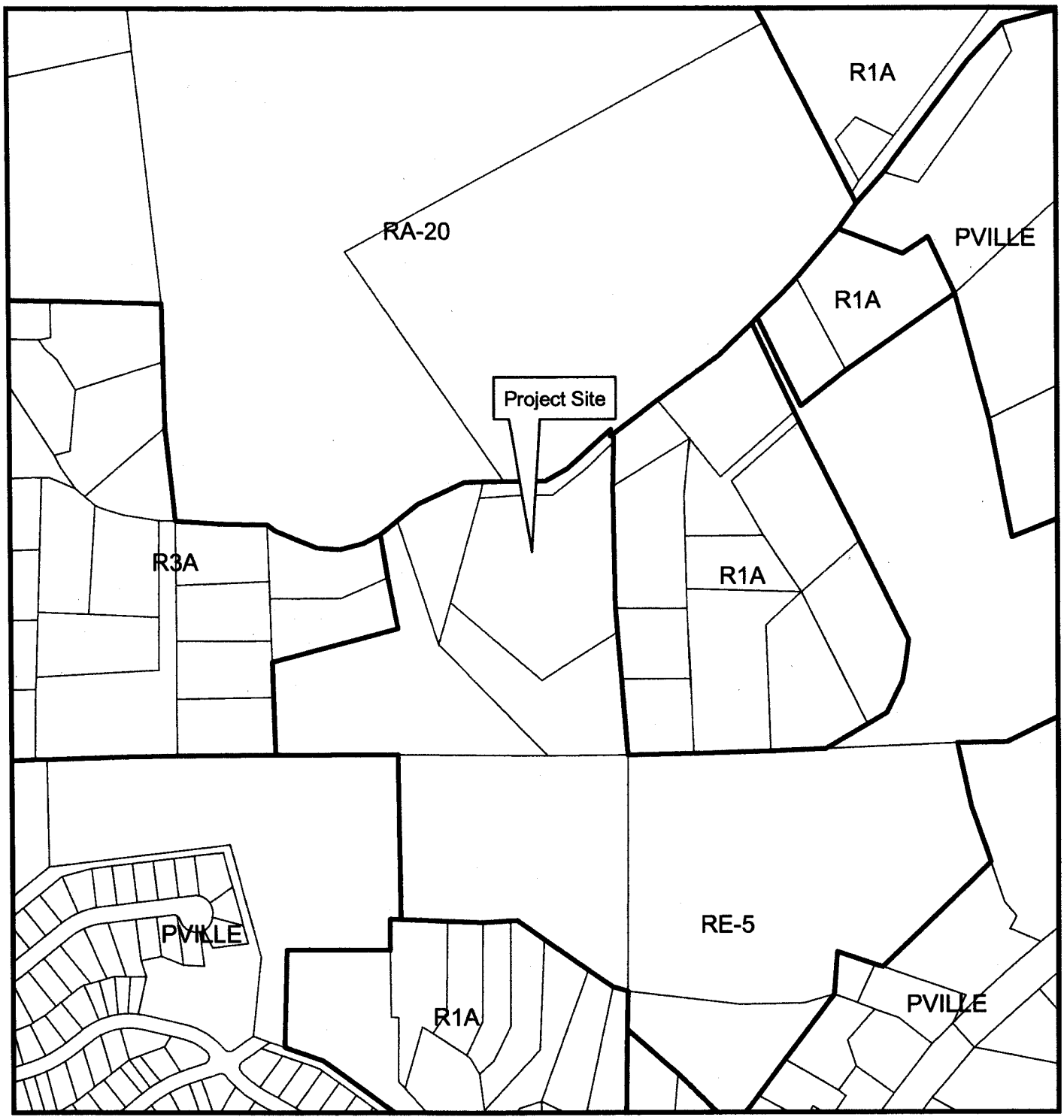
0 500 1,000 Feet

1:5,000

Prepared By:
Robert Peters
Planning Services
November 14, 2008

Exhibit C

Zoning District Map



Z07-0057/P07-0052 - Cold Springs Estates

APN 323-250-42

N
W E
S

ZONING DISTRICTS
RA-20 - Residential Agricultural-20
RE-5 - Estate Residential Five-Acre
R1A - One-Acre Residential
R3A - Single-Family Three-Acre Residential
PVILLE - City of Placerville

0 500 1,000 Feet

1:5,000

Prepared By:
Robert Peters
Planning Services
November 14, 2008

Exhibit D

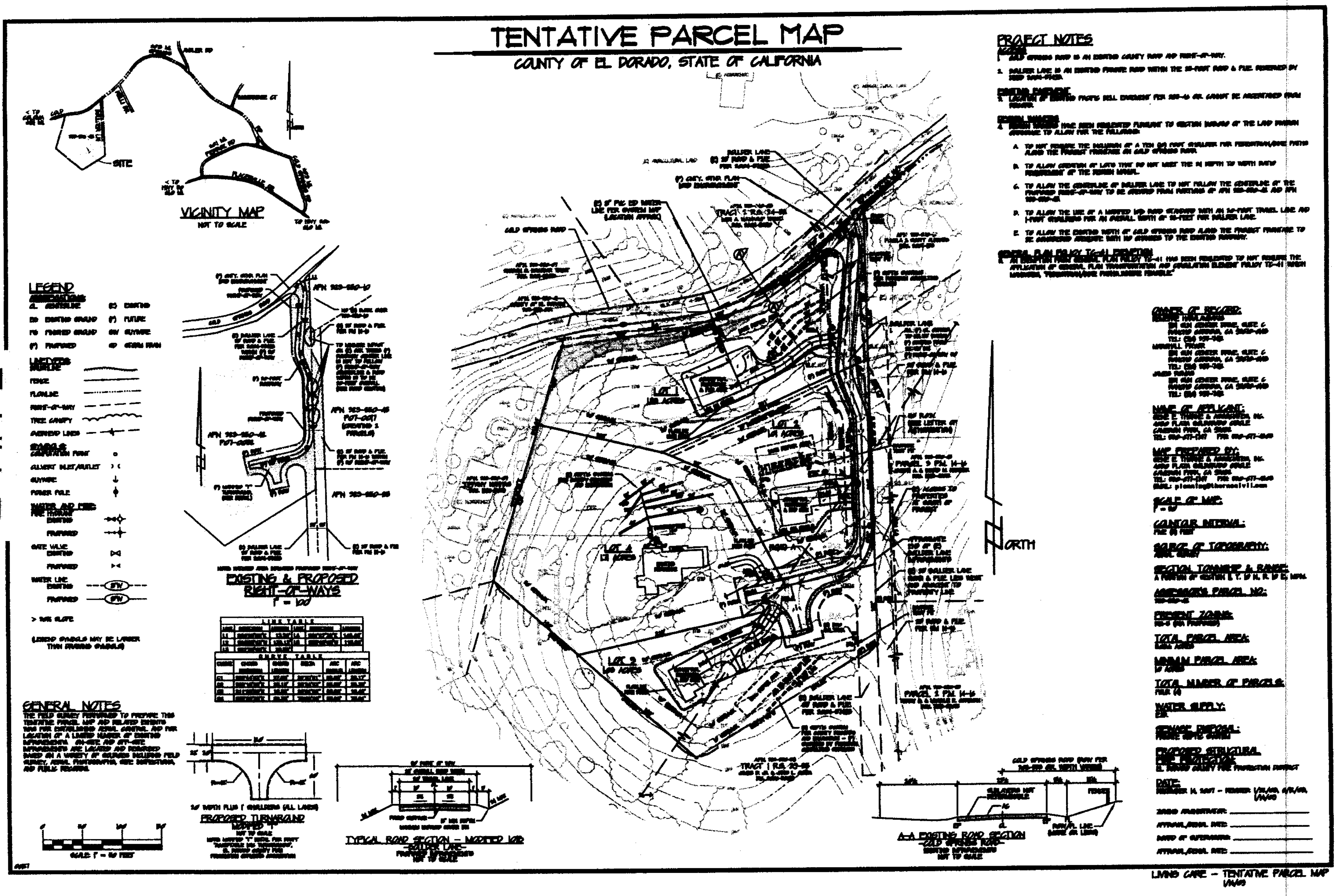

TENTATIVE PARCEL MAP
COUNTY OF EL DORADO, STATE OF CALIFORNIA
PROJECT NOTES
VICINITY MAP
NOT TO SCALE
SITE
LEGEND
EXISTING & PROPOSED
RIGHT-OF-WAYS
GENERAL NOTES
PROPOSED TURNAROUND
TYPICAL ROAD SECTION - MODIFIED 101B
A-A EXISTING ROAD SECTION
NORTH
LOT 1
LOT 2
LOT 3
LOT 4
OWNER OF RECORD:
NAME OF APPLICANT:
MAP PREPARED BY:
SCALE OF MAP:
CONTOUR INTERVAL:
SOURCE OF TOPOGRAPHY:
SECTION, TOWNSHIP & RANGE:
ASSESSOR'S PARCEL NO:
PRESENT ZONING:
TOTAL PARCEL AREA:
MINIMUM PARCEL AREA:
TOTAL NUMBER OF PARCELS:
WATER SUPPLY:
SEWAGE DISPOSAL:
PROPOSED STRUCTURAL FIRE PROTECTION:
DATE:
LIVING CARE - TENTATIVE PARCEL MAP

Exhibit E

GENE E. THORNE & Associates, Inc.
ENGINEERING ~ SURVEYING ~ PLANNING ~ TRAFFIC

JAN 15 PM 12:27
RECEIVED
PLANNING DEPARTMENT

Design Waiver Requests and Findings

Living Care I LLC Parcel Map

Revised January 14, 2009

General Information

Site Address/Location:	2701 Boulder Lane (Existing residence) (Southeast corner of Boulder Lane & Cold Springs Road) Placerville, CA 95667
Assessor's Parcel Number/s	325-250-46 (± 5.08 Acres)
Present & Proposed Zoning:	RE5 / R1A
General Plan Land Use:	Medium Density Residential (MDR)
Proposed Number of Parcels:	Four (4)
Proposed Parcel Areas:	Parcel 1 – ± 1.33 Acres Parcel 2 – ± 1.01 Acres Parcel 3 – ± 1.03 Acres Parcel 4 – ± 1.71 Acres
Water Supply:	El Dorado Irrigation District
Sewage Disposal:	Individual Septic Systems
Fire Protection:	El Dorado County F.P.D.

Contents **Pages**

Exhibit F

I. Requested Design Waivers

Gene E. Thorne & Associates, Inc., at the direction of the property owner, is requesting design waivers for the following design conditions:

1. **Request to *not* require the inclusion of a 10-foot roadway shoulder for future pedestrian/bike paths along the subject property frontage on Cold Springs Road.**

2. **Request to allow the creation of lots that do not meet the 3:1 depth to width ratio requirement of the Design Manual.**

3. **Request to allow the centerline of Boulder Lane to not follow the centerline of the proposed right-of-way to be created from portions of APN 323-250-42 and APN 323-250-45.**

4. **Request to allow the use of a modified 101B road standard with a 20-foot travel lane and 1-foot shoulders for an overall width of 22-feet for Boulder Lane.**

5. **Request to allow the existing width of Cold Springs Road along the project frontage to be considered as adequate with no changes to the existing Cold Springs Road dimensions.**

II. Justification for Granting Requested Design Waivers

1. **Request to *not* require the inclusion of a 10-foot roadway shoulder along the subject property frontage on Cold Springs Road.**

A. Special conditions peculiar to the property justify the requested waiver.

The existing 5 plus acre property is to be divided into 4 parcels of at least 1 acre each. There is a cut slope on the property frontage along Cold Springs Road (see attached Exhibit 3). This bank ranges from just a few feet in height to well over 10 feet in height at the northwesterly corner. Numerous oak trees are located along the property frontage. To cut back this slope for a 10' shoulder and possible future sidewalk would require extensive grading into the slope and the removal of a significant number of oak trees.

In addition, Policy TC-1w in the adopted General Plan supports minimizing visual impacts and maintaining the existing rural character of a roadway as follows: "*New streets and improvements to existing rural roads necessitated by new development shall be designed to minimize visual impacts, preserve rural character, and ensure neighborhood quality to the maximum extent possible consistent with the needs of emergency access, on-street parking, and vehicular and pedestrian safety*". Note that the project area is rural in nature with properties in the area typically one or more acres. Additionally, properties to the north of the project area are designated as agricultural lands. The project area itself has a General Plan Land Use Designation of MDR (Medium Density Residential) which acknowledges and accepts a reduced level of infrastructure in MDR designated areas. To quote the MDR description from the General Plan, "This designation shall be applied where the character of an area is single-family residences; where the absence or reduced level of infrastructure including roads, water lines, and sewer lines does not justify higher densities; where the topography poses a constraint to higher densities; and as a transitional land use between the more highly developed and the more rural areas of the County.

Infrastructure would include not only roads and public utilities (water, sewer) but also wide shoulders, sidewalks, curbs, streetlights and signals. Requiring a wide shoulder for future sidewalks will erode the rural quality of the project area and the rural, transitional perspective of the MDR land use designation (see Aerial Photo, Exhibit 2).

B. Strict application of the design or improvement requirements will cause extraordinary and unnecessary hardship in developing this property.

The existing parent parcel's frontage along Cold Springs Road is approximately 440 feet in length. General Plan Policy TC-1a includes Table TC-1 that specifies in Note # 3 that "*The County may deviate from the adopted standards in circumstances where conditions warrant special treatment of the road. Typical circumstances where exceptions may be warranted include:*

a) Extraordinary construction costs due to terrain, roadside development, or unusual right-of way needs; or

b) Environmental constraints that may otherwise entirely preclude road improvements to the adopted standards, as long as environmental impacts are mitigated to the extent feasible

To require a 10-foot shoulder for potential future sidewalks would very likely necessitate the dedication of additional right-of-way along the property frontage. This would greatly reduce the conformity of proposed parcel 1. To require a 10-foot shoulder would also incur substantial construction costs and impact a significant number of oak trees. Hundreds of yards of earth would have to be excavated and relocated. A utility pole (see Exhibits 3 and 4, pages 16 and 17) located at about midpoint of the property would likely require relocation. These extreme costs would be imposed to provide improvements that do not exist along any residential frontage from the Placerville Drive and Cold Springs Road intersection to the east to the Brown's Road and Cold Springs Road intersection to the west and beyond. A mandate to construct a 10' shoulder along the Living Care property is neither feasible nor reasonable.

C. The requested waiver will not be detrimental to adjacent properties or detrimental to the public health, safety, convenience or welfare.

A 10-foot shoulder along this property for future sidewalks will not stimulate pedestrian traffic within this area to the types of destinations anticipated in the General Plan. Pedestrian paths to such destinations as businesses, schools, parks and adjacent development are essentially non-existent in the immediate area, as are businesses, schools and parks.

The nearest commercial establishments, at the Cold Springs Road and the Pierroz Road intersection to the east, are over 1600 ± feet away. The nearest commercial use to the northwest, a mini market, is over 2.5 miles away at Browns Road and Cold Springs Road.

Pedestrian paths are over 1600 ± to 2600 ± feet away starting at the Cold Springs and Pierroz Road intersection. These unconnected sidewalks consist of the frontages of a child care facility, a mini market and the Department of Motor vehicles. There are *no sidewalks* present at all to the northwest along Cold Springs Road.

Parks in the greater area include Bennett Park to the northeast at El Dorado High School in Placerville (1.4 ± miles) and City Park to the east in Placerville (1.9 ± miles). Henningsen Lotus Park is located 9.3 ± miles to the northwest. Foot traffic is not relevant to reaching these destinations from the subject property area.

The subject property is in the Gold Trail Union School District. The nearest schools in the Gold Trail Union School District are Gold Trail Union to the north (5.2 ± miles) and Sutter's Mill School to the northwest (7.2 ± miles). Busing is available to both of these schools. Pedestrian paths are not relevant with regard to walking to schools in this school district from the project area.

No adjacent development has 10-foot shoulders and/or sidewalks. Such features are not likely to be a significant feature of the area for many, many years. A 10' shoulder or sidewalk installed at this property would be isolated, not going anywhere. Not requiring shoulder widening for future sidewalks on this project will not be detrimental to adjacent properties nor to public health, safety, convenience or welfare.

D. The adjustments or waivers will not have the effect of nullifying the objectives of any law or ordinance applicable to the division.

The laws and ordinances applicable to this land division consist primarily of the Subdivision Map Act, the El Dorado County Subdivision Ordinance (Article II, Minor Land Divisions), the Zoning Ordinance (County Code, Title 17), the El Dorado County Design Manual and the General Plan. The key considerations from these laws and ordinances have been discussed.

To not allow the requested design waiver ignores the special circumstances that exist with this property. To reject the requested design waiver places extraordinary and unnecessary hardship on development of the subject property. Waiving the requirement for sidewalks along the property frontage of Cold Springs Road will not have the effect of nullifying the objectives of any law or ordinance applicable to the project.

2. Request to allow the creation of lots that do not meet the 3:1 depth to width ratio requirement of the Design Manual.

A. Special conditions or circumstances peculiar to the property justify the adjustment or waiver.

Included with this project is an application for rezoning from estate residential 5-acre (RE5) to residential 1-acre (R1A). Lot width in R1A zoned districts is 100 feet per the zoning ordinance. Per the Design Manual, lot width is to be determined at the road right-of-way line (road frontage), with the minimum lot width allowed at the right-of-way line being the lot width prescribed by the applicable zoning, or 100 feet. The proposed four parcels all comply with the frontage provision, all have a minimum of 100-feet width at the right-of-way line. The width at the right-of-way line of Parcel 1 (a corner parcel) is 520' ±, Parcel 2 (a corner parcel) is 326' ±, Parcel 3 (a corner parcel) is 309' ± and Parcel 4 is 106' ±.

The Design Manual also requires a minimum lot depth of 100-feet and that lot depth be no more than three times the average width (3:1). Although no standard method is provided in the Design Manual or zoning ordinance for determining average lot width, planning department advice has been to use as reasonable approach as possible. All proposed parcels are deeper than 100-feet but parcel 1 and parcel 3 are likely to be considered in excess of the 3:1 ratio. Looking at average depth and average width produces ratios of about 3.3-3.5 to 1.

The subject property has a large number of R1A zoned parcels to the east. Note that this 5 ± acre parcel has a General Plan Land Use Designation, Medium-Density Residential (MDR) that can allow 1-acre parcels. The MDR land use designation, per the General Plan Land Use Element pages 15 and 16, "establishes areas suitable for detached single-family residences with larger lot sizes which will enable

limited agricultural land management activities. This designation shall be applied where the character of an area is single-family residences; where the absence or reduced level of infrastructure including roads, water lines, and sewer lines does not justify higher densities; where the topography poses a constraint to higher densities; and as a transitional land use between the more highly developed and the more rural areas of the County. The maximum allowable density shall be one dwelling unit per 1.0 acre. Parcel sizes shall range from 1.00 to 5.00 acres."

To utilize this property according to its General Plan Land Use Classification (MDR) and proposed zoning, and thus obtain four parcels, some of the lots may not strictly meet the 3:1 depth to width ratio. The primary factor influencing parcel design with this project is that there is an existing home in the approximate center of the parent parcel. The location of the existing home along with overall parcel shape constrains proposed parcel design. However, it is important to note that the proposed parcel areas suitable for building residences do meet the 3:1 ratio requirement and are 100 feet in width, or more. The areas suitable for building residences do allow for required setbacks in excess of the zoning classification requirements. To strictly apply the 3:1 ratio requirement and lot width requirement to entire proposed parcels limits the reasonable use of land according to its proposed zoning and existing land use category.

B. Strict application of the design or improvement requirements will cause extraordinary and unnecessary hardship in developing the property.

It has already been argued that strict application of the design or improvement requirements will limit the reasonable use of this parcel. This strict application of the "letter of the law" will cause extraordinary and unnecessary hardship in the development of the property. Land that can be divided is purchased and held with the zoning and General Plan in mind. However, these once reliable considerations in land purchases are increasingly being changed and reinterpreted to work against the property owner. A less strict and more reasonable application of the zoning and design requirements would be that the project is acceptable because it meets the minimum parcel size requirements and the immediate areas of development meet the 3:1 depth to width ratio requirement. Strict application of the design requirements will cause extraordinary hardship in limiting the reasonable expectation that land zoned and classified for a particular parcel size can be divided according to zoning and land use category.

C. The adjustment or waiver will not be injurious to adjacent properties or detrimental to the public health, safety, convenience and welfare.

As designed, this project protects adjoining properties by maintaining required setbacks for buildings and grading. The parcels provide the minimum width. The design provides for the necessary drainage protection. The roads are in harmony with current recommended standards. As designed, this project will not be detrimental to the public health, safety, convenience and welfare.

D. The adjustment or waiver will not have the effect of nullifying the objectives of any law or ordinance applicable to the division.

The key ordinance with regard to the 3:1 ratio design criteria is the El Dorado County Design Manual. However, the design manual recognizes the possibility for a waiver of the 3:1 ratio in that it suggests waivers for this requirement can be granted (Volume II, Section 2, A), 2)). The Subdivision Ordinance recognizes the need for waiving design requirements (Article II, Section 16.40.010, A). Waiving the 3:1 depth to width ratio requirement will not have the effect of nullifying the objectives of any ordinance applicable to this project.

3. Request to allow the centerline of Boulder Lane to not follow the centerline of the proposed right-of-way to be created from portions of APN 323-250-42 and APN 323-250-45.

A. Special conditions or circumstances peculiar to the property proposed to be divided justify the adjustment or waiver.

The existing Boulder Lane is primarily located on the Living Care property from Cold Springs Road to the end of the Living Care parcel. The existing right-of-way on the Living Care property is 25 feet in width and was reserved by deed (see Exhibit 5). No right-of-way exists over assessor's parcel number 323-250-10 which is to the east and directly opposite the Living Care property on the corner of Cold Springs Road and Boulder Lane. A 25-foot right-of-way was created by Parcel Map 14-163 in January of 1977 on the property south of 323-250-10 and to the east of the Living Care property on what are now assessor's parcels 323-250-45, 25 and 24. The owners of the Living Care property will provide a 50-foot right-of-way over the portion of their property opposite assessor's parcel 323-250-10. The owners of the Living Care property and parcel 323-250-45 will cooperate to create a 50-foot right-of-way along their mutual boundary by combining the 25-foot easements separately created within their respective properties.

The El Dorado County Design Manual indicates that basic street rights-of-way and road easement lines shall be equal distance from, and parallel to, the roadway centerline (Volume II, Section 3, C, 2), page 25). Within the proposed right-of-way along the common boundary of the Living Care property and assessor's parcel 323-250-45 are several large multi-branched oak trees (see Exhibit 6). These trees have significant esthetic appeal. Locating the centerline of the proposed road improvements along the centerline of the right-of-way will undoubtedly result in the loss of the trees.

The General Plan seeks to preserve oak tree canopy. With this in mind, the parties would like the option of locating the proposed improvements within the proposed 50-foot right-of-way in a manner that will, if possible, minimize impacts on these trees. In the event these trees cannot be saved the removal of the trees will be mitigated as required.

Additionally, flexibility in locating the roadway within the proposed easement allows location of the proposed encroachment in a manner that maximizes sight distance from Boulder Lane onto Cold Springs Road. The proposed encroachment lies as nearly as possible upon the existing encroachment but not at the same angle. Forcing the proposed roadway and therefore the proposed encroachment to the centerline of the proposed right-of-way moves the encroachment to the west and to a lower elevation. These changes to the proposed design negatively impact sight distance. With the proposed roadway centerline not limited to the proposed right of way centerline the angle of intersection of the proposed roadway with Cold Springs Road can be approximately 75 degrees rather than about 50 degrees as it now is configured and would have to remain if this design waiver is not granted. The Design Manual requires a minimum 70 degree intersection angle.

An additional consideration is the low traffic volume of Boulder Lane. Our investigations indicate that a total of 5 parcels now utilize Boulder Lane for access. With the land divisions now proposed (P07-0017 & P07-0057) and potentially possible in the future, 10 parcels could utilize Boulder Lane for access (see attached Exhibit 7 – Boulder Lane Traffic Sources). This means the potential households of the project area will generate a total of 100 average daily trips (ADT) when using the accepted average of 10 ADT per household per day (*Trip Generation*, 7th Edition, Volume 2, Institute of Traffic Engineers).

The considerations of oak tree preservation, sight distance maximization, intersection angle and the low traffic volume of Boulder Lane all support the reasonable nature of this design waiver request to allow the proposed roadway centerline to not coincide with the proposed right-of-way centerline.

B. Strict application of the design or improvement requirements will cause extraordinary and unnecessary hardship in developing the property.

General Plan Policy TC-1a includes Table TC-1 that specifies in Note # 3 that "*The County may deviate from the adopted standards in circumstances where conditions warrant special treatment of the road. Typical circumstances where exceptions may be warranted include:*

c) Extraordinary construction costs due to terrain, roadside development, or unusual right-of-way needs; or
d) Environmental constraints that may otherwise entirely preclude road improvements to the adopted standards, as long as environmental impacts are mitigated to the extent feasible

The lack of an existing right-of-way on APN 323-250-10 creates unusual right-of-way needs for this project. The existing oak trees constitute an environmental constraint. Neighboring property owners are cooperating to resolve the right-of-way needs but have expressed a desire to save the oak trees within the new right-of-way if at all possible. Strict application of the design requirements will result in the removal of the mentioned oak trees. Strict application of the requirement will increase grading cuts and fills by forcing the proposed roadway to the east of the existing road and into the up-sloping terrain that lies east of the existing roadway. These unnecessary hardships can be avoided by granting the design waiver.

C. The adjustment or waiver will not be injurious to adjacent properties or detrimental to the public health, safety, convenience and welfare.

The proposed waiver allows for correction of the existing 50 degree intersection angle of Boulder Lane with Cold Springs Road. The proposed waiver allows for maintaining the sight distance requirements of the intersections. In the area of the oak trees of concern, the improvements proposed for Boulder Lane roadway essentially follow the existing road alignment. The proposed design waiver works to enhance public health, safety, convenience and welfare.

D. The adjustment or waiver will not have the effect of nullifying the objectives of any law or ordinance applicable to the division.

Granting this design waiver will be in harmony with the General Plan oak canopy policy. This design waiver works to preserve the general existing topography and native vegetation as advocated by General Plan Objective 2.3.1. The Design Manual does call for road centerlines to be equal distance from and parallel to the right-of-way centerline. However, the Subdivision Ordinance does allow for the granting of design waivers when the proper conditions exist. The required conditions have been discussed within this documentation. Granting this design waiver will not have the effect of nullifying the objectives of any law or ordinance applicable to the division.

4. Request to allow the use of a modified 101B road standard with a 20-foot travel lane and 1-foot shoulders for an overall width of 22-feet for Boulder Lane.

A. Special conditions or circumstances peculiar to the property proposed to be divided justify the adjustment or waiver.

The property is unique in that it is 5 acre parcel within a belt of smaller parcels that border Cold Springs Road. Undoubtedly the smaller sizes of the properties lying in this belt exist due to the access and water service provided via the Cold Springs right-of-way. This property has a General Plan land use

designation of MDR, which is a transitional land use between more highly developed areas and more rural areas. MDR areas are acknowledged by the General Plan as having less in the way of infrastructure as do higher density land use designations. This means narrower streets as called for in Measure TC-U of the General Plan Transportation and Circulation Element.

Initially, the use of the revised standard 101C was included with the Tentative Map as the proposed standard for Boulder Lane. While notes within the 101C standard indicate it is not applicable to roadways within Community Regions or County maintained roads, standard 101B indicates it applies to Class 1 subdivisions and Parcel Maps in urban areas less than 2 acres. Boulder Lane is not County maintained and the parent parcel is 5-acres in size in an area that would be considered urban only due to the definition of a Community Region within the General Plan.

The current 101B standard imposes the same travel lane width on all roadways with ADT from 0 to 350. Yet, DOT has acknowledged that a 101B with modified/reduced width is acceptable for special cases. The recently revised 101C standard does address low volume roadways. The new 101C allows an 18-foot travel lane for up to 150 ADT. If a 101B standard is required for this project we request a modified 101B with no more than a 20-foot wide travel lane and 1-foot shoulders. A 20-foot travel lane with 1-foot shoulders is a reasonable request when adequate consideration is given to minimizing impact upon the existing oak trees in the right of way and the low volume nature of Boulder Lane. A 20-foot travel lane gives consideration to the fire agency preference for a 20-foot travel lane.

The low traffic volume of Boulder Lane is consistent with the requested modification to standard 101B. As previously noted a total of 5 parcels now utilize Boulder Lane for access. With the land divisions now proposed (P07-0017 & P07-0057) and possible in the future, 10 parcels could utilize Boulder Lane for access (see attached Exhibit 7 – Boulder Lane Traffic Sources). This means the potential households of the project area will generate a total of 100 average daily trips (ADT).

It is important to emphasize that a 20-foot travel lane fits with the transitional nature of the medium density (MDR) land use designation of the project area. The 28-foot roadway of the DOT Preliminary Conditions does not fit with this area. A 28-foot wide Boulder Lane would be wider than Cold Springs Road, the regional road serving the area. General Plan Goal 2.4 emphasizes maintaining and enhancing existing communities with regard to both natural elements and built design elements. The proposed 20-foot roadway will do this in a manner that is consistent with the area.

B. Strict application of the design or improvement requirements will cause extraordinary and unnecessary hardship in developing the property.

The road improvements required for a land division relate directly to the financial feasibility of the project. To deny this waiver is to seriously jeopardize its financial viability. Table TC-1 supports deviation from strict design requirements when extraordinary hardship results from a strict application of policy.

C. The adjustment or waiver will not be injurious to adjacent properties or detrimental to the public health, safety, convenience and welfare.

The proposed roadway design greatly improves the existing situation. It is consistent with current safety considerations. This waiver will lead to an increase in public health, safety, convenience and welfare.

D. The adjustment or waiver will not have the effect of nullifying the objectives of any law or ordinance applicable to the division.

This request balances the objectives of relevant laws and ordinances related to this land division. The possibility for design waivers is allowed due to the realization that if laws are enforced without any regard to special conditions that could be present at a property and without seeking to avoid the imposition of extraordinary and unnecessary hardship, a harsh legalism results. At the same time we have considered the impact upon adjacent property, the public welfare and existing laws.

When special conditions are present regarding the property that justify the waiver, when imposing the full design standards would cause extraordinary and unnecessary hardship in developing the property, design waivers protect the property owner and further the public good by making more housing and improved roads available. When design waivers will not negatively impact adjacent properties or the public welfare and when the waivers will not work against the effectiveness of the law, design waivers work for the benefit of all.

5. Request to allow the existing width of Cold Springs Road along the project frontage to be considered as adequate with no changes to the existing Cold Springs Road dimensions.

A. Special conditions or circumstances peculiar to the property proposed to be divided justify the adjustment or waiver.

Cold Springs Road is currently ±24 feet in width at the project frontage and does not vary significantly over its entire length from Placerville Drive to Coloma. The DOT request for a half-width of 18-feet along the project property does not fit with the current conditions of Cold Springs Road nor any improvements to Cold Springs Road in the reasonable future.

The Circulation Map of the General Plan Transportation and Circulation Element indicates that Cold Springs Road is a regional road. The Circulation Map indicates Cold Springs Road is not scheduled for any systematic improvements to at least 2025. The widening of Cold Springs Road along the project frontage would be an isolated feature that serves no larger purpose.

B. Strict application of the design or improvement requirements will cause extraordinary and unnecessary hardship in developing the property.

To widen Cold Springs Road along the property frontage imposes significant financial hardship on the project. The building area of proposed parcel 1 will be impacted due to grading of the bank along Cold Springs Road. Relocation of ditches, moving the Boulder Lane encroachment area back, potential impact to one telephone pole and guy wire are impacts on this project that will be extremely difficult to manage (see Exhibits 3 & 4).

General Plan Policy TC-1a includes Table TC-1 that specifies in Note # 3 that "*The County may deviate from the adopted standards in circumstances where conditions warrant special treatment of the road. Typical circumstances where exceptions may be warranted include:*

e) Extraordinary construction costs due to terrain, roadside development, or unusual right-of-way needs; or
f) Environmental constraints that may otherwise entirely preclude road improvements to the adopted standards, as long as environmental impacts are mitigated to the extent feasible

Note that extraordinary construction costs due to terrain, roadside development and unusual right of way needs specifically applies to this project. In light of the General Plan's recognition of reduced

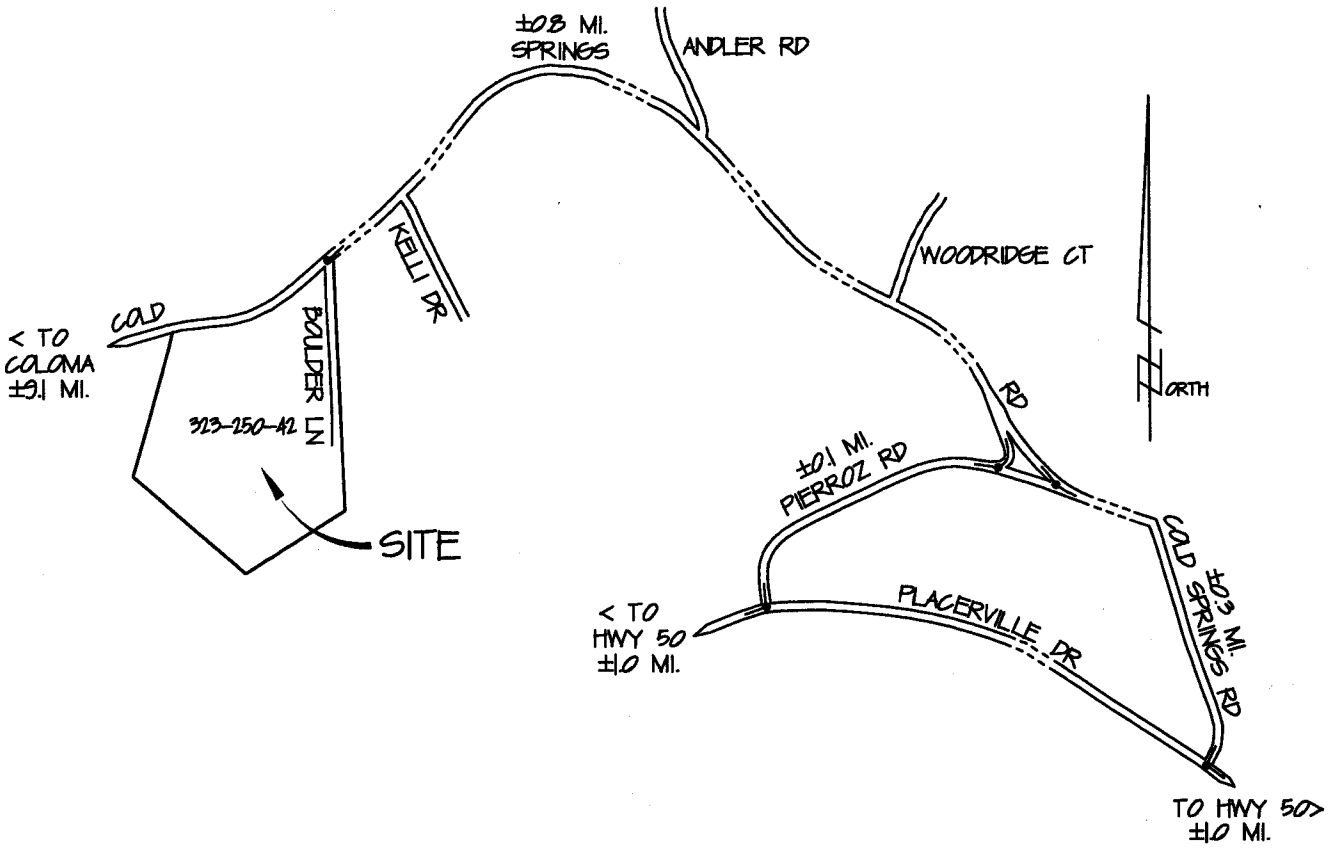
infrastructure within areas designated as MDR, the requested design waiver is warranted in order to maintain the character of the neighborhood, keep development costs at a reasonable level, .

C. The adjustment or waiver will not be injurious to adjacent properties or detrimental to the public health, safety, convenience and welfare.

This request will not be detrimental to public health, safety, convenience and welfare. A check of the El Dorado County DOT's "*Annual Accident Location Study – 2005*" (dated March 1, 2006) revealed no data for Cold Springs Road at the Boulder Lane intersection or immediate vicinity. Locations which have experienced three or more accidents within the previous 3-year period are included within the study. The widening of this section of Cold Springs Road should not be considered a safety issue.

D. The adjustment or waiver will not have the effect of nullifying the objectives of any law or ordinance applicable to the division.

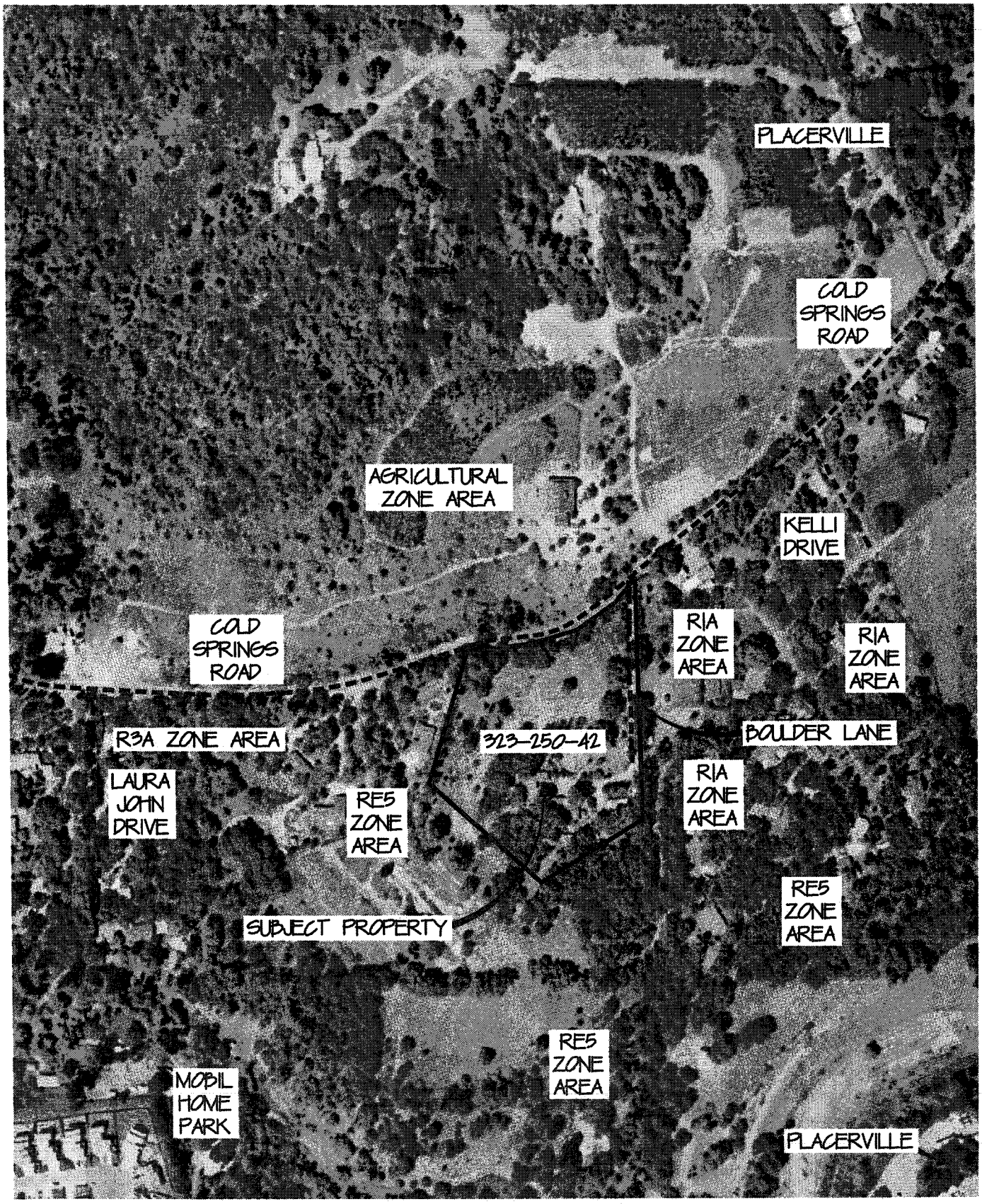
Granting this waiver will not nullify any existing law or ordinance related to this land division. The key regulations with regard to road standards are the El Dorado County Design Manual and the General Plan, particularly Table TC-1. As previously noted, Table TC-1 allows for deviation from adopted standards when circumstances warrant. The Design Manual also allows for such reductions through the Design Waiver process as defined in the Land Division Ordinance. Granting this waiver will not nullify the objectives of these existing laws or ordinances.



LIVING CARE PARCEL MAP
VICINITY MAP
APN: 323-250-42 | RS: 29-25

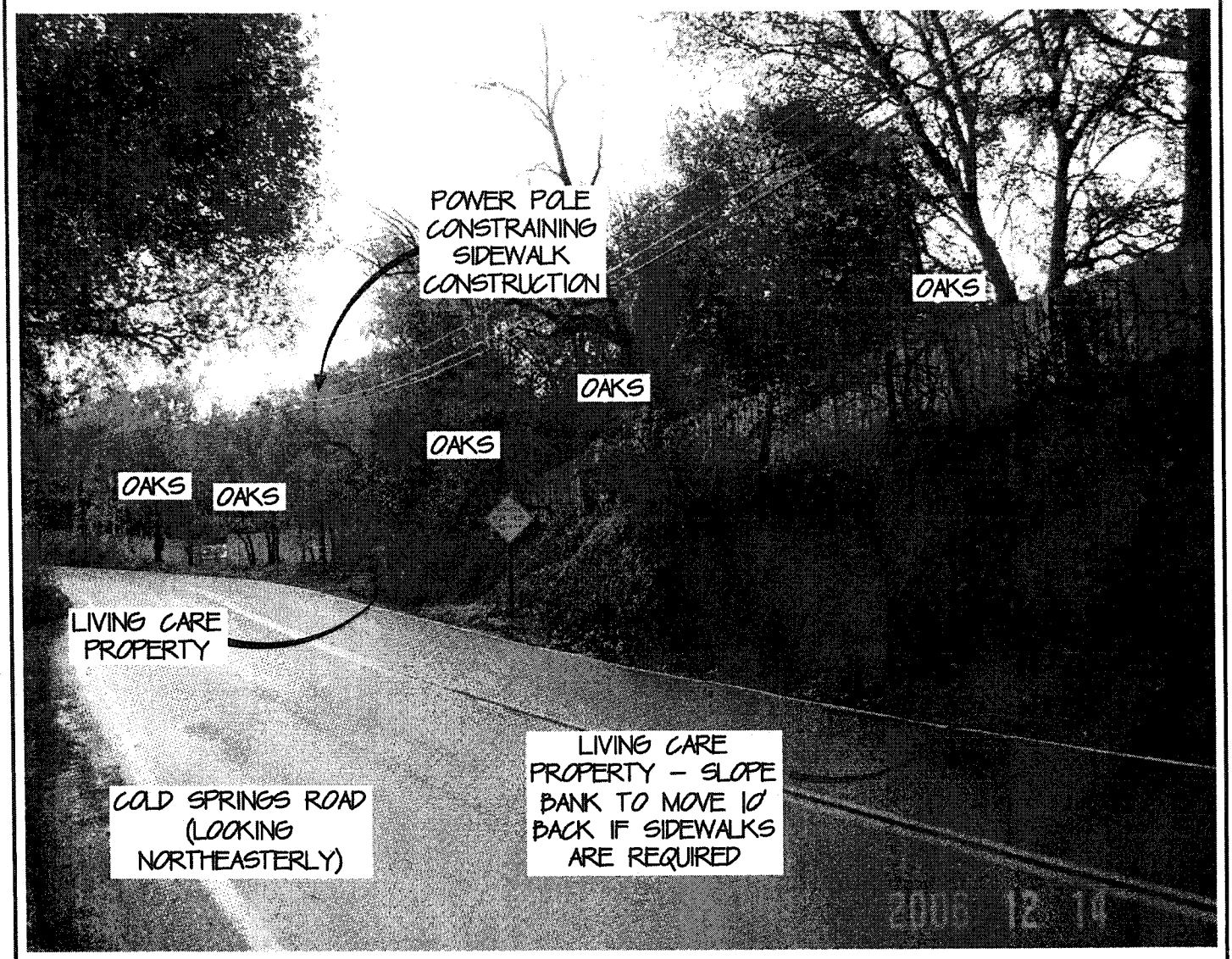
GENE E. THORNE & ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS
4060 Plaza Goldorado Circle, Cameron Park, California 95682
TEL: 530-677-1747 OR 916-985-7745 FAX: 530-676-4205

EXHIBIT
1 of 7



LIVING CARE PARCEL MAP
AERIAL PHOTO EXHIBIT
APN: 323-250-42 | RS: 29-25

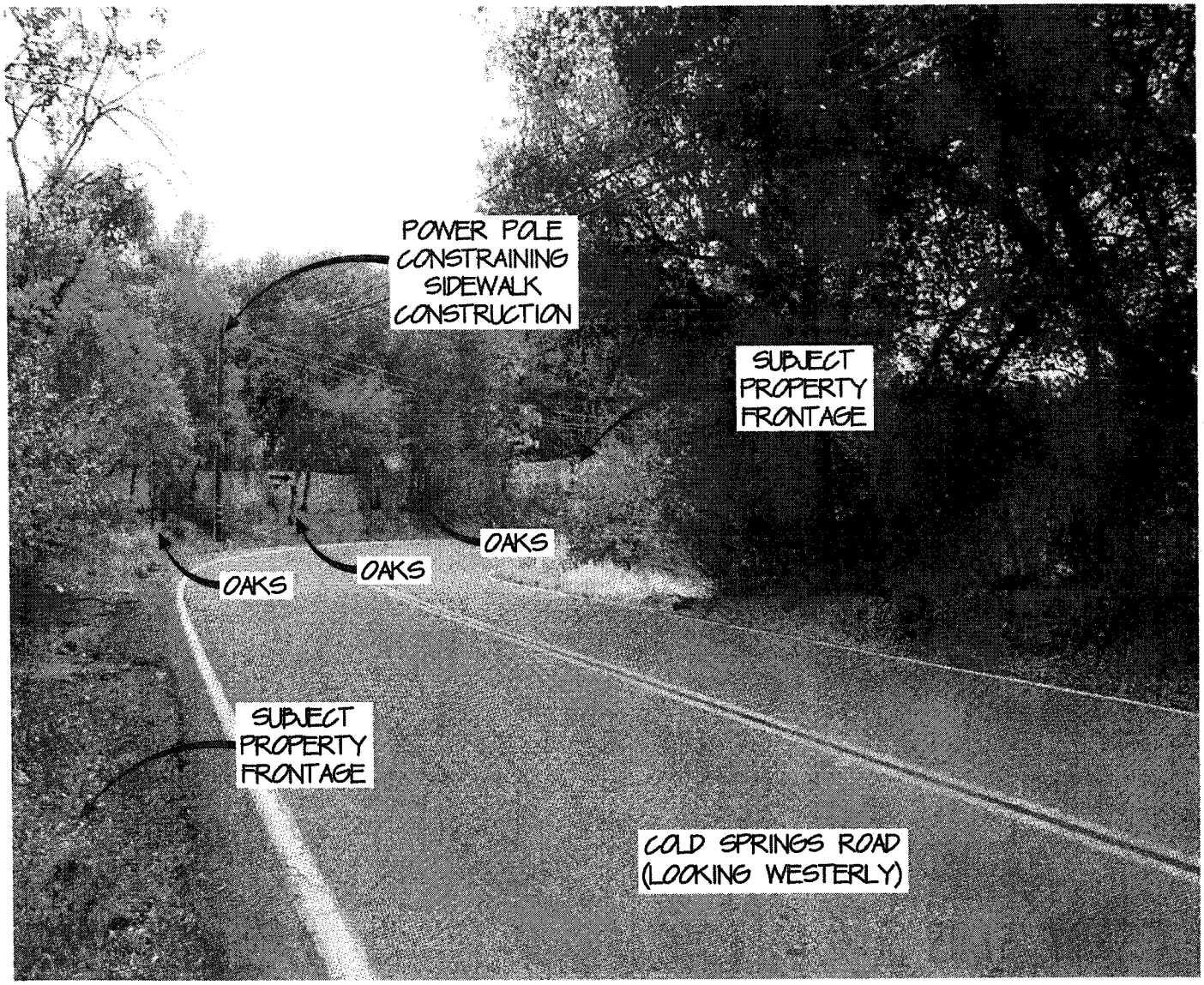
GENE E. THORNE & ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS
4080 Plaza Goldorado Circle, Cameron Park, California 95682
TEL: 530-677-1747 OR 916-985-7745 FAX: 530-676-4205



NOTE: SIGNIFICANT CONSTRAINTS ARE RELATED TO SIDEWALK CONSTRUCTION:

1. LACK OF RIGHT OF WAY
2. REDUCTION OF PARENT PARCEL BUILDING AREA
3. LOSS OF SIGNIFICANT OAK CANOPY
4. LIKELY POWER POLE RELOCATION
5. SIGNIFICANT COSTS DUE TO GRADING (ALSO SEE EXHIBIT 4)
6. FENCE RELOCATION

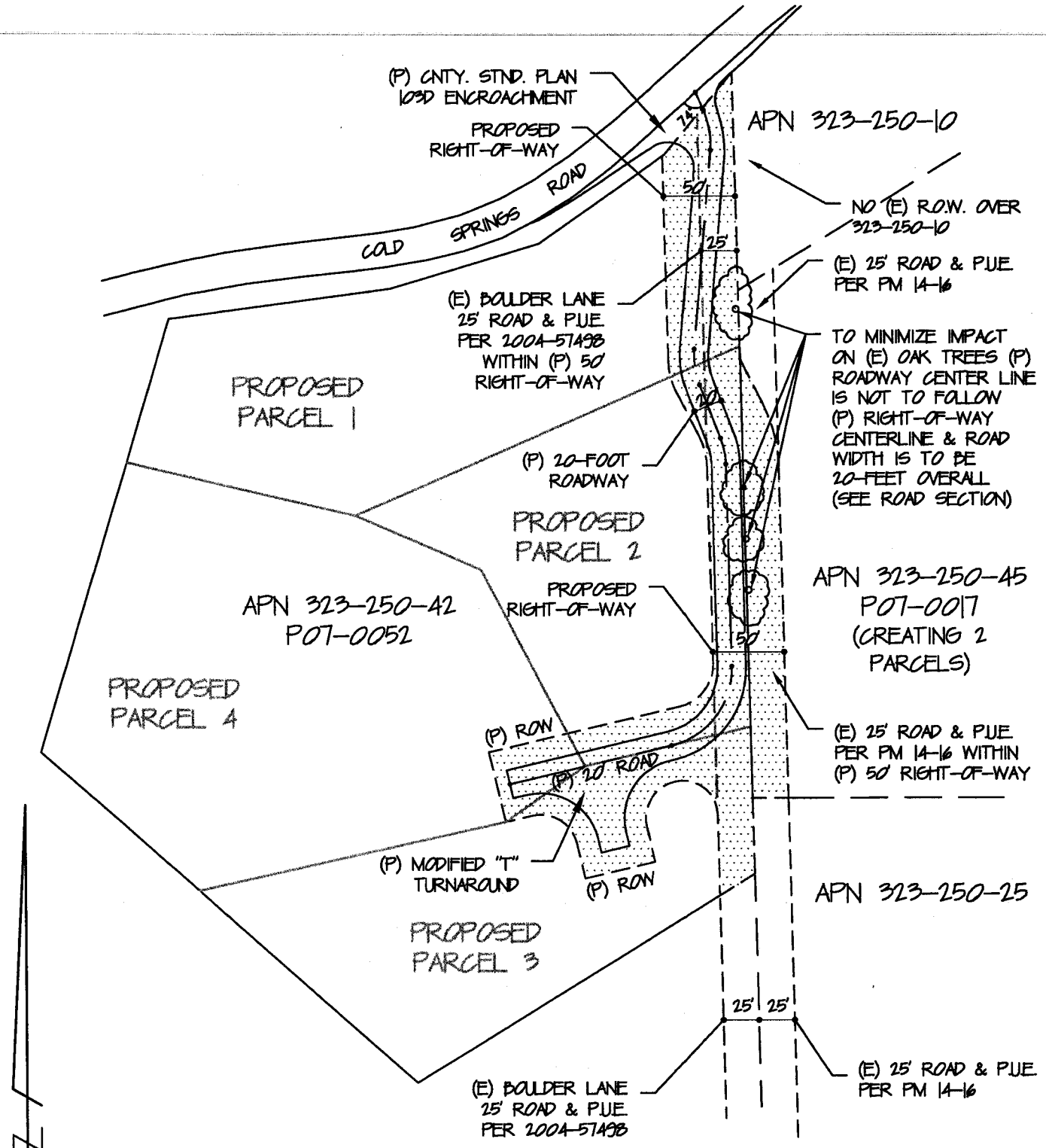
LIVING CARE PARCEL MAP COLD SPRINGS ROAD - BANK APN: 323-250-42 | RS: 29-25	GENE E. THORNE & ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVEYORS 4080 Plaza Goldorado Circle, Cameron Park, California 95682 TEL: 530-677-1747 OR 916-985-7745 FAX: 530-676-4205 EMAIL: mapping@thornecivil.com	EXHIBIT 3 of 7



NOTE: SIGNIFICANT CONSTRAINTS ARE RELATED TO SIDEWALK CONSTRUCTION:

1. LACK OF RIGHT OF WAY
2. REDUCTION OF PARENT PARCEL BUILDING AREA
3. LOSS OF SIGNIFICANT OAK CANOPY
4. LIKELY POWER POLE RELOCATION
5. SIGNIFICANT COSTS DUE TO GRADING (ALSO SEE EXHIBIT 3)
6. FENCE RELOCATION

LIVING CARE PARCEL MAP POWER POLE & OAK CONSTRAINTS APN: 323-250-42 | RS: 29-25	GENE E. THORNE & ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVEYORS 4080 Plaza Goldorado Circle, Cameron Park, California 95682 TEL: 530-677-1747 OR 916-985-7748 FAX: 530-676-4205	EXHIBIT 4 of 7

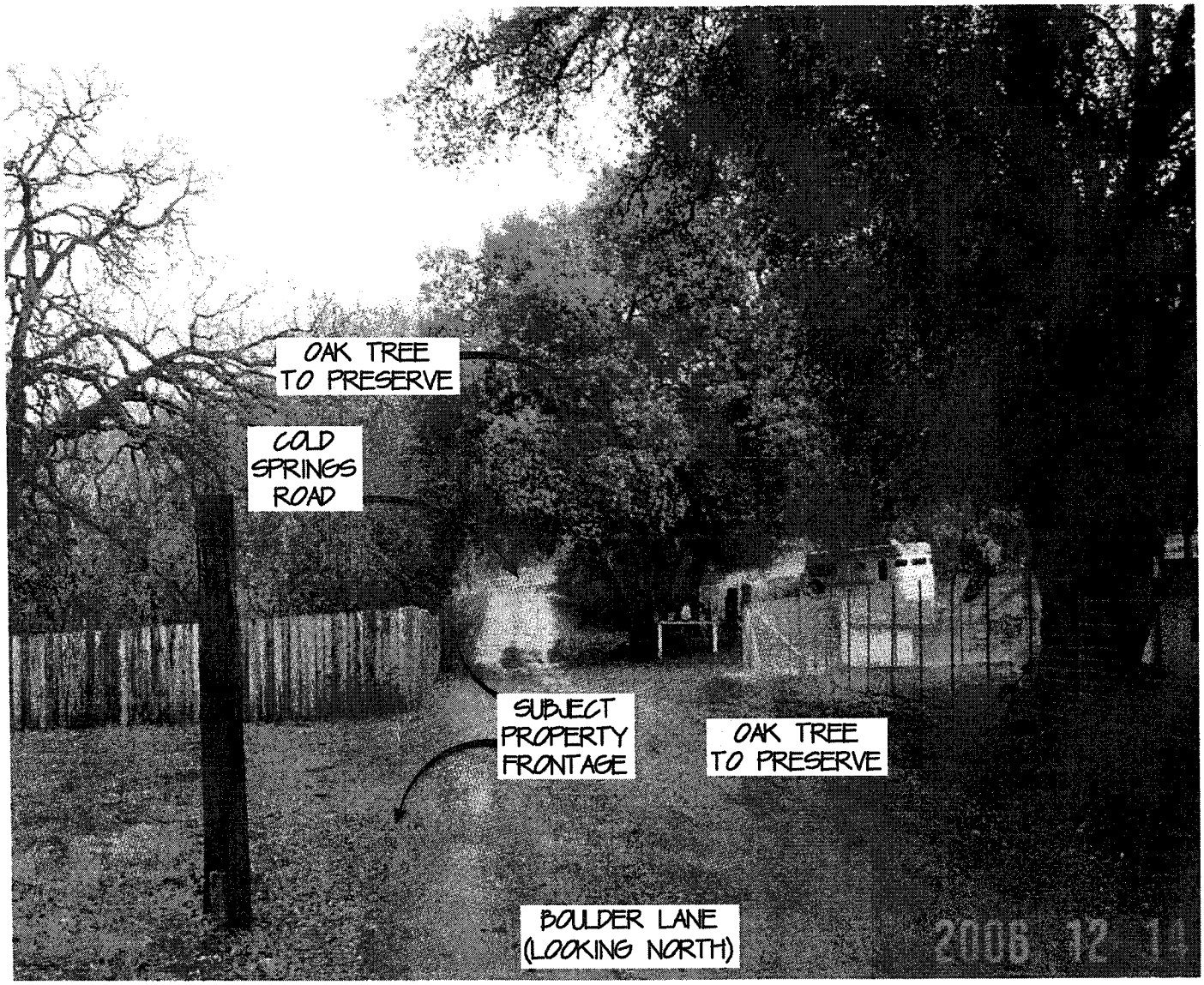


NOTE: HATCHED AREA INDICATES PROPOSED RIGHT-OF-WAY.
LINE & CURVE TABLES ARE INCLUDED ON TENTATIVE MAP.

LIVING CARE PARCEL MAP
PROPOSED BOULDER LANE RIGHT-OF-WAY
APN: 323-250-42 | RS: 29-25

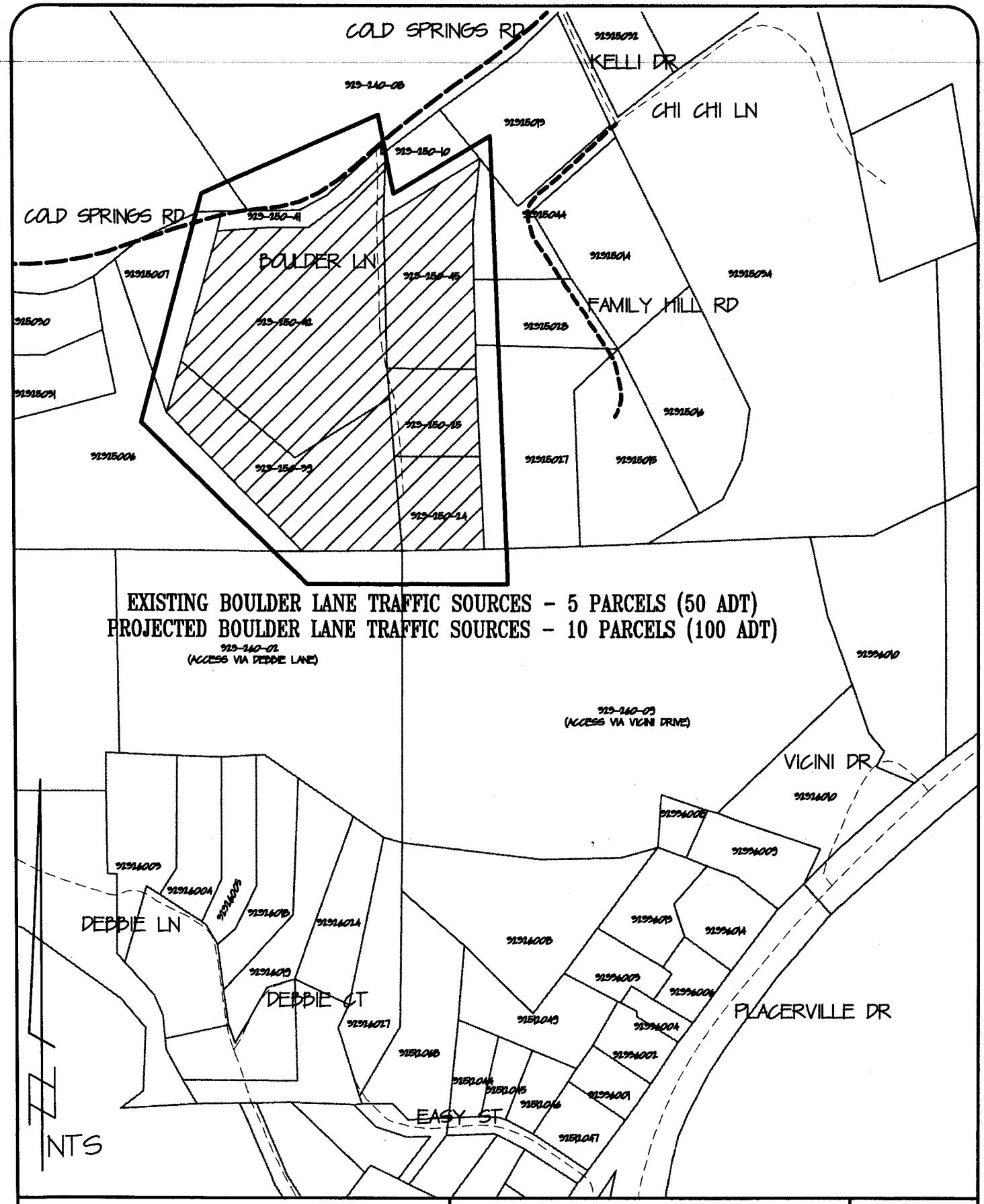
GENE E. THORNE & ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS
4080 Plaza Goldorado Circle, Cameron Park, California 95682
TEL: 530-677-1747 OR 916-985-7745 FAX: 530-676-4205

EXHIBIT
5 of 7



NOTE: SEVERAL MORE LARGE OAKS ARE LOCATED TO THE SOUTH OF THE ABOVE LABELED OAK TREES.

LIVING CARE PARCEL MAP BOULDER LANE OAKS APN: 323-250-42 | RS: 29-25	GENE E. THORNE & ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVEYORS 4080 Plaza Goldorado Circle, Cameron Park, California 95682 TEL: 530-677-1747 OR 916-985-7745 FAX: 530-676-4205	EXHIBIT 6 of 7

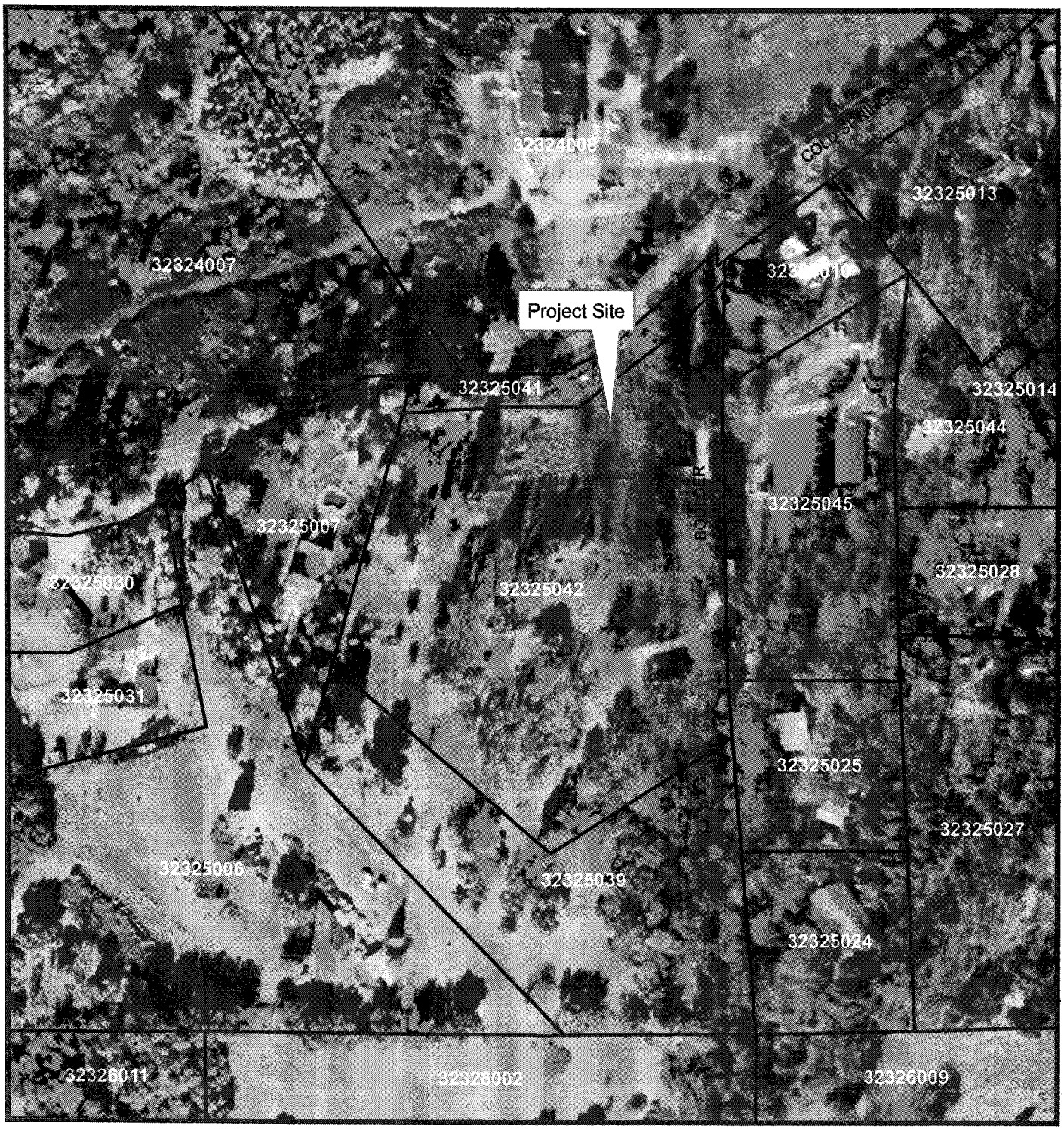


LIVING CARE PARCEL MAP
BOULDER LANE TRAFFIC SOURCES
APN: 323-025-42

GENE E. THORNE & ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS
4080 Plaza Goldorado Circle, Cameron Park, California 95682
TEL: 530-677-1747 OR 916-985-7745 FAX: 530-676-4205

EXHIBIT
7 of 7

Aerial Photo



Z07-0057/P07-0052 - Cold Springs Estates
APN 323-250-42

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.

0 100 200 Feet
1:2,000

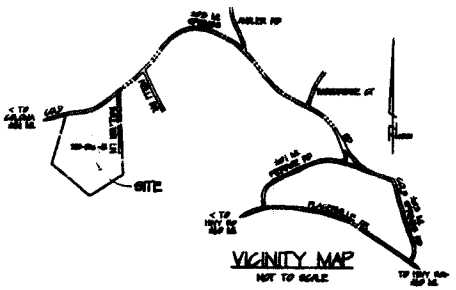
Prepared by:
Robert Peters
Planning Services
November 14, 2008

Exhibit G

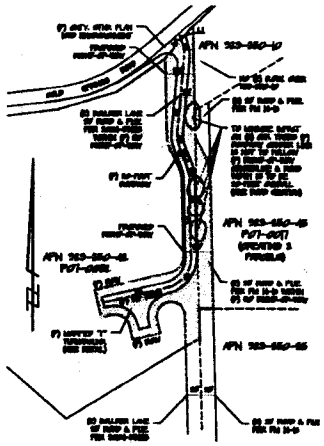
Exhibit H

SLOPE MAP

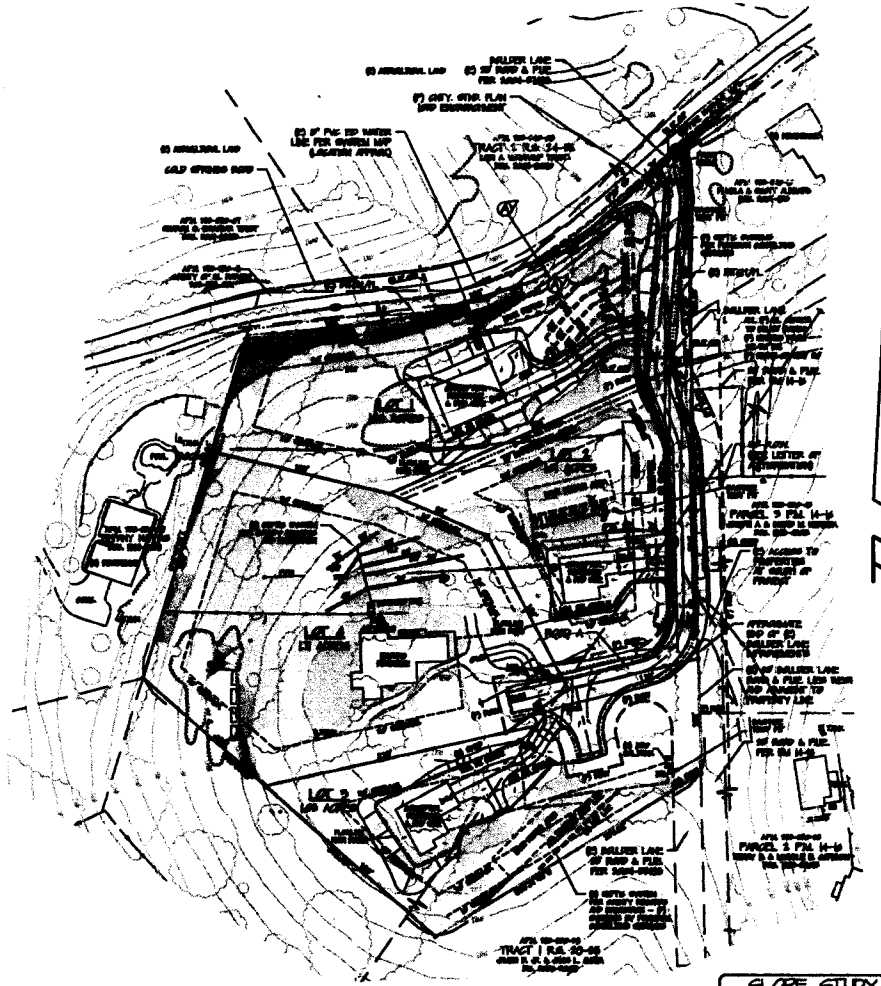
COUNTY OF EL DORADO, STATE OF CALIFORNIA

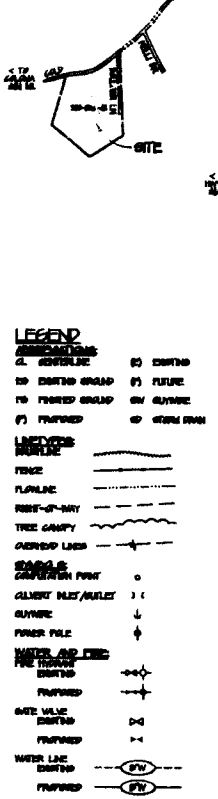


VICINITY MAP
NOT TO SCALE



EXISTING & PROPOSED RIGHT-OF-WAYS
1" = 100'





LEGEND

LINE TABLE

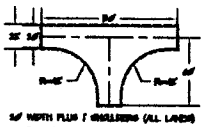
LINE	BEARING	LENGTH
L1		
L2		
L3		
L4		

CURVE TABLE

CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1			
C2			
C3			
C4			

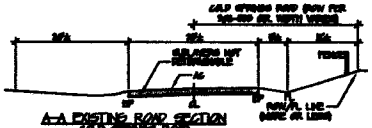
GENERAL NOTES

THE FIELD SURVEY PERFORMED TO PREPARE THIS TENTATIVE PARCEL MAP AND RELATED EXHIBITS WAS FOR ESTABLISHED AERIAL CONTROL AND THE LOCATION OF A LIMITED NUMBER OF EXISTING IMPROVEMENTS. ON-SITE AND OFF-SITE IMPROVEMENTS ARE LOCATED AND PLOTTED BASED ON A VARIETY OF SOURCES INCLUDING FIELD SURVEY, AERIAL PHOTOGRAPHY, RECORD INFORMATION, AND PUBLIC RECORDS.



PROPOSED TURNAROUND
NOT TO SCALE

TYPICAL ROAD SECTION - MOTTER WAY
NOT TO SCALE



A-A EXISTING ROAD SECTION
NOT TO SCALE

SLOPE STUDY REPORT

SLOPE RANGE	% TOTAL AREA
0 - 9	
10 - 14	
15 - 19	
20 - 24	
25 - 29	
30 - 49	
OVER 50	
TOTAL	

PROJECT NOTES

BASIS

1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE 2, NAD 83, EPOCH 1991.35.

2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

3. WALKER LANE IS AN EXISTING PRIVATE ROAD WITHIN THE 30-FOOT ROAD & PUE DEDICATED BY DEED 3404-0520.

4. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

5. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

6. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

7. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

8. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

9. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

10. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

11. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

12. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

13. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

14. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

15. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

16. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

17. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

18. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

19. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

20. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

21. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

22. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

23. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

24. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

25. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

26. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

27. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

28. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

29. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

30. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

31. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

32. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

33. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

34. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

35. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

36. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

37. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

38. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

39. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

40. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

41. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

42. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

43. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

44. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

45. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

46. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

47. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

48. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

49. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

50. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

51. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

52. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

53. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

54. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

55. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

56. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

57. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

58. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

59. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

60. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

61. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

62. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

63. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

64. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

65. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

66. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

67. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

68. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

69. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

70. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

71. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

72. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

73. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

74. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

75. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

76. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

77. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

78. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

79. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

80. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

81. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

82. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

83. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

84. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

85. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

86. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

87. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

88. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

89. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

90. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

91. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

92. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

93. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

94. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

95. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

96. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

97. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

98. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

99. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

100. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MOTTER WAY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 24 OF SURVEYS, AT PAGE 49, EL DORADO COUNTY RECORDS.

GENERAL PLAN POLICY TC-41 EXCEPTION

OWNER OF RECORD:

NAME OF APPLICANT:

MAP PREPARED BY:

SCALE OF MAP:

CONTOUR INTERVAL:

SOURCE OF TOPOGRAPHY:

SECTION, TOWNSHIP & RANGE:

ASSESSOR'S PARCEL NO:

PRESENT ZONING:

TOTAL PARCEL AREA:

MINIMUM PARCEL AREA:

TOTAL NUMBER OF PARCELS:

WATER SUPPLY:

SEWAGE DISPOSAL:

PROPOSED STRUCTURAL FIRE PROTECTION:

DATE:

SYCAMORE ENVIRONMENTAL CONSULTANTS, INC.
6355 Riverside Blvd., Suite C, Sacramento, CA 95831
916/ 427-0703 Fax 916/ 427-2175

14 December 2007

Mr. Demetre Haralambakis
Living Care I, LLC
11151 Sun Center Drive, Suite C
Rancho Cordova, CA 95670-6148

Phone: 916/ 397-7412
Fax: 916/ 635-9777

Subject: Oak Canopy Retention Analysis, Preservation, and Replacement Plan for the Cold Springs Project, El Dorado County, CA.

Dear Mr. Haralambakis:

This letter provides an oak canopy retention analysis, preservation and replacement plan for the Cold Springs Subdivision Map project in El Dorado County, CA. El Dorado County General Plan Policy 7.4.4.4 (2004) and the associated Interim Interpretive Guidelines (amended 12 October 2007) regulate native oak canopy. The purpose of the retention analysis is to determine if the project complies with the oak canopy retention requirements of Option A of Policy 7.4.4.4. Option A requires removed oak canopy be replaced, even if the minimum oak canopy retention is met. Option B, which requires a fee paid to the County to protect oak canopy elsewhere, does not have an oak canopy retention requirement. Option B has not yet been implemented by the County.

Project Description:
The ±5.06-ac project site is located on Boulder Lane at the southwest corner of Cold Springs Road near Placerville. The site is Assessors Parcel Number 323-250-42. The site is located on the Placerville USGS topographic quadrangle (T10N, R10E, Section 11), is in the South Fork American River watershed (hydrologic unit code 18020129), and its centroid is 38° 44' 01.41" north, 120° 50' 23.94" west (1983 NAD, CA State Plane Zone 2).

The El Dorado County General Plan land use designation is Medium Density Residential (MDR), and the site is zoned Estate Residential Five-Acre Zone Districts (RE-5). The proposed zoning is One-Acre Estate Residential Districts (R1A). The applicant intends to split the site into 4 parcels. The existing house resides on proposed Lot 4.

Oak Canopy Analysis Methods:

- I conducted an arborist survey on 15 August 2007. The arborist survey, tree location and numbers were based on the tree location data provided by Thorne & Associates. Any additional trees located were mapped with a sub-meter accurate global positioning system (GPS).

Exhibit I

- Trees on the project site with a diameter at breast height (dbh) of at least 5 inches for single-trunked trees, or 10 inches dbh aggregate for multi-trunked trees, were mapped. Orchard and ornamental trees were not tagged. Attachment A is the tree location map.
- The species, dbh, approximate height, approximate dripline (radius of canopy from the trunk to the outermost branch), and condition of each tree were recorded.
- Tree condition was judged in six categories: Excellent (E; no defects and above average vigor), good (G; no defects or slight defects and at least average vigor), fair to good (FG; defects and average vigor), fair (F; obvious defects and average vigor), fair to poor (FP; obvious defects and below average vigor), and poor (P; severe defects and below average vigor). Tree condition was judged with respect to disease, general health, damage, public nuisance, danger of falling, proximity to existing or proposed structures, and interference with utility services.
- A 1 May 2006 aerial photograph was obtained from GlobeXplorer©. Oak canopy was identified on the aerial photograph based on the fieldwork and the tree location map provided by Thorne & Associates. Acreage was calculated using AutoCAD® functions.
- Project design prepared by Thorne & Associates, dated 10 December 2007, was overlaid on the existing oak canopy to estimate the acreage of oak canopy that will be removed. Trees within the grading limits were counted as removed canopy. Due to the irregular shape of oak canopies, and overlapping driplines, the driplines of oak trees indistinguishable on the aerial photo were averaged to estimate oak canopy removed.
- The project design splits the existing parcel into four new parcels. An existing house would occupy one of the four parcels. The project design includes proposed roads, potential building envelopes, and driveways.

Oak Canopy Analysis Results:

- There are a total of 218 trees on the project site, including 172 oaks. The project will remove an estimated 29 oaks based on the project design.
- The project site is 5.06-ac. Existing oak canopy covers 1.96-ac, or 38.7% of the project site. Option A of policy 7.4.4.4 requires 85% retention of existing oak canopy on sites with 20-39% existing canopy cover. Attachment B is the existing oak canopy map.
- The project, as designed, would remove an estimated 0.29-ac of oak canopy. The project oak canopy retention rate is 85.2% ([1.96 -0.29]/ 1.96). The project design meets the oak canopy retention standard of policy 7.4.4.4, Option A.
- Policy 7.4.4.4 requires one of two mitigation options (Option A or Option B) for projects that result in soil disturbance.

Design Recommendations to Minimize Project Impacts to Trees

- **Minimize grading near trees.** Grade changes within a few feet of a tree trunk are especially harmful because roots are smothered and/or removed. Consider using retaining walls with discontinuous footings for grade changes of more than one foot within the dripline.
- **Avoid routing utility trenches near trees, especially within the dripline.** If trenches must be dug near the tree, excavating by hand or using pressurized water to remove soil and then routing conduit under roots 1 inch in diameter or greater will help to minimize impacts to roots.
- **Minimize excavation depth for pavement near trees.** Most tree roots are near the soil surface. The trees will lose a substantial volume of roots when surface soil is removed

within the tree canopy. Consider alternative methods that would reduce the need for deep excavation, such as reinforced concrete instead of asphalt. To reduce compaction, decrease the reliance of pavement on the subgrade for strength, such as installing geotextile under the base material. Permeable pavement will help encourage the growth of new roots.

- **Avoid planting trees too deep.** The planting hole should be deep enough so the top of the root ball is level with the grade, but at least three times as wide to allow for lateral development of fine roots. Burlap, twine or wire baskets should be removed after the root ball is placed in the hole (Watson 1997).

Oak Tree Preservation Specifications

Oak preservation measures were developed for the project based on El Dorado County Interim Interpretive Guidelines (2007) and Matheny and Clark (1998). Retained oaks may be affected by project activities such as clearing, grading, and pruning for clearance requirements. The preservation measures below are recommended for preservation of retained oaks during the construction process. Special attention should be placed on retained oaks very near the project design.

Pre-construction

- An International Society of Arboriculture Certified Arborist (or other qualified professional), approved by the County, shall be designated to provide assistance with project-related tree issues and implementation of the tree preservation specifications throughout the construction process.
- A tree protection zone (TPZ) shall be established around retained trees. The TPZ shall be as large as possible given the necessities of construction. The TPZ shall be designated by the arborist in consultation with other project personnel.
- Six inches of mulch or steel plates shall be placed over ungraded construction areas within 10 feet of oak trunks to minimize soil compaction.
- The TPZ shall be marked with minimum 4 ft high orange snow fence hung on posts (such as T-posts) before clearing occurs. The fence shall not be supported by trees or other vegetation. The fence shall remain in place until construction is complete. The fence may be removed to plant replacement oak trees.
- There shall be no driving, parking, or storage of supplies or equipment within the TPZ. Entry of construction personnel into the TPZ is not allowed except for maintenance of the fence or other activities undertaken for the protection of trees at the direction of the arborist.
- Trenches within 5 ft of oak trunks shall be excavated, using pressurized water (or another method that preserves large roots) to remove soil and then routing conduit under large roots.
- The arborist shall inspect the tree canopy along the TPZ boundary prior to vegetation clearing in the area of grading. The canopy of trees to be removed shall be pruned where it is intertwined with the canopy of retained trees, or wherever felling of trees to be removed may damage the canopy of retained trees. The canopy of retained trees that overhangs the area to be graded shall be pruned to the minimum height required for construction.
- Pruning of retained trees shall be conducted in accordance with American National Standard Institute (ANSI) A300 Pruning Standard and adhere to the most recent edition

of ANSI Z133.1. Pruning shall be conducted by an arborist or tree worker that is ISA certified and licensed by the State of California for tree service.

During Vegetation Clearing

- Trees in the area of grading shall be felled in a direction away from the TPZ. Stumps within 20 ft of another oak trunk shall not be pulled out by the roots until root pruning has occurred. Chipped brush and branches shall be stored for use as mulch for oak tree replacement plantings.

After Vegetation Clearing

- Root pruning of retained oaks shall occur before grading or excavation. Roots should be pruned whenever excavation will occur within 10 ft of an oak trunk to the same depth, and no more, as adjacent excavation, up to one ft below existing grade. Roots shall be pruned by a method that cuts them cleanly such as a rock saw, vibrating knife, narrow trencher with sharp blades, or hand excavation and sawing. Roots shall not be severed with backhoes, excavators, bulldozers, graders, or other rough grading equipment that may pull or shatter tree roots.

Post-construction

- The arborist shall inspect retained trees along the edge of the TPZ for injury after the completion of construction. If necessary, remedial actions will be taken at the direction of the arborist. The arborist shall report, in writing, the conditions present at the project site relating to retained trees to the County within 60 days of the completion of construction.

Option A Oak Canopy Mitigation:

Currently we recommend that the project mitigate impacts to oak canopy under Option A following Section 7(a) of the Interim Interpretive Guidelines. Section 7(a) is the on-site replacement of oak trees. The following items are necessary to comply with Section 7(a):

- A designated oak canopy replacement area of 0.29-ac (Attachment B). The replacement area is proposed on Lot 4 with the existing house. The replacement area was chosen to maximize distance from existing and proposed structures.
- A replacement target of 29 oaks after 10 years. The project proposes planting a total of 32 replacement oaks in the replacement area for the 0.29-ac of impact. Planting 32 oaks, and using the 90% survival rate as required by the Guidelines, would result in 29 oaks over the total replacement area at the end of the monitoring period (32 trees x 90% = 28.8 trees).
- An agreement to the satisfaction of County Counsel and the Development Services Director shall be required to ensure the long term maintenance and preservation of replacement trees.
- Maintenance and monitoring shall be required for a minimum of 10 years after planting. If the number of living replacement oaks falls below 29, additional replacement oaks will be planted.

The following items are recommended methods for successful compliance with the above. Recommendations are based on the planting of oak seedlings:

- A mix of twenty blue oaks (*Quercus douglasii*), four California black oaks (*Quercus kelloggii),* and eight interior live oaks (*Quercus wislizenii* var. *wislizenii*) are recommended as the replacement trees. These species occur naturally at the site.
- Oak tree seedlings should be grown in containers that are deeper than wide to allow for development of the taproot that oaks quickly develop. Typical containers for growing oak seedlings include treebands (2.25 inches sq. by 5 inches deep) or deepots (2.5 inches dia. by 10 inches deep). The oak seedlings should be planted at the project site in late fall, mid-November through early December. The oak seedlings should be irrigated until the soil is thoroughly moist upon planting. A native plant nursery should be able to provide suitable oak tree seedlings.
- Roots should be examined prior to planting. Lateral development of roots is an important factor in tree health and stability. Roots should be straightened or cut before planting to avoid kinking, crowding, or girdling. Girdling roots grow around the main stem instead of away, and can eventually strangle the tree. Crowding or kinking roots reduce the stability of the tree. Removal of roots should be done by a method that cuts them cleanly and does not shatter the roots (Watson 1997).
- The planting hole should be the same depth as the seedling container, but at least three times as wide to allow for lateral development of fine roots. The hole shall be augured at the bottom of the planting hole to allow for growth of the oak taproot. The augured hole should be at least 4 inches wide and 18 inches deep, unless rocks impede the auger (McCreary 1989, Plumb 1991). Seedlings should be fertilized with an NPK (Nitrogen-Phosphorous-Potassium) fertilizer at the time of planting. Individual packets or tablets are designed for use with single plantings. Fertilization rates of 21-60 grams per planting with formulations of 20-10-5 and 14-14-14 have been previously used (Costello et al. 1996, McCreary 1989).
- Dense herbaceous vegetation competes with and increases the mortality rate of oak seedlings (Gordon et al. 1989). Mulch or weed mats should be placed around oak seedlings to reduce nearby vegetation. The mulch should be 3-6 inches thick and cover the area within 18 inches of the seedling. Mulch should not be placed against the stem. Weed mats should be large enough to cover at least the same area as would the mulch, and should allow moisture penetration and gas exchange. Weed mats should be installed according to manufacturer recommendations, and usually require stapling to the soil surface. Mulch and/or weed mats should remain for at least 2 years after planting.
- Herbivory has the potential to kill or stress oak seedlings. Tree shelters can increase the survival and growth rates of oak seedlings (Costello et al. 1996). Tree shelters should be constructed of rigid tubular or mesh plastic and be 4 ft tall (such as "Hopland Tents" [Quadel Industries, Inc.] or Tubex®; Costello et al. 1991). The purpose is to protect the tree until it begins to grow above the deer browse line. The tree shelter should be sunk 1 inch into the ground around the oak seedling and staked to provide support against wind and animals. Rebar of 3/8 inch diameter is recommended for the stake (Kraetsch 2002). The tree shelters should remain in place at least until the oak begins growing out of the top of the shelter.
- Summer irrigation of oak seedlings can substantially increase survival and growth rates of young oaks (Costello et al. 1996). Oak seedlings should be irrigated with approximately 2 gallons of water every two weeks from June through September. The irrigation should occur in discrete events, and water should not be applied to the stem or trunk. Continual irrigation results in continually moist soil that may promote fungal

pathogens and discourage the growth of deeper roots. Oak seedlings should be irrigated for the first two summers. Native oaks are naturally adapted to a dry summer season, and should not be irrigated after the first two years.

Success Criteria

To be considered successful, the tree replacement shall:

- Occupy at least 0.29-ac.
- Contain at least 29 living native oaks that have reached a minimum height of 4 ft each.
- Have removed all tree shelters, weed mats, and stakes from the replacement area.

Option B Oak Canopy Mitigation:

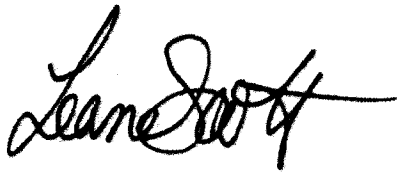
Option B of GP Policy 7.4.4.4 is not yet implemented and the fee amount not yet determined. We recommend that you evaluate Option for mitigation once this option becomes available.

Site Assessment Form

Areas surrounding the project site include a mix of low and medium density development, agricultural lands, and high density development. The project site is not located in an Important Biological Corridor (IBC). The IBC, designated by the County for wildlife movement, occurs approximately 1 mile south and west of the project site. The project is not expected to affect wildlife movement/ migration because there is existing low density development surrounding the project site. The project meets the County oak canopy retention standards. Oak corridor continuity will not be affected by this project. There is no sensitive oak woodland habitat on the project site.

We appreciate the opportunity of assisting you with this project. If you have any questions please contact me or Chuck Hughes.

Yours truly,



Leane Scott
Biologist
(ISA Certified Arborist WE-7368AU)

Attachment A. Tree Location Map
Attachment B. Tree Preservation and Replacement Map
Attachment C. Arborist Survey Tree Table
Attachment D. El Dorado County Oak/ Canopy Site Assessment Form
Attachment E. Photographs
Attachment F. Resume

Literature Cited:

Costello, L. R., R. H. Schmidt, and G. A. Giusti. 1991. Evaluating tree protection devices: Effects on growth and survival-first-year results. Presented at the Symposium on oak woodlands and hardwood rangeland management; 31 October-2 November 1990; Davis, CA. Gen. Tech. Rep. PSW-126:31-35, U.S. Department of Forest Service.

Costello, L. R., A. Peters, and G. A. Giusti. 1996. An evaluation of treeshelter effects on plant survival and growth in a Mediterranean climate. Journal of Arboriculture 22(1):1-9.

El Dorado County. Adopted 19 July 2004. El Dorado County general plan, a plan for managed growth and open roads; a plan for quality neighborhoods and traffic relief. El Dorado County Planning Department, Placerville, CA.

El Dorado County. Amended 12 October 2007. Interim interpretive guidelines for El Dorado County general plan policy 7.4.4.4 (option a). El Dorado County, CA.

Gordon, D. R., J. M. Welker, J. W. Menke, and K. J. Rice. 1989. Competition for soil water between annual plants and blue oak (*Quercus douglasii*) seedlings. Oecologia 79:533-541.

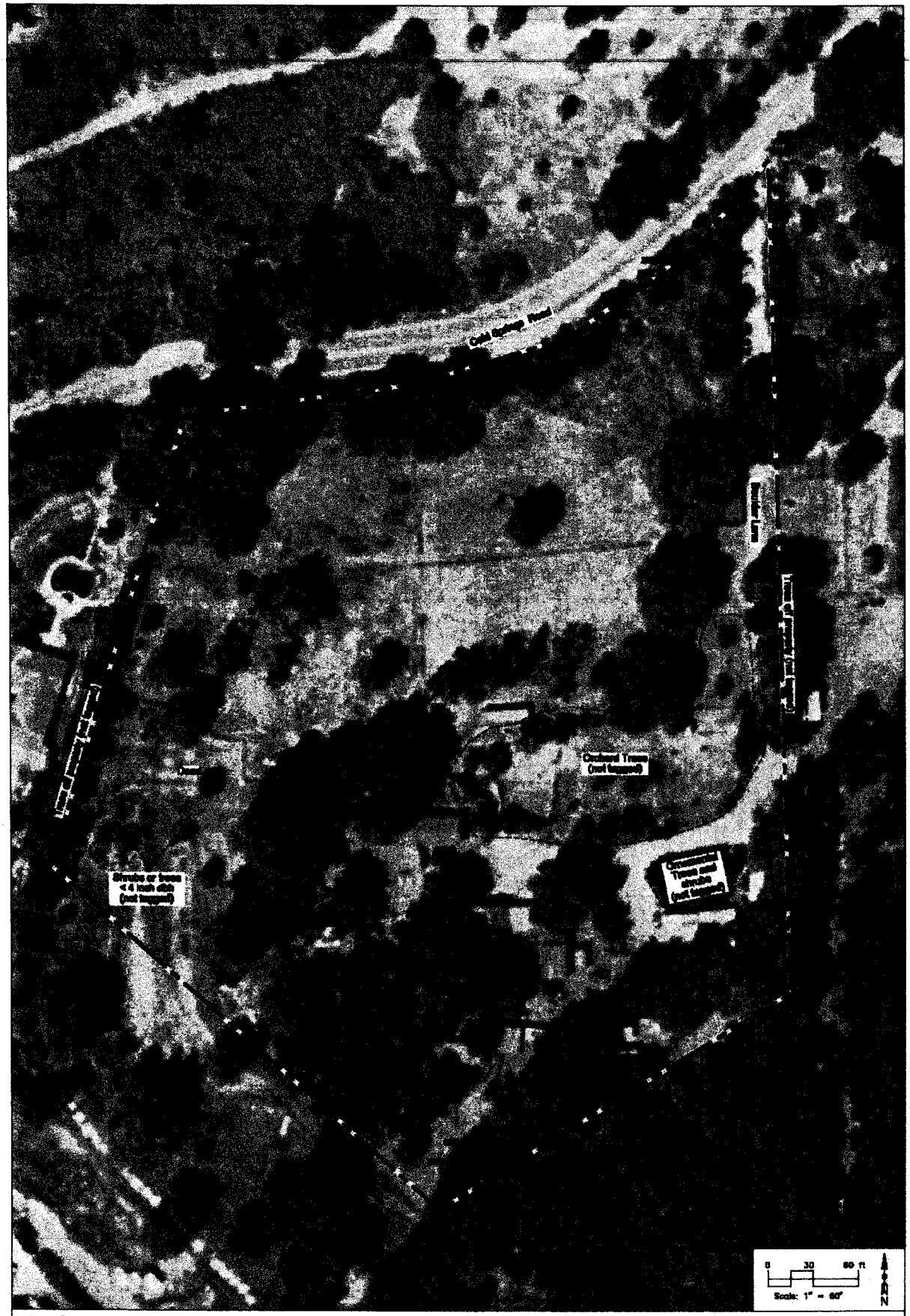
Kraetsch, R. 2002. Ten years of oak restoration in City of Walnut Creek open spaces. Presented at the Fifth Symposium on oak woodlands: Oaks in California's changing landscape, 22-25 October 2001, San Diego, CA. Gen. Tech. Rep. PSW-GTR-184:581-590, U.S. Department of Forest Service. Matheny, N. and J. R. Clark. 1998. Trees and development: A technical guide to preservation of trees during land development. International Society of Arboriculture, Champaign, IL.

Matheny, N. and J. R. Clark. 1998. Trees and development: A technical guide to preservation of trees during land development. International Society of Arboriculture, Champaign, IL.

McCreary. D. D. 1989. Regenerating native oaks in California. California Agriculture, Jan-Feb:4-6.

Plumb, T. R. and B. Hannah. 1991. Artificial regeneration of blue and coast live oaks in the Central Coast. Presented at the Symposium on oak woodlands and hardwood rangeland management, 31 Oct-2 November 1990, Davis, CA. Gen. Tech. Rep. PSW-126:74-80, U.S. Department of Forest Service.

Watson, G. W. and E. B. Himelick. 1997. Principles and practice of planting trees and shrubs. International Society of Arboriculture, Champaign, IL.



Cold Springs Subdivision
El Dorado County, CA
14 December 07

Project Boundary

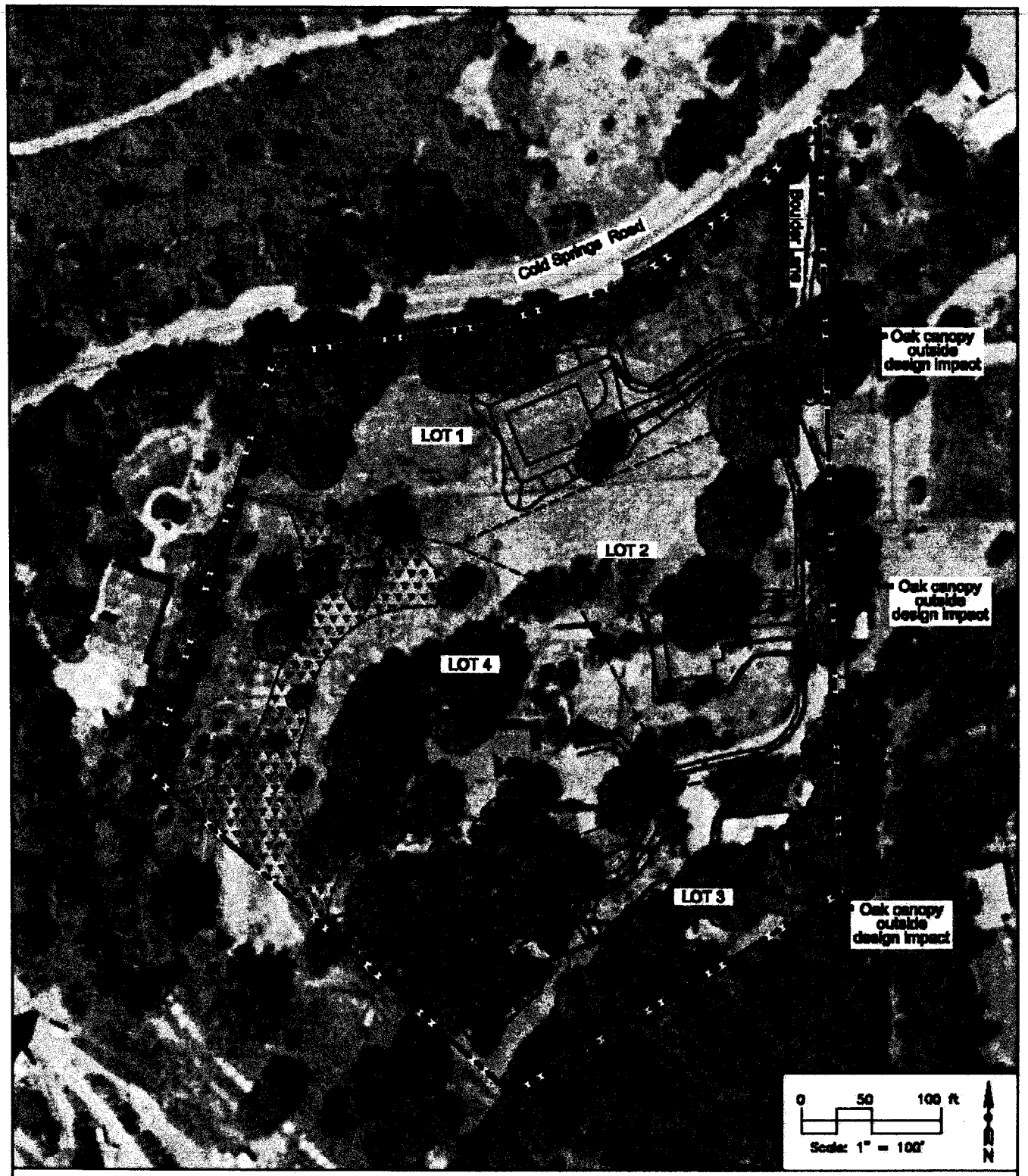
x 1000 Tree number (includes Oaks & other species)

SYCAMORE Environmental Consultants, Inc.

Attachment A.
Tree Location Map

Aerial Photograph
1 May 2006
Copyright © 2007 GlobeXplorer.
A DigitalGlobe Company. All rights reserved.

06175ColdSpringsSubdiv_CMS-M.dwg



Cold Springs Subdivision
El Dorado County, CA
14 December 07

Project Boundary (5.06 acres)

Proposed Lot Lines

Proposed road alignment and building footprints

Existing Oak Canopy (1.96 acres)

Tree Trunk Location (Oaks only)

Oak Canopy Removed (0.29 acre)

Replacement Area (0.29 acre)

Attachment B.
Oak Canopy Impact and Replacement Map

SYCAMORE Environmental Consultants, Inc.

Site Layout:
Cold Springs TPM SE-Living Care-Tent Map with Grading 12-10-07 by Gene E. Thomas & Assoc., Inc.

Aerial Photograph
1 May 2006

06179ColdSpringsSubdiv_CA6S-III.dwg

Attachment C. Arborist Survey Tree Table for Cold Springs Rd, El Dorado County, CA.

Tree Number	Common Name	Scientific Name	Height (feet)	dbh (inches)[1]	Dripline radius (feet)	Condition	Comments
1983	Interior live oak	*Quercus wislizenii var. wislizenii*	25	5, 4, 3	15	FP	Several stems cut to ground; poor structure; sucker sprouts
1984	Interior live oak	*Quercus wislizenii var. wislizenii*	40	6	15	G	
1985	Blue oak	*Quercus douglasii*	40	5	10	G	
1986	Blue oak	*Quercus douglasii*	30	5	5	G	
1987	Interior live oak	*Quercus wislizenii var. wislizenii*	50	15, 14	20	FG	Included bark; trunk growing into 2160
1988	Interior live oak	*Quercus wislizenii var. wislizenii*	40	5	15	FG	Suppressed; dead limbs
1989	Blue oak	*Quercus douglasii*	35	5.5	10	FG	Suppressed
1990	Blue gum	*Eucalyptus globulus*	40	5.5	15	FP	Poor structure; dead limbs; signs of decay
1991	Blue gum	*Eucalpytus globulus*	45	5	10	FP	Poor structure; dead limbs; signs of decay
1992	Blue gum	*Eucalpytus globulus*	45	6, 6	15	FP	Poor structure; dead limbs; signs of decay
1993	Blue gum	*Eucalpytus globulus*	40	6, 2	15	F	Poor structure; uneven canopy
1994	Apple tree	*Malus sp.*	20	7	10	FP	In decline – lots of decay but still producing fruit
1995	Grey pine	*Pinus sabiniana*	35	5	10	G	In blackberries
1996	Interior live oak	*Quercus wislizenii var. wislizenii*	15	5	10	FG	Many small wounds
1997	Blue oak	*Quercus douglasii*	55	15.5	30	FG	Suppressed by 2140
1998	Interior live oak	*Quercus wislizenii var. wislizenii*	30	5	10	FP	Bad included bark – stems appear to be twisting
1999	Interior live oak	*Quercus wislizenii var. wislizenii*	40	4.5, 5, 5.5	15	G	
2000	Blue oak	*Quercus douglasii*	40	7.5	10	G	
2001-2031	N/A						Numbers skipped based on fieldwork conducted by Thorne & Associates
2032	Blue oak	*Quercus douglasii*	70	24	25	FG	Side trimmed for power lines
2033	Blue oak	*Quercus douglasii*	70	16, 12	30	FG	Included bark; proper pruning over driveway
2034	Blue oak	*Quercus douglasii*	70	22	30	FG	Included bark
2035	Blue oak	*Quercus douglasii*	50	14	35	F	Suppressed by 2034 & 2036; uneven canopy
2036	Blue oak	*Quercus douglasii*	70	18	30	FG	Side trimmed for power lines; uneven canopy
2037	Blue oak	*Quercus douglasii*	40	12	30	FG	Suppressed by 2035; uneven canopy
2038	Blue oak	*Quercus douglasii*	50	12, 14	30	G	Uneven canopy
2039	Blue oak	*Quercus douglasii*	35	6	10	G	
2040	Blue oak	*Quercus douglasii*	50	12	20	F	Trunk has grown over barbed wire fence in 4 spots
2041	Blue oak	*Quercus douglasii*	60	12	25	FG	Old small wound near base

Tree Number	Common Name	Scientific Name	Height (feet)	dbh (inches)[1]	Dripline radius (feet)	Condition	Comments
2042	Blue oak	*Quercus douglasii*	70	24	30	FG	Included bark; 3 small old wounds
2043	Blue oak	*Quercus douglasii*	70	22	30	G	
2044	Blue oak	*Quercus douglasii*	70	26, 16	35	G	Minor included bark
2045	English walnut	*Juglans regia*	30	8	20	FG	
2046	Cherry tree	*Prunus sp.*	25	10	15	F	Center limb dead & broken; poor structure
2047	Cherry tree	*Prunus sp.*	25	8	15	FG	Poor structure of limbs
2048	Blue oak	*Quercus douglasii*	75	26	30	G	Minor sprout trimming for power lines
2049	Blue oak	*Quercus douglasii*	45	8	15	G	
2050	Blue oak	*Quercus douglasii*	65	30	30	E	
2051	Blue oak	*Quercus douglasii*	70	30	30	E	
2052	Interior live oak	*Quercus wislizenii var. wislizenii*	65	10, 14, 14, 14, 16, 16	35	E	Many large stems
2053	Blue oak	*Quercus douglasii*	35	8	15	FG	Uneven canopy
2054	Interior live oak	*Quercus wislizenii var. wislizenii*	40	8	20	F	Uneven canopy; limb recently broken & dying; poor structure of limbs
2055	Blue oak	*Quercus douglasii*	25	6	10	FG	Old wound on trunk
2056	Blue oak	*Quercus douglasii*	65	16	25	G	
2057	Blue oak	*Quercus douglasii*	70	20	30	FG	Large dead limb at base – previously cut off
2058	Blue oak	*Quercus douglasii*	70	16	25	G	
2059	Blue oak	*Quercus douglasii*	50	16	25	F	Poor included bark; tree has grown around metal bar between 2 stems; ant nest in wound; uneven canopy
2060	Blue oak	*Quercus douglasii*	20	6	10	G	Will become suppressed by 2061 in future
2061	Blue oak	*Quercus douglasii*	50	6, 10, 12	30	FG	Uneven canopy
2062	Blue oak	*Quercus douglasii*	70	16	25	G	Large nest in tree
2063	Interior live oak	*Quercus wislizenii var. wislizenii*	40	6, 10, 10	30	FP	Dying; large limb of one stem recently broken by neighbor's tree falling over
2064	Blue oak	*Quercus douglasii*	50	14, 12, 5, 6	35	G	
2065	Interior live oak	*Quercus wislizenii var. wislizenii*	40	6, 6	10	F	Major rot in one stem
2066	Blue oak	*Quercus douglasii*	60	14	25	G	
2067	Blue oak	*Quercus douglasii*	45	10	20	G	
2068	Grey pine	*Pinus sabiniana*	75	14	15	F	Self corrected lean; old wound at base showing signs of decay & sapping
2069	Interior live oak	*Quercus wislizenii var. wislizenii*	45	10, 10	20	FG	Large dead limb

Tree Number	Common Name	Scientific Name	Height (feet)	dbh (inches)[1]	Dripline radius (feet)	Condition	Comments
2070	Interior live oak	*Quercus wislizenii var. wislizenii*	45	10	40	F	Lean; suppressed by 2069 & 2072; uneven canopy
2071	Interior live oak	*Quercus wislizenii var. wislizenii*	50	8, 10	30	G	
2072	Interior live oak	*Quercus wislizenii var. wislizenii*	50	12, 10	25	G	
2073	Blue oak	*Quercus douglasii*	60	10	20	G	
2074	Interior live oak	*Quercus wislizenii var. wislizenii*	60	18	25	G	Minor side trimming for power lines. Nest in tree.
2075	Blue oak	*Quercus douglasii*	25	6, 8	25	F	Suppressed by 2085; uneven canopy; possible fence wounds
2076	Blue oak	*Quercus douglasii*	40	10	25	FG	Two possible fence wounds
2077	Blue oak	*Quercus douglasii*	60	10	20	FG	Slight lean at top
2078	Oracle oak	*Quercus x morehus*	50	12	25	FG	Poor structure of limbs; large limb dead
2079	Blue oak	*Quercus douglasii*	65	14	30	FG	Dead limbs
2080	Blue oak	*Quercus douglasii*	65	10	20	G	
2081	Blue oak	*Quercus douglasii*	25	6	10	G	
2082	Blue oak	*Quercus douglasii*	40	8	15	G	
2083	Blue oak	*Quercus douglasii*	50	10	15	FG	Seam from base to approximately 5ft high
2084	Blue oak	*Quercus douglasii*	55	10	15	G	
2085	Blue oak	*Quercus douglasii*	70	16, 16, 12	35	E	
2086	Blue oak	*Quercus douglasii*	70	12, 12	25	FG	Included bark
2087	Blue oak	*Quercus douglasii*	20	6	15	FG	Suppressed by 2087; uneven canopy
2088	Blue oak	*Quercus douglasii*	45	8	15	FG	Suppressed by 2102 & 2089
2089	Blue oak	*Quercus douglasii*	60	10	20	G	
2090	Interior live oak	*Quercus wislizenii var. wislizenii*	40	8, 12	20	F	Third stem (not counted) dead & decayed; signs of decay in 1st and 2nd stem
2091	Blue oak	*Quercus douglasii*	65	14	20	G	
2092	Blue oak	*Quercus douglasii*	65	14	20	G	
2093	Blue oak	*Quercus douglasii*	30	6	10	G	
2094	Blue oak	*Quercus douglasii*	65	12, 14	30	FG	Rocks & cement pilled up against trunk – cannot see base
2095	Blue oak	*Quercus douglasii*	65	20	30	G	
2096	Blue oak	*Quercus douglasii*	65	12	30	G	Growing into 2097
2097	Blue oak	*Quercus douglasii*	55	12	20	FG	Small wound over wire; additional wound on trunk; growing into 2096

Tree Number	Common Name	Scientific Name	Height (feet)	dbh (inches)[1]	Dripline radius (feet)	Condition	Comments
2098	Blue oak	*Quercus douglasii*	65	12	20	P	Major decay at base
2099	Blue oak	*Quercus douglasii*	65	14	20	FG	Included bark; water sprouts
2100	Blue oak	*Quercus douglasii*	55	8	15	FG	Water sprouts
2101	Blue oak	*Quercus douglasii*	45	6	10	G	
2102	Blue oak	*Quercus douglasii*	65	14	15	G	
2103	Blue oak	*Quercus douglasii*	55	12	25	P	Dead or very early leaf fall – no leaves; many water sprouts all way up trunk and main stem
2104	Blue oak	*Quercus douglasii*	40	10	15	FP	Signs of decay at base
2105	Blue oak	*Quercus douglasii*	40	8	15	G	
2106	Blue oak	*Quercus douglasii*	35	6	15	FG	Uneven canopy
2107	Blue oak	*Quercus douglasii*	30	6	15	FG	Repeatedly side & top pruned for power lines
2108	Interior live oak	*Quercus wislizenii var. wislizenii*	40	12	25	FG	Minor side pruning for power lines; minor included bark
2109	Blue oak	*Quercus douglasii*	20	6	10	FP	In decline; repeatedly topped for power lines; many wounds on trunk
2110	Blue oak	*Quercus douglasii*	45	10	25	G	
2111	Blue oak	*Quercus douglasii*	55	12	25	G	
2112	Blue oak	*Quercus douglasii*	25	6	15	FG	Suppressed by 2111; Uneven canopy
2113	Blue oak	*Quercus douglasii*	50	10	30	FG	Water sprouts up trunk; slight uneven canopy
2114	Blue oak	*Quercus douglasii*	70	14	30	FG	Included bark
2115	Blue oak	*Quercus douglasii*	45	8	10	G	
2116	Blue oak	*Quercus douglasii*	50	8	15	P	Dying or very early leaf fall – no leaves
2117	Blue oak	*Quercus douglasii*	40	8	15	FG	Dead limbs
2118	Blue oak	*Quercus douglasii*	40	6	10	F	Trunk grown around fence wire in several places
2119	Blue oak	*Quercus douglasii*	50	8	10	FG	Trunk grown around fence wire in several places
2120	Blue oak	*Quercus douglasii*	60	14	25	G	
2121	Blue oak	*Quercus douglasii*	35	6	5	FP	Major decay
2122	Blue oak	*Quercus douglasii*	50	16	25	G	
2123	Blue oak	*Quercus douglasii*	55	10	20	G	
2124	Blue oak	*Quercus douglasii*	45	8	15	FG	Suppressed by 2123
2125	Blue oak	*Quercus douglasii*	45	6	10	G	
2126	Blue oak	*Quercus douglasii*	45	10	25	FG	Uneven canopy; wound from wire wrapped around trunk
2127	Blue oak	*Quercus douglasii*	60	12	20	G	

Tree Number	Common Name	Scientific Name	Height (feet)	dbh (inches)[1]	Dripline radius (feet)	Condition	Comments
2128	Blue oak	*Quercus douglasii*	60	10, 10, 14, 24	40	F	Two main trunks with 2 stems each; heavy lean on south trunk; small stem in decline on north trunk
2129	Blue oak	*Quercus douglasii*	40	8	10	FG	Suppressed by 2133
2130	Blue oak	*Quercus douglasii*	65	12	35	FG	Uneven canopy; dead limbs
2131	Blue oak	*Quercus douglasii*	50	12	30	F	Many fence wounds (trunk growing around wires); lean
2132	Interior live oak	*Quercus wislizenii var. wislizenii*	45	12	10	G	Growing into 2130
2133	Blue oak	*Quercus douglasii*	60	22	40	E	
2134	Blue oak	*Quercus douglasii*	60	12	20	F	Decay at base
2135	Blue oak	*Quercus douglasii*	40	8	15	FG	Suppressed by surrounding oaks; uneven canopy
2136	Blue oak	*Quercus douglasii*	30	6	10	G	
2137	Blue oak	*Quercus douglasii*	60	14	20	G	
2138	Blue oak	*Quercus douglasii*	30	8	15	FG	Small wound on trunk; suppressed by 2139
2139	Blue oak	*Quercus douglasii*	50	14	20	F	Small wound on trunk; water sprouts; large wound at base
2140	Black oak	*Quercus kelloggii*	70	26	35	E	
2141	Interior live oak	*Quercus wislizenii var. wislizenii*	35	8, 10, 14	25	FG	Growing next to & suppressed by 1997
2142	Blue oak	*Quercus douglasii*	15	6	10	FG	Suppressed by 2143
2143	Blue oak	*Quercus douglasii*	60	20	30	FG	Suppressed by 2140 & 2144; fence wounds; uneven canopy
2144	Blue oak	*Quercus douglasii*	60	14	25	FG	Small amounts of water sprouts
2145	Blue oak	*Quercus douglasii*	70	20	30	G	Minor wound & seem on trunk
2146	Blue oak	*Quercus douglasii*	70	36	40	E	
2147	Blue gum	*Eucalyptus globulus*	70	8, 10	20	FG	Poor structure
2148	Blue gum	*Eucalyptus globulus*	65	8, 10	20	F	Included bark; poor structure
2149	Blue oak	*Quercus douglasii*	50	14	15	FG	Poor limb structure
2150	Grey pine	*Pinus sabiniana*	50	16	30	FP	Heavy lean & uneven canopy in open field; dead top
2151	Blue oak	*Quercus douglasii*	60	10, 12	25	G	
2152	Blue oak	*Quercus douglasii*	50	6, 10, 10	25	FG	Minor included bark
2153	Grey pine	*Pinus sabiniana*	75	24	35	F	Poor structure; large broken limbs
2154	Grey pine	*Pinus sabiniana*	40	8	15	G	
2155	Grey pine	*Pinus sabiniana*	75	32	30	F	Main limb cracked & broken; poor structure

Tree Number	Common Name	Scientific Name	Height (feet)	dbh (inches)[1]	Dripline radius (feet)	Condition	Comments
2156	Grey pine	*Pinus sabiniana*	30	10	35	P	Large limbs horizontal; other limb dead
2157	Blue oak	*Quercus douglasii*	40	6	15	G	
2158	Interior live oak	*Quercus wislizenii var. wislizenii*	30	6	25	F	Heavy lean; suppressed
2159	Interior live oak	*Quercus wislizenii var. wislizenii*	40	6	15	FG	Slight lean
2160	Blue oak	*Quercus douglasii*	45	8	20	FG	Next to 1987 & trunks growing together
2161	Interior live oak	*Quercus wislizenii var. wislizenii*	45	6, 8	20	FG	Included bark
2162	Interior live oak	*Quercus wislizenii var. wislizenii*	40	6	15	G	
2163	Interior live oak	*Quercus wislizenii var. wislizenii*	20	6	15	F	Suppressed; uneven canopy
2164	Interior live oak	*Quercus wislizenii var. wislizenii*	45	6, 6, 6, 8	25	FG	Dead limbs
2165	Interior live oak	*Quercus wislizenii var. wislizenii*	60	6, 8, 12	25	FG	On cutbank; some roots exposed
2166	Grey pine	*Pinus sabiniana*	70	20	35	FG	Dead limbs
2167	Blue oak	*Quercus douglasii*	50	10	15	G	
2168	Interior live oak	*Quercus wislizenii var. wislizenii*	45	10	30	FG	Slight lean; uneven canopy
2169	Black oak	*Quercus kelloggii*	50	8	20	FG	Suppressed
2170	Black oak	*Quercus kelloggii*	50	10	20	FG	Suppressed; dead limbs
2171	Blue oak	*Quercus douglasii*	35	6	10	G	Will be suppressed by 2174 in future
2172	Blue oak	*Quercus douglasii*	55	10	20	FG	Many small dead limbs
2173	Interior live oak	*Quercus wislizenii var. wislizenii*	50	12	20	FG	Poor limbs structure
2174	Grey pine	*Pinus sabiniana*	75	30	40	FG	Dead limbs
2175	Interior live oak	*Quercus wislizenii var. wislizenii*	55	12	20	FP	Included bark; signs of decay
2176	Interior live oak	*Quercus wislizenii var. wislizenii*	55	12, 14	25	F	Included bark; dead limbs
2177	Interior live oak	*Quercus wislizenii var. wislizenii*	60	14	25	F	Poor structure; signs of decay
2178	Black oak	*Quercus kelloggii*	55	14	35	FG	Dead limbs
2179	Blue oak	*Quercus douglasii*	40	8	15	F	Suppressed; sparse foliage
2180	Interior live oak	*Quercus wislizenii var. wislizenii*	45	10	30	FG	Slight lean
2181	Interior live oak	*Quercus wislizenii var. wislizenii*	40	10, 10, 16	35	F	Heavy lean; included bark
2182	Interior live oak	*Quercus wislizenii var. wislizenii*	45	24	35	FP	Poor structure; signs of decay
2183	Interior live oak	*Quercus wislizenii var. wislizenii*	35	12	35	F	Heavy lean; horizontal limbs
2184	Blue oak	*Quercus douglasii*	45	10	15	FG	Fence wounds; nailed to wood brace for wood fence
2185	Northern California black walnut	*Juglans californica var. hindsii*	40	10	20	F	Fence wounds; fence still wrapped around trunk

Tree Number	Common Name	Scientific Name	Height (feet)	dbh (inches)[1]	Dripline radius (feet)	Condition	Comments
2186	Northern California black walnut	*Juglans californica var. hindsii*	45	8, 9	25	F	One stem cut for phone lines; fence wounds; fence still attached to trunk; included bark
2187	Interior live oak	*Quercus wislizenii var. wislizenii*	45	8	20	G	
2188	Grey pine	*Pinus sabiniana*	65	14	25	FG	Fence wounds; small dead limbs
2189	Interior live oak	*Quercus wislizenii var. wislizenii*	45	6, 8	25	FG	Slight lean
2190	Blue oak	*Quercus douglasii*	30	8	15	P	Dead
2191	N/A						Number skipped
2192	N/A						Number skipped
2193	Blue oak	*Quercus douglasii*	50	10	15	G	
2194	Northern California black walnut	*Juglans californica var. hindsii*	40	8	20	F	Limbs broken out of top
2195	Blue oak	*Quercus douglasii*	55	8	15	G	
2196	Blue oak	*Quercus douglasii*	55	10	15	FG	Fence wounds
2197	Interior live oak	*Quercus wislizenii var. wislizenii*	25	6	10	FG	Nailed to board supporting fence; suppressed by 2198
2198	Blue oak	*Quercus douglasii*	55	8	20	FG	Stem curves over at top
2199	Blue oak	*Quercus douglasii*	40	6, 6, 65	15	G	
2200	Blue oak	*Quercus douglasii*	40	6, 46	15	G	
2201	Blue oak	*Quercus douglasii*	25	8	15	FP	Many swollen fence wounds; poor structure; dead limbs
2202	Blue oak	*Quercus douglasii*	40	12	15	F	Included bark in many places; fence wounds
2203	Blue oak	*Quercus douglasii*	40	6	10	G	
2204	Elm	*Ulmus sp.*	45	6	10	FP	Half dead; dead top
2205	Elm	*Ulmus sp.*	50	6	10	P	Almost dead
2206	Elm	*Ulmus sp.*	50	8	10	P	Almost dead
2207	Elm	*Ulmus sp.*	50	6	10	FP	Dead top; signs of decay
2208	Elm	*Ulmus sp.*	40	6	10	FP	Dead top; poor structure
2209	Blue oak	*Quercus douglasii*	50	8, 8, 10	20	FG	Included bark; fence wounds
2210	Blue oak	*Quercus douglasii*	70	28	30	E	
2211	Blue gum	*Eucalyptus globulus*	35	6	20	F	Uneven canopy; poor structure
2212	Blue gum	*Eucalyptus globulus*	55	8	15	F	Signs of decay; broken limbs

Tree Number	Common Name	Scientific Name	Height (feet)	dbh (inches)[1]	Dripline radius (feet)	Condition	Comments
2213	Blue gum	*Eucalyptus globulus*	60	6, 5	15	FP	Poor structure; weak limb connections; signs of decay
2214	Blue gum	*Eucalyptus globulus*	50	8	30	FP	Poor structure; weak limb connections; signs of decay
2215	Blue gum	*Eucalyptus globulus*	20	8, 6	15	P	Poor structure; weak limb connections; signs of decay; large stem broken
2216	Blue gum	*Eucalyptus globulus*	50	8	20	F	Lean
2217	Blue gum	*Eucalyptus globulus*	50	8, 6	20	FP	Poor structure; weak limb connections; signs of decay; large broken limb
2218	Blue gum	*Eucalyptus globulus*	50	8	15	F	Poor structure
2219	Blue gum	*Eucalyptus globulus*	20	8	10	FP	Poor structure; weak limb connections; signs of decay; large broken limbs
2220	Blue gum	*Eucalyptus globulus*	55	8	20	F	Poor structure
2221	Blue gum	*Eucalyptus globulus*	55	8	15	FP	Poor structure; weak limb connections; signs of decay
2222	Blue gum	*Eucalyptus globulus*	40	6	15	FP	Poor structure; weak limb connections; signs of decay; dead top
2223	Blue gum	*Eucalyptus globulus*	60	8, 6	20	F	Poor structure
2224	Blue gum	*Eucalyptus globulus*	50	6	15	FG	Moderately poor structure
2225	Blue oak	*Quercus douglasii*	40	8	20	FG	Moderately poor structure
2226	Blue oak	*Quercus douglasii*	45	10	20	G	
2227	Blue oak	*Quercus douglasii*	40	6, 8	15	FG	Included bark
2228	Blue oak	*Quercus douglasii*	45	8, 8	15	G	
2229	Blue oak	*Quercus douglasii*	55	14	20	G	
2230	Blue gum	*Eucalyptus globulus*	65	10	30	FG	Poor limb structure
2231	Blue gum	*Eucalyptus globulus*	70	10	25	G	
2232	Blue gum	*Eucalyptus globulus*	25	6	15	FP	Major decay; in decline; dead & broken top
2233	Blue gum	*Eucalyptus globulus*	60	8, 12	25	F	Major decay in smaller stem; poor structure

Attachment D

El Dorado County

OAK/CANOPY SITE ASSESSMENT FORM

Qualified Professional & Contact Information: *(attach qualifications)*	Leane J Scott Phone# 916-427-0703
Property Owner's Name/APN(s):	Living Care I, LLC APN 323-250-42d-41*
Address:	11151 Sun Center Drive, Suite C Rancho Cordova, CA 95670-6148
General Plan Designation:	MDR: Medium Density Residential
Zoning:	RE-5: Estate Residential Five-Acre Zone Districts
Project Description: *(attach site photos)*	Parcel split into 4 lots including driveway access & building envelopes; proposed zoning R1A (One-Acre Residential Districts)

Would the project, directly or indirectly, have the potential to cause any impact, conflict with, or disturbance to:	**YES**	**NO**
a) Individual landmark or heritage trees (of any species) subject to review under General Plan Policy 7.4.5.2?		✓
c) Oak woodland corridor continuity (General Plan Policy 7.4.4.5)?		✓
d) Sensitive or important oak woodland habitat as defined in the Guidelines?		✓
e) Movement of Wildlife and/or Any Wildlife Migration Corridor?		✓
f) Any Candidate, Listed or Special Status Plant or Animal Species observed or expected to occur on or adjacent to the project site?		✓
g) Is the affected area of oak canopy within or directly adjacent to an Important Biological Corridor or Ecological Preserve overlay?		✓
h) Does the removal of oak canopy comply with the retention requirements of Policy 7.4.4.4?	✓	
i) Was project subject to prior County approval? (If yes, provide Tentative Map # and environmental documents if available)		✓
j) For Discretionary Projects, would the project have the potential to cause a significant environmental impact on biological resources? (see draft mitigation)		✓

I affirm that all of the information contained in this document is true and correct to the best of my knowledge and I acknowledge and agree that any material misinformation in this document can result in the denial or revocation of any permits or County approvals for this project.

Qualified Professional: Leane Scott **Date:** 12/14/2007

Applicant/Owner: _____ **Date:** _____

Required Attachments: 1) Qualified Professional Qualifications; 2) Site Photos; 3) Required Tree Survey, Preservation, and Replacement Plan *or* Biological Resources Study and Important Habitat Mitigation Program (see Interim Interpretive Guidelines for El Dorado County Policy 7.4.4.4 Option A)

*owned by El Dorado County

Attachment E

Photographs
15 August 2007
Cold Springs Subdivision

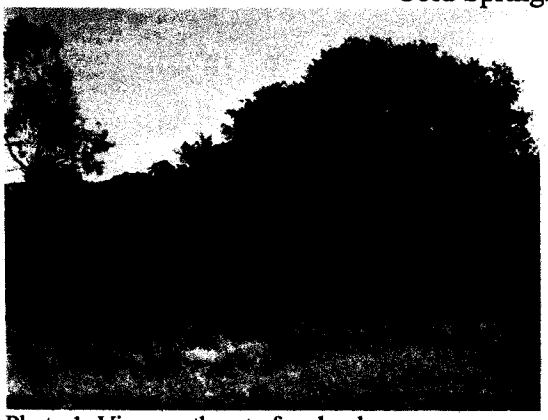


Photo 1: View northeast of orchard.

Photo 2: View east of orchard.

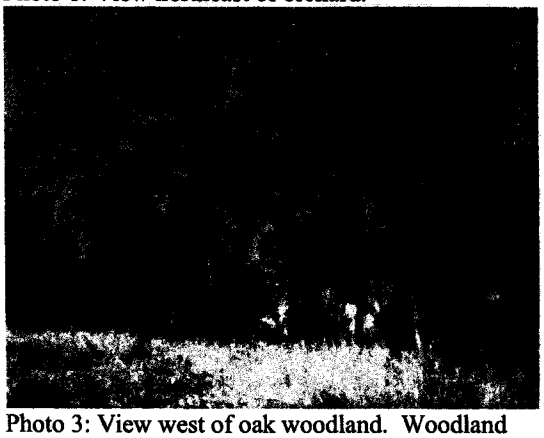


Photo 3: View west of oak woodland. Woodland consists mainly of blue oaks.

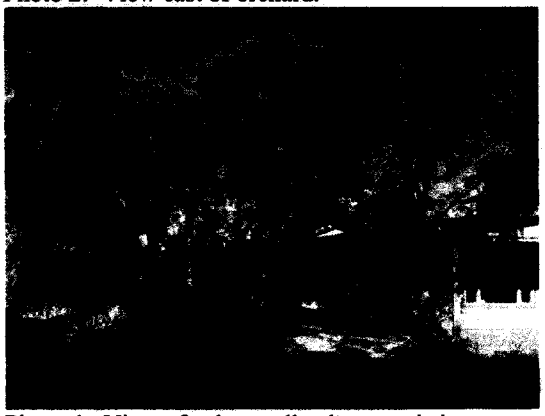


Photo 4: View of oak woodland near existing house.

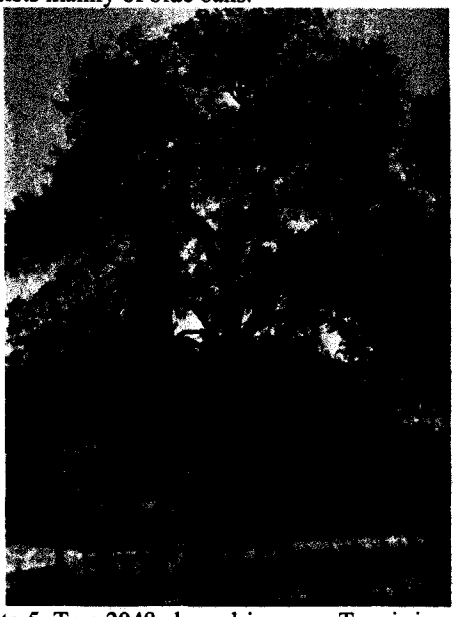


Photo 5: Tree 2048 along driveway. Tree is in good condition.

Photo 6: Tree 2208 along road. Tree is in fair-poor condition.

SYCAMORE ENVIRONMENTAL CONSULTANTS, INC.
6355 Riverside Blvd., Suite C, Sacramento, CA 95831
916/ 427-0703 Fax 916/ 427-2175

RESUME

LEANE S. SCOTT
Biologist / Certified ISA Arborist

EDUCATION

California Polytechnic State University, College of Science and Math, San Luis Obispo, CA
B.S. Ecology and Systematic Biology, Emphasis on Entomology, 2003

EXPERIENCE

Ms. Leane Scott, as a biologist with Sycamore Environmental; conducts plant and wildlife surveys, arborist surveys, provides technical support for wetland delineations, biological resource evaluations, certified arborist reports, mitigation plans, and other documents used in the CEQA/NEPA process, queries the California Natural Diversity Database (CNDDB/ RareFind), and researches special-status species for projects. ISA Certified Arborist #WE-7368AU.

Her background includes serving as the lead project management technician as a consultant to Pacific Gas and Electric. In this position, she inspected vegetation near distribution power lines for compliance with California State laws and prescribed trims based on tree species and growth rates. In addition, she obtained her ISA arborist certification, assisted supervisors in three districts (El Dorado, Placer, and Nevada counties), audited employee reports, trained field technicians, evaluated hazardous trees, and complied with endangered species regulations in regard to Valley elderberry longhorn beetle and migratory birds.

ENVIRONMENTAL PROJECT EXPERIENCE

- Cameron Park Congregate Care. Construction Monitoring. El Dorado Co. 2007 - Ongoing.
- Home Depot Jackson. CRLF protocol surveys. Amador Co. 2006 – Ongoing
- 3201 Newton Road. Conduct CRLF survey. El Dorado Co. 2006
- Seames Ranch. Assist wet season vernal pool fairy shrimp surveys. Sacramento Co. 2007 – Ongoing
- Burrows TM. Assist dry and wet season vernal pool fairy shrimp surveys. Sacramento Co. 2006 - Ongoing
- Forebay Estates. Assist dry season vernal pool fairy shrimp surveys. Butte Co. 2006
- Mitchell Nejatian Subdivision. Assist prep of Biological Resources Evaluation and Preliminary Jurisdiction Delineation Report. El Dorado Co. 2007 - Ongoing
- Slate Creek. Canopy Analysis. El Dorado Co. 2006 - Ongoing
- Diamond Oaks. Assist dry season vernal pool fairy shrimp surveys. Butte Co. 2006
- Alta Mesa-Bottimore. Conduct delineation survey. Sacramento Co. 2007
- Dohse Property TM. Conduct delineation survey. Contra Costa Co. 2007
- Winters Bridge Replacement. Conduct arborist survey, assist prep of NES. Solano Co. 2007 - Ongoing
- Marenco Subdivision. Assist delineation survey, and report prep. El Dorado Co. 2006 - Ongoing.
- Lomita Way. Assist with tree preservation and replacement plan. El Dorado Co. 2007
- Ayers Lane, Galt. Conduct arborist survey, report prep. Sacramento Co. 2006
- 3207 Ermina Drive. Conduct arborist survey, report prep. Sacramento Co. 2007
- Tullis Mine Condos. Conduct arborist survey. El Dorado Co. 2006
- Indian Creek Ranch. Conduct arborist survey, prep arborist report, tree canopy analysis and tree preservation plan. 2006 – Ongoing
- Sundance. Conduct arborist survey, prep report. El Dorado Co. 2006 - Ongoing
- Monticello at Southport. Conduct arborist survey, prep report. Yolo Co. 2006 - Ongoing
- Home Depot – Cameron Park. Conduct arborist survey, prep arborist report. El Dorado Co. 2007 - Ongoing.
- Pastor Property. Conduct arborist survey, hazard evaluation, and arborist report. Placer Co. 2007.
- Randle Heights. Burrowing owl and raptor nest preconstruction survey report. Sacramento Co. 2007.

RESOLUTION NO.

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

WHEREAS, the 2004 General Plan establishes as Goal 8.1 the long-term conservation of existing and potential agriculatural land and limiting the intrusion of incompatible uses, and

WHEREAS, the 2004 General Plan establishes as Objective 8.1.3 the protection of agricultural land from adjacent incompatible land uses, and

WHEREAS, Policy 8.1.3.1 has been amended to provide the tools to analyze requests for smaller parcels adjacent to agriculturally zoned lands to allow greater flexibility on the part of the approving authority, when appropriate to find that some agriculturally-zoned lands do not have the potential for agricultural use or are assigned a non-agricultural land use in the 2004 General Plan, and

WHEREAS, some lands exist within Community Regions and Rural Centers that are planned for more intensive land use but are presently zoned for agricultural uses or are adjacent to agriculturally zoned parcels , and

WHEREAS, the amendment to Policy 8.1.3.1 provides for criteria to be established by which the Agricultural Commission and the approving authority for development projects may determine that a proposed development project will not impact existing or potential agricultural land,

NOW THEREFORE, BE IT RESOLVED that the El Dorado County Board of Supervisors adopts Criteria for the Consideration of a Reduction of Minimum Parcel Size Agricultural Buffer Requirement of Policy 8.1.3.1 as further identified on Exhibit A.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the _____ day of _____, 200__, by the following vote of said Board:

Ayes:

Attest:
Suzanne Allen de Sanchez
Clerk of the Board of Supervisors

Noes:
Absent:

By:_____
Deputy Clerk

_____
Chairman, Board of Supervisors

I CERTIFY THAT:
THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.

DATE: _____

Attest: SUZANNE ALLEN DE SANCHEZ, Clerk of the Board of Supervisors of the County of El Dorado, State of California.

By: _____

ATTACHMENT 4

Exhibit J

Exhibit A
Criteria for the Consideration of a Reduction of Minimum Parcel Size Agricultural Buffer Requirement of Policy 8.1.3.1

A. Pursuant to the 2004 General Plan Policy 8.1.3.1, the Development Services Director may approve the creation of a parcel(s) no less than 5 acres, subject to the concurrence of the Agricultural Commissioner, if the proposed parcel:

1. Has an Approved Plan (AP) Land Use designation, provided that the proposed parcel building envelop is situated in a manner that would reasonably minimize the potential negative impact(s) on the adjacent agricultural land, or

2. Is created as open space to buffer agriculturally-zoned lands. Open space parcels created for this purpose are not required to maintain the samelength to width ratio of other (developable) parcels, but shall be a minimum width of 200 feet adjacent to the agriculturally zoned land.

If the Development Services Director, with the concurrence of the Agricultural Commissioner, cannot approve the creation of a parcel no less than 5 acres under A.1 or A.2 above, the County Agricultural Commission may consider recommending to the approving authority the creation of a parcel(s) less than 10 acres adjacent to agriculturally zoned lands when the Commission finds that either criteria B or C of the following exists:

B. The project meets 1, 2 and (either a or b of) 3 of the following criteria:

1. The parcel is assigned an urban or other nonagricultural use in the Land Use Map for the 2004 General Plan; and

2. The proposed parcel size is consistent with the General Plan Land Use designation; and

3. The proposed parcel size will not intensify conflict with an adjacent agricultural operation; plus one of the following criteria:

   a. The agriculturally zoned land contains less than 20% choice soils; or

   b. There is currently no agricultural activity on the agriculturally zoned parcel(s) adjacent to the subject parcel and that the conversion to a low or high intensive farming operation is not likely to take place due to soil and/or topographic characteristics of the adjacent agriculturally zoned parcel(s).

C. The project meets at least one of the following criteria:

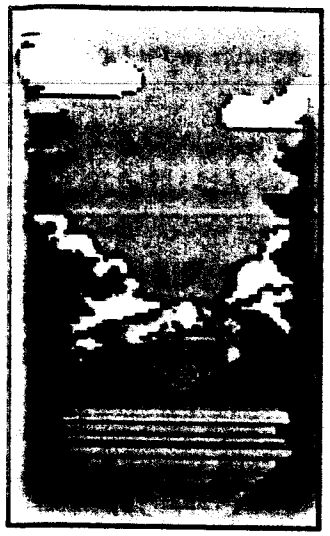
1. The parcel adjacent to the agriculturally zoned land is within an existing General Plan Community Region or Rural Center and will not intensify conflict with an adjacent agricultural operation; or

2. The agriculturally zoned parcel is zoned Exclusive Agriculture (AE) or Agricultural Preserve (AP); and
   a. The agricultural parcel is no longer under contract and the Agricultural Commission determines that the surrounding parcels are residential/nonagricultural in nature and are not suitable for an agricultural operation; or
   b. The parcel was assigned an urban or other nonagricultural use in the Land Use Map for the 1996 General Plan(LDR, MDR, HDR, MFR, C, TR, RD, I, AP or PF); or

3. The agriculturally zoned parcel is less than 10 acres in size and is not being used for agricultural operations; or

4. The Agricultural Commission determines that the surrounding parcels are residential/nonagricultural in nature and are not suitable for an agricultural operation.

5. The 10 acre agricultural buffer on the subject parcel results from the approval of a new Williamson Act or Farmland Security Zone contract when the parcel or parcels included in the contract application are rezoned from residential to agricultural zoning.



EL DORADO COUNTY
ENVIRONMENTAL MANAGEMENT
PLACERVILLE OFFICE
2850 FAIRLANE CT, BLDG C
PLACERVILLE, CA 95667
PHONE: (530) 621-5300

Interoffice Memorandum

4/9/08

To: Rob Peters, Project Planner
EDC Development Services Department

From: Environmental Management Dept.

Subject: **LIVING CARE**
P 07-0052 / Z 07-0057

Environmental Management Department staff have reviewed the subject application. Should this project be conditionally approved, it is the recommendation of this Department that the following conditions be a part of that action:

Environmental Health (Cathy Toft x 6651):
The onsite sewage disposal feasibility report has been reviewed and approved.
This project will be served by EID water.

Air Quality Management (Dennis Otani x 5804):
The District has reviewed the proposed project **Z 07-0057 & P 07-0052 – Living Care Rezone & Parcel Map (Living Care 1, LLC, Demetre Haralambakis/Gene E. Thorne & Associates, Inc.)/APN 323-250-42,** on April 8, 2008. The District has determined this project would have a insignificant impact on the air quality. Though there is no significant impact on air quality, the following summary of issues **SHALL** be addressed:

1. The project construction will involve grading and excavation operations, which will result in a temporary negative impact on air quality with regard to the release of particulate matter (PM_{10}) in the form of dust. Current county records indicate this property is not located within the Asbestos Review Area (**copy enclosed**). District Rules 223 and 223.1, which address the regulations and mitigation measures for fugitive dust emissions shall be adhered to during the construction process. Mitigation measures for the control of fugitive dust shall comply with the requirements of Rule 223 and 223.1. In addition, a **Fugitive Dust Plan (FDP) Application with appropriate fees shall be submitted to and approved by the District prior to start of project construction.**

2. Project construction may involve road development and **should adhere** to District **Rule 224 Cutback and Emulsified Asphalt Paving Materials.**

3. Burning of wastes that result from "Land Development Clearing" must be permitted through the District. Only vegetative waste materials may be disposed of using an open outdoor fire.

4. The project construction will involve the application of architectural coating, which shall adhere to District Rule 215 Architectural Coatings.

5. The District's goal is to strive to achieve and maintain ambient air quality standards established by the U.S. Environmental Protection Agency and the California Air Resources Board and to minimize public exposure to toxic or hazardous air pollutants and air pollutants that create unpleasant odors. The following are measures used to reduce impacts on air quality from equipment exhaust emissions:

Heavy Equipment and Mobile Source Mitigation Measures

- Use low-emission on-site mobile construction equipment.
- Maintain equipment in tune per manufacturer specifications.
- Retard diesel engine injection timing by two to four degrees.
- Use electricity from power poles rather than temporary gasoline or diesel generators.
- Use reformulated low-emission diesel fuel.
- Use catalytic converters on gasoline powered equipment.
- Substitute electric and gasoline powered equipment for diesel powered equipment where feasible.
- Do not leave inactive construction equipment idling for prolonged periods (i.e. more than two minutes).
- Schedule construction activities and material hauls that affect traffic flow to off-peak hours.
- Configure construction parking to minimize traffic interference.
- Develop a construction traffic management plan that includes, but is not limited to: Providing temporary traffic control during all phases of construction activities to improve traffic flow; Rerouting construction trucks off congested streets; and provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site.

6. Prior to construction/installation of any new point source emissions units or non-permitted emission units (i.e., gasoline dispensing facility, boilers, internal combustion engines, etc.), authority to construction applications shall be submitted to the District. Submittal of applications shall include facility diagram(s), equipment specifications and emission factors.

The above District rules are found in the El Dorado County Air Pollution Control District Rules and Regulations. A copy is available at our Department or from the Department's web page located at the following Internet address: www.co.el-dorado.ca.us/emd.

If you have any questions regarding these comments, please do not hesitate to call our office at (530) 621-6662.

Hazardous Materials (Dave Johnston x 5896):
If any commercial, industrial, agricultural, mining or any other hazardous materials handling activities have taken place on the property in the past, the applicant must conduct a Phase I Environmental Site Assessment (ESA). The Phase I must be conducted in accordance with ASTM standard E 1527-00. All information developed in the Phase I process must be submitted to the Hazardous Materials Division (HMD) for review. If upon review of the Phase I information, HMD determines the property is a potentially impacted site, the applicant must apply for a permit, submit a workplan and conduct a Phase II ESA and any required site remediation activities prior to developing property.

CC: Living Care I, LLC
11121 Sun River Dr #C
Rancho Cordova CA 95670

Z 07-0057 + P07-0052 - Living Care Rezone + Parcel Map

Environmental Management

AIR QUALITY MANAGEMENT DISTRICT

PARCEL: 32325042100

Current county records indicate this property is not located within the Asbestos Review Area.

Your project must comply with the AQMD Rule 223-1 Fugitive Dust-Construction Activities which includes fugitive dust prevention and trackout prevention. If you require a County grading permit, you will be required to submit a Fugitive Dust Plan. This must be submitted to the AQMD along with the $108 application fee prior to issuance of your grading permit.

NOA Related Web sites:

- El Dorado Hills Asbestos Resources & Information web site: *This web site is not county-maintained. It is a resource for info on naturally occurring asbestos (NOA) in El Dorado Hills and includes a discussion forum.*
- US Environmental Protection Agency (EPA): Asbestos & Vermiculite
- CA ARB: Naturally-Occurring Asbestos: General

COUNTY OF EL DORADO

AGRICULTURAL COMMISSION

311 Fair Lane
Placerville, CA 95667
(530) 621-5520
(530) 626-4756 FAX
eldcag@co.el-dorado.ca.us

MEMORANDUM

DATE: April 18, 2008

TO: Rob Peters, Project Planner

FROM: Greg Boeger, Chair GB

SUBJECT: **Z 07-0057 & P 07-0052 – LIVING CARE REZONE & PARCEL MAP (Living Care 1, LLC, Demetre Haralambakis/Gene E. Thorne & Associates, Inc.)**

During the Agricultural Commission's regularly scheduled meeting held on April 9, 2008 the following discussion and motion occurred regarding Z 07-0057 & P 07-0052 – Living Care Rezone & Parcel Map (Living Care 1, LLC, Demetre Haralambakis/Gene E. Thorne & Associates: A request to rezone a property from RE-5 (Estate Residential – 5 Acre) to R1A (One-Acre Residential) and a tentative parcel map creating four (4) lots ranging in size from 1.01 acres to 1.71 acres with the following design waivers: 1) To not require the application of general plan transportation and circulation element policy TC-41 which seeks the inclusion of pedestrian/bike paths, where feasible; 2) To not require inclusion of a 10-foot roadway shoulder along the project frontage on Cold Springs Road; 3) To allow greater than 3:1 lot depth to width ratio; 4) To allow a 50-foot road right-of-way for Boulder Lane; 5) To allow the centerline of boulder Lane to not follow the centerline of the proposed right-of-way. The property, identified by Assessor's Parcel Number 323-250-42, consists of 5.08 acres, and is located on the south side of Cold Springs Road southwest of the intersection with Boulder Lane, in the Placerville area. (District 3)

Staff gave a report on the site visit. Although there is a small .24 acre parcel north of and adjacent to the subject parcel, it is not considered a parcel that can be used as a buffer between the project parcel and the agricultural parcel since it is owned in fee title by the County for a roadway easement along Cold Springs Road. Therefore, the project is required to be considered by the Agricultural Commission, as the project parcel is south of two RA-20 zoned parcels. One consists of 20 acres and the other is approximately 61 acres. Both are in the Gold Hill Agricultural District and have choice soils. In the past, these parcels were very productive pear orchards. Currently neither appears to being used for agricultural operations.

While the project parcel is in a Community Region, has a Land Use Designation of MDR (Medium-Density Residential, which is consistent with the proposed 1-plus acre parcels and the current parcel size of 5 acres) and the General Plan states that growth will be directed and facilitated in Community Regions, the Agricultural zoning of the parcels to the north, requires a minimum parcel size created adjacent to such parcels to be 10 acres. Specifically, General Plan Policy 8.1.3.1 states that "Agriculturally zoned lands…shall be buffered from

increases in density on adjacent lands by requiring a minimum of 10 acres for any parcel created adjacent to such lands." The creation of smaller parcels will increase the density adjacent to ag lands which is inconsistent with the General Plan.

Kathye Russell, Gene Thorne & Associates, distributed a hand-out with information on the proposed project (incorporated in these Minutes as ATTACHMENT B). Ms. Russell stated that a finding of consistency can be made even when a project may be in conflict with some of the General Plan policies. To support her opinion, Ms. Russell read from ATTACHMENT B including the following: "Using The Plan"...GP page 7: "*...it must be applied comprehensively...no single component (policy, etc) can stand alone in the review and evaluation of a development project...merits should be based on consistency with goals, objectives and policies of all elements and land use map...*" She also read other portions of ATTACHMENT B regarding zoning v. land use, the Lesher Communications decision and specific aspects of the project such as Cold Springs Road and the small fee title parcel next to Cold Springs Road and the project site.

Staff understood Ms. Russell's point of using the General Plan however; an appellant district case regarding the Cinnabar project (*The Future, City of Plymouth et al v. El Dorado County Board of Supervisors et al* 1998) found that a project is inconsistent with the General Plan when the land use policy at issue is fundamental, mandatory and specific. Staff believes that Policy 8.1.3.1 is a fundamental, mandatory and specific policy that protects agricultural lands from increases in density and as such, any project adjacent to agricultural lands must comply with this policy. Additionally, the Cinnabar appellant court decision included the same language as read by Ms. Russell for using the General Plan which did not sway the court to agree with the lower court ruling that the Cinnabar project approval was consistent with the General Plan. It is staff's contention that the proposed project is not necessary to attain the goals of the General Plan land use policies since the current parcel acreage is consistent with the General Plan.

It was moved by Mr. Draper and seconded by Mr. Walker to recommend DENIAL of the Living Care Rezone and Parcel Map request to rezone APN 323-250-42 from RE-5 to R1-A and a tentative parcel map creating four lots ranging in size from 1.01 acres to1.71 acres as the "fundamental, mandatory, and specific" General Plan Policy 8.1.3.1, requires a 10 acre minimum parcel size adjacent to Agriculturally zoned lands.

AYES: Walker, Ward, Bacchi, Draper, Pratt, Heflin, Boeger
NOES: None
ABSENT: None

If you have any questions regarding the Agricultural Commission's actions, please contact the Agriculture Department at (530) 621-5520.

GB:na

cc: Demetre Haralambakis
Gene E. Thorne & Associates, Inc.

COUNTY OF EL DORADO
DEPARTMENT OF TRANSPORTATION

INTEROFFICE MEMORANDUM

Date: ~~April 22, 2008~~ ***January 8, 2009*** ***(Changes made in bold italic)***

To: Robert Peters, Project Planner

From: Rick Rhoads, DOT Transportation Planning

Subject: **P 07-0052**
Project: **Living Care Parcel Map**
Location: **South Side of Cold Springs Road, Southwest of the intersection of Boulder Lane, in the Placerville area. This project is situated within the Placerville Community Region**
APN: **323-250-42**

Project Description: The Department of Transportation has reviewed the subject tentative parcel map to create 4 parcels ranging from 1.01 ac to 1.71 ac.

Site Plans: These comments are based on a review of the preliminary site plans provided by the applicant dated January 22, 2007.

Grading & Drainage: Grading and drainage improvements associated with the Parcel Map appear to be only those associated with the required infrastructure improvements, which includes all site development and roadway to access this site.

Traffic: This project will not trip the threshold of the General Plan. Cold Springs Road is a County maintained road and Boulder Lane is a private roadway.

Design waiver: The following design waivers relevant to DOT have been submitted with this project

1. To not require the application of general Plan Transportation and Circulation element Policy TC-41 which mandates, "Pedestrian/Bike Paths ...Where Feasible..

2. To not require the inclusion of a ten (10) foot shoulder for pedestrian/Bike paths along the project frontage on Cold Springs Road.

DOT Response to Design waiver 1 and 2: This project does not lie adjacent to any designated bike plan per the El Dorado Bicycle transportation Plan. There is no curb, gutter and sidewalks in the immediate area of this project. DOT supports the request to eliminate the pedestrian/bike trails widening. However DOT will require the applicant to dedicate a 30-ft IOD along the project frontage along Cold Springs along with applicable slope easements.

The applicant has requested a modification to the waiver requests to include modification to the frontage improvement roadway standards. The request is to, 1. reduce the roadway width of 28 feet as shown on the 101B standard (DISM) to 20 feet with 1 foot shoulders along Boulder Road; and, 2. to eliminate any roadway widening along Cold Springs Road.

DOT Response: 1. Because of the relatively low ADT and limited development potential along Boulder Road, DOT supports the reduction of roadway width to 20 feet with 1 foot shoulders.
DOT Response: 2. This project is within the Placerville Community Region that requires roadway standard 101B with a roadway width of 36 feet per the general plan. Cold Springs Road is currently a 23'± wide regional roadway. DOT supports the elimination of roadway widening in this waiver request. However DOT will require the applicant to dedicate a 30-ft IOD along the project frontage along Cold Springs along with applicable slope easements.

3. To allow a 50-foot road right-of-way per the Design Manual for Boulder lane rather than a 60-foot right-of-way per General Plan table TC-1.

DOT Response: DOT supports this request.

4. To allow the centerline of Boulder Lane to not follow the centerline of the proposed right-of-way to be created from portion of APN 323-250-42 and APN 323-250-45.

DOT Response:
The proposed ~~easement must be collinear with the existing/proposed access road~~ *access road must follow and be within the proposed/existing easement.* DOT cannot support this design waiver.

DOT PROJECT SPECIFIC CONDITIONS

1. **Off-site Access Easements:** The applicant shall provide proof of access to the project site from a State or County maintained road. Said proof shall be provided by and through a "Parcel Map Guarantee" which shall be submitted to the County Surveyor's Office with the first map check for the parcel map.

2. **Offer of Dedication:** The applicant shall irrevocably offer to dedicate in fee 30-ft of right-of-way and *any slope easement along the entire frontage of Cold Springs Road* as determined by EDC DOT, prior to the filing of the map. This offer will be *accepted* by the County.

3. **On-site Access Improvements:** ***When the design waiver is granted***, the applicant shall construct the on-site portion of Boulder Lane to an 20 ft wide roadway with 1-ft shoulders on each side consistent with the provisions of the El Dorado County Design and Improvement Standards Manual (DISM), **Standard Plan 101B, without curb,**

gutter and sidewalk, in effect at the time improvement plans are submitted for review and approval. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the parcel map.

4. **Turnaround:** The applicant shall provide a turn around on the access roadway to the provisions of County **Standard Plan 114** or approved equivalent. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the parcel map.

5 The applicant shall be subject to encroachment permit, Std. Plan 103D *Applicant* shall submit plans and encroachment permit application for this work prior to or concurrently with application for grading permit for site work, and plans shall be approved by the County prior to commencement of on-site grading. This work must be substantially complete, as determined by the Department of Transportation, prior to occupancy of the site.

6. Road and PUE: The applicant shall provide a 50 foot wide non-exclusive road and public utility easement for Boulder Lane prior to the filing of the parcel map.

DOT STANDARD CONDITIONS:

7. **Easements:** All applicable existing and proposed easements shall be shown on the project plans.

8. **Signage:** The applicant shall install all necessary signage such as stop signs, street name signs, and/or "not a county maintained road" road sign as required by the Department of Transportation prior to the filing of the parcel map.

9. **Maintenance Entity:** The proposed project must form an entity for the maintenance of the private roads, parking facilities, landscaping, and drainage facilities. If there is an existing entity, the property owner shall modify the document if the current document does not sufficiently address maintenance of the roads, parking facilities, landscaping and drainage facilities of the current project. DOT shall review the document forming the entity to ensure the provisions are adequate prior to filing of the parcel map.

10. **Common Fence/Wall Maintenance:** The responsibility for, and access rights for, maintenance of any fences and walls constructed on property lines shall be included in the Covenants Codes and Restrictions (CC&Rs).

11. **Water Quality Stamp:** All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to Sacramento County Standard Drawing 11-10. All stamps shall be approved by the El Dorado County inspector prior to being used.

12. **Construction Hours:** Construction activities shall be conducted in accordance with the County Health, Safety, and Noise Element and limited to the daylight hours between 7:00 a.m. and 7:00 p.m. on any weekday, and 8:00 a.m. and 5:00 p.m. on weekends and federal holidays.

13. **DISM Consistency:** The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual from the County Department of Transportation, and pay all applicable fees prior to filing of the final map.

14. **Road Improvement Agreement & Security:** The developer shall enter into a Road Improvement Agreement (RIA) with the Department of Transportation for all roadway, frontage, and intersection improvements. The developer shall complete the improvements to the satisfaction of DOT or provide security to guarantee performance of the RIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing of the map.

15. **Import/Export Grading Permit:** Any import, or export to be deposited or borrowed within El Dorado County, shall require an additional grading permit for that offsite grading.

16. **Grading Permit / Plan:** If more than 50 cubic yards of earth movement are required for improvements, the applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department of Transportation for review and approval. The plan shall be in conformance with the County of El Dorado *"Design and Improvement Standards Manual"*, the *"Grading, Erosion and Sediment Control Ordinance"*, the *"Drainage Manual"*, the *"Off-Street Parking and Loading Ordinance"*, and the State of California Handicapped Accessibility Standards. All applicable plan check and inspection fees shall be paid at the time of submittal of improvement plans. The improvements and grading shall be completed to the satisfaction of DOT prior to occupancy clearance.

17. **Grading Plan Review:** Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Department of Transportation. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Department of Transportation shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. Grading plans shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance and El Dorado County Storm Water Management Plan. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation, and the potential discharge of pollutants into drainages.
18. **RCD Coordination:** The timing of construction and method of revegetation shall be coordinated with the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to the Department of Transportation. The

Department of Transportation shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.

19. **Soils Report:** At the time of the submittal of the grading or improvement plans, the applicant shall submit a soils and geologic hazards report (meeting the requirements for such reports provided in the El Dorado County Grading Ordinance) to, and receive approval from the El Dorado County Department of Transportation. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations and address, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.

20. **Drainage Study / SWMP Compliance:** The applicant shall provide a drainage report at time of improvement plans or grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation.
    The Drainage Study must demonstrate the subject property has adequate existing and proposed storm drainage facilities. At a minimum, the drainage study, plans, and calculations shall include the following:

    - The site can be adequately drained;
    - The development of the site will not cause problems to nearby properties, particularly downstream sites;
    - The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow more than the pre-development 10-year storm event or cause a hazard or public nuisance.
    - The ultimate drainage outfall of the project.

    Detention shall be required if said condition is not met or demonstrate that there are no downstream impacts. The improvements shall be completed to the approval of the Department of Transportation, prior to the filing of the final map or the applicant shall obtain an approved improvement agreement with security.

Drainage, Cross-Lot: Cross lot drainage shall be avoided. When cross lot drainage does occur, it shall be contained within dedicated drainage easements, and included in the County Service Area Zone of Benefit (ZOB), Home Owners Association, or other entity acceptable to the County. Any variations shall be approved by the County Engineer. This drainage shall be conveyed via closed conduit or v-ditch, to either a natural drainage course of adequate size or an appropriately sized storm drain system within the public roadway. The site plans shall show drainage easements for all on-site drainage facilities. Drainage easements shall be provided where deemed necessary prior to the filing of the final map.

21. **Drainage Easements:** The site plans shall show drainage easements for all on-site drainage courses and facilities and shall be included on all improvement plans and / or on the final map.

22. **NPDES Permit:** At the time that an application is submitted for improvement plans or a grading permit, and if the proposed project disturbs more than one acre of land area (43,560 square feet), the applicant shall file a "Notice of Intent" (NOI) to comply with the Statewide General NPDES Permit for storm water discharges associated with construction activity with the State Water Resources Control Board (SWRCB). This condition is mandated by the Federal Clean Water Act and the California Water Code. A filing form, a filing fee, a location map, and a Storm Water Pollution Prevention Plan (SWPPP) are required for this filing. A copy of the Application shall be submitted to the County, prior to building permit issuance, and by state law must be done prior to commencing construction.

23. **CEQA Review:** All on and off-site road improvement requirements required as conditions of approval and/or mitigation measures shall be analyzed in the environmental document for this development project to the appropriate extent under CEQA . Any improvements that are not thoroughly analyzed shall include a discussion and justification under that particular impact analysis within the CEQA document as to the circumstances preventing such analysis along with a method and time frame for any future analysis. Mitigation measures that are included in the 5 year CIP must have the CEQA processing completed to fulfill this condition as funded and programmed per the 2004 General Plan Policy TC-Xf.

24. **Off-site Improvements (Security):** Prior to the filing of the parcel map, the applicant shall enter into an agreement pursuant to Government Code Section 66462.5 to complete the required offsite improvements, including the full costs of acquiring any real property interests necessary to complete the required improvements. In addition to the agreement, the subdivider shall provide a cash deposit, letter of credit, or other acceptable surety in the amount sufficient to pay such costs, including legal costs, subject to the approval of County Counsel.

25. **Off-site Improvements (Acquisition):** As specified in the Conditions of Approval, the applicant is required to perform off-site improvements. If it is determined that the applicant does not have or cannot secure sufficient title or interest of such lands where said off-site improvements are required, the County may, at the applicant's expense and within 120 days of filing the Final Map, acquire by negotiation or commence proceedings to acquire an interest in the land which will permit the improvements to be made, including proceedings for immediate possession of the property. In such cases, prior to filing of any final map or parcel map, the applicant shall submit the following to the Department of Transportation Right of Way Unit, and enter into an agreement pursuant to Government Code Section 66462.5 and provide acceptable security to complete the offsite improvements, including costs of acquiring real property interest to complete the required improvements, construction surveying, construction management and a 20% contingency:
    a. A legal description and plat, of the land necessary to be acquired to complete the offsite improvements, prepared by a civil engineer or land surveyor.
    b. Approved improvement plans and specifications of the required off-site improvements, prepared by a civil engineer.
    c. An appraisal prepared by a certified appraiser of the cost of land necessary to complete the off-site improvements.

In addition to the agreement the applicant shall provide a cash deposit, letter of credit, or other acceptable surety in an amount sufficient to pay such costs including legal costs subject to the approval of County Counsel.

26. **Electronic Documentation:** Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to DOT with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.

27. **TIM Fees:** The applicant shall pay the traffic impact fees in effect at the time a building permit is deemed complete.

El Dorado County Resource Conservation District
100 Forni Road, Suite A • Placerville, CA 95667 • Phone (530) 295-5630, FAX (530) 295-5635

April 4, 2008

Mr. Rob Peters
Project Planner
Development Services Department
2850 Fairlane Ct.
Placerville, CA 95667

Re: Z 07-0057, P 07-0052 Living Care Rezone & Parcel Map (Gene Thorne)

Dear Mr. Peters:

The Resource Conservation District (District) has reviewed the Initial Consultation information for the proposed project. The District has developed a set of maps to aid in your environmental review and has the following comments:

1. The Natural Resources Conservation Service (NRCS) (Soil Survey of El Dorado Area, California, 1974) has mapped soils on the site as follows:

    a. **DfD**: Diamond Springs very fine sandy loam, 15-30% slopes. Included in mapping are small areas of Auberry coarse sandy loam and Boomer gravelly loam. Surface runoff is medium to rapid, and the erosion hazard is high. Permeability is moderately slow.
    b. **BhD:** Boomer gravelly loam, 15-30% slopes. Including in mapping are small areas of Auburn silt loam and Sobrante silt loam. Surface runoff is medium, and the erosion hazard is moderate.

    DfD soils are classified by the Agriculture Department as **Unique and/or Soils of Local Importance.** The RCD is concerned with the loss of agricultural potential of these soils and recommends the County consider these impacts during evaluation.

    The soils in the vicinity of the proposed septic areas pose **severe limitations for septic fields** due to the shallow depth of soils and slow permeabilities. The District recommends that specific analysis of soils types and septic design should be accomplished prior to development.

2. The parcel is located in **Rare Plant Mitigation Area 2** and requires either payment of a mitigation fee or participation in the Rare Plant Off-Site Mitigation Program (El Dorado County Resolution No. 205-98).

3. The project is located adjacent to an Agricultural Preserve. County General Plan policy 8.1.3.1 requires a **minimum of 10 acres for any parcel** created adjacent to agricultural lands.

4. The project could conflict with the County General Plan Policy 7.4.4.4 for **protection of oak woodland resources**. The District recommends evaluation of the site for oak/heritage tree canopy retention and replacement per County standards prior to development.

5. The District's review did not identify any Important Biological Corridors or biological constraints within the project area.

6. The District further recommends:

   - Minimization of damage to soil, watersheds, vegetation, or other resources.
   - Minimization of soil erosion and compaction of soils resulting in loss of soil productivity and sedimentation to waterways,
   - Minimization of the spread of invasive, non-native, and noxious weeds along travel routes, and
   - Minimization of adverse impacts to air quality (e.g. dust and exhaust).

The District will provide additional review and comment when development plans and/or grading and erosion control plans are submitted.

The District appreciates the opportunity to comment on the project. Feel free to contact us if you have any questions.

For: Carlan Meyer, President
Board of Directors

By: Shelley Janek

Shelley Janek
Project Coordinator

EL DORADO COUNTY
FIRE PROTECTION DISTRICT
P.O. Box 807/4040 Carson Road / Camino, CA 95709
(530) 644-9630 Fax (530) 644-9636

July 21, 2008

County of El Dorado
Planning Department
2950 Fair Lane Court
Placerville, CA. 95667
Attention: Rob Peters

RE: Z07-0057, P07-0052- Living Care Map, Boulder Lane

The TPM is approved with the following conditions:

1. Submit review fee of $ 120.00.
2. Fire flow for this project is 1000 gpm @ 20 psi for two hrs.
3. Hydrant locations as shown meet requirements.
4. Show documentation from EID that the water system will meet fire flow.
5. If fire flow can not be met, the applicant may use a NFPA 13D home sprinkler system in place of fire flow. This will appear in the form of a deed restriction.
6. Boulder lane to be a minimum of 20' all weather surfaces.
7. El Dorado County DOT standards will be met at a minimum and will supersede Fire District minimum requirements.
8. Turn-a-round as shown is accepted.
9. The above requirements to be completed prior to final map.

Best regards,

Mark A. Johnson
Mark A. Johnson
Fire Marshal

Cc: file, DOT

Approval because of this process shall not be construed to be an approval of a violation of the provisions of the California edition of the uniform Fire Code or other codes, regulations and ordinances of the Fire District.

COUNTY OF EL DORADO
OFFICE of COUNTY SURVEYOR

MEMO

DATE: March 26, 2008

TO: Rob Peters, Project Planner

FROM: Laree Hyder - phone (530) 621-5440 fax (530) 626-8731

SUBJECT: Z 07-0057 & P 07-0052 Living Care Rezone & Parcel Map:
Living Care 1 LLC, Demetre Haralambakis, Gene E. Thorne & Associates Inc.

We have looked over the application and have the following comments.

1) All survey monuments must be set prior to filing the Parcel Map.

2) Prior to filing the Parcel Map, a letter will be required from all agencies that have placed conditions on the map. The letter will state that **"all conditions placed on P 07-0052 by (that agency) have been satisfied."** The letter is to be sent to the County Surveyor and copied to the Consultant and the Applicant.

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

ENVIRONMENTAL CHECKLIST FORM AND DISCUSSION OF IMPACTS

Project Title: Z07-0057/P07-0052 - Cold Springs Estates Rezone and Tentative Parcel Map

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

Contact Person: Robert Peters, Assistant Planner | **Phone Number:** (530) 621-7428

Property Owner's Name and Address: Living Care I, LLC, 11151 Sun River Drive #C, Rancho Cordova, CA 95670

Project Applicant/Agent's Name and Address: Demetre Harambakis, 11151 Sun River Drive #C, Rancho Cordova, CA 95670

Project Engineer's / Architect's Name and Address: Gene E. Thorne & Associates, Inc., 4080 Plaza Goldorado Circle, Cameron Park, CA 95682

Project Location: West side of Boulder Lane southwest of the intersection with Cold Springs Road in the Placerville Area.

Assessor's Parcel Number(s): 323-250-42 (5.08 acres)

Zoning: Estate Residential 5-Acre (RE-5)

Section: 11 **T:** 10N **R:** 10E

General Plan Designation: Medium-Density Residential (MDR)

Description of Project: Rezone a 5.08-acre lot from Estate Residential Five-Acre (RE-5) to One-Acre Residential (R1A) and a tentative parcel map creating four (4) parcels ranging in size from 1.01 to 1.71 acres. The project includes on-site road improvements.

Surrounding Land Uses and Setting:

	Zoning	General Plan	Land Use (e.g., Single Family Residences, Grazing, Park, School)
Site:	RE-5	MDR	Single-Family Residence
North:	RA-20	AL-A	Single-Family Residences on agriculturally zoned parcels.
East:	R1A	MDR	Single-Family Residences
South:	RE-5	MDR	Vacant Residential Land
West:	R1A	MDR	Single-Family Residences

Briefly Describe the environmental setting: The 5.08-acre subject parcel is located in the Placerville Community Region at an approximate elevation of 1,750 feet above mean sea level. The parcel contains an existing single family residence with associated hardscape and landscape features. The existing residence currently takes access from Boulder Lane, and existing gravel road. The primary on-site biological communities include blue oak woodland and annual grassland. No riparian areas are found on the project site. Oak woodland canopy currently covers approximately 1.96 acres (38.7 percent) of the project site. Project site soils consist of Diamond Springs very fine sandy loam (DfD) 15 to 30 percent slopes, and Boomer gravelly loam, 15 to 30 percent slopes (BhD). The site contains slopes in excess of 40 percent.

Exhibit L

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

El Dorado County Department of Transportation, El Dorado County Fire Protection District, Environmental Management, Air Quality Management District, El Dorado County Surveyor, Resource Conservation District, El Dorado County Building Services, El Dorado Irrigation District.

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

DETERMINATION

On the basis of this initial evaluation:

☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

☐ I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards; and 2) has been addressed by mitigation measures based on the earlier analysis as described in attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects: a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION, pursuant to applicable standards; and b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature: RF Pf Date: 1-14-09

Printed Name: Robert Peters For: El Dorado County

Signature: Pierre Rivas Date: 1-14-09

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.

ENVIRONMENTAL IMPACTS

I. AESTHETICS. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?				X
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c. Substantially degrade the existing visual character quality of the site and its surroundings?				X
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Discussion:

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

a,b) No scenic vistas, resources, trees, rock outcroppings, historic buildings, or designated scenic highways would be affected by this project. No impact would occur.

c) The parcel map will result in four (4) parcels which are suitable for residential use. The surrounding neighborhood, south of Cold Springs Road, is equally well suited to residential use and has been developed accordingly. The proposed project will not degrade the visual character or quality of the site and its surroundings. The project design proposes the removal of on-site oak trees; however, proposes development of a curvilinear access road in order to retain the aesthetic quality of Boulder Lane by allowing preservation of several large oak trees within the Boulder Lane road and public utility easement. The property will continue to provide the natural visual character and quality that currently exists by keeping the scenic areas of the property intact. Impacts would be less than significant.

d) This four (4) lot division of land does not propose development that will create substantial light or glare affecting day or nighttime views in the area. All future building plans issued for the parcel(s) must comply with Section 17.14.170 of the County Zoning Ordinance which prohibits unnecessary and unwarranted illumination of an adjacent property. Impacts would be less than significant.

FINDING: For the "Aesthetics" category, the thresholds of significance have not been exceeded. No significant environmental impacts will result from the project and no mitigation is required.

II. AGRICULTURE RESOURCES. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Locally Important Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?			X	
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?			X	

Discussion:

A substantial adverse effect to Agricultural Resources would occur if:

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

a) Review of the Important Farmland GIS map layer for El Dorado County developed under the Farmland Mapping and Monitoring Program indicates that the northwest corner of the project site contains Diamond Springs very fine sandy loam (DfD), 15 to 30 percent slopes, which are identified as Unique Soils and/or a Soils of Local Importance. The project site is predominantly Boomer gravelly loam, 15-30 percent slopes. The site is designated by the General Plan as Medium-Density Residential (MDR), is currently zoned Estate Residential Five-Acre (RE-5), and currently supports a single-family residential land use. No current agricultural pursuits exist on the project site. El Dorado County has established the Agricultural Districts (-A) General Plan Land Use Overlay and included this overlay on the General Plan Land Use Maps. Review of the General Plan Land Use Map for the project area indicates that there are areas of "Prime Farmland" or properties designated as being within the Agricultural Districts (-A) General Plan Land Use Overlay District to the north of the project site, across Cold Springs Road; however, the project site is not designated Agricultural Land, is not located in the Agricultural Land Use Overlay, or agriculturally zoned. The project would not result in the conversion of farmland to non-agricultural uses. As such, the project related impacts would be less than significant.

b) The project proposes to rezone an existing residentially zoned property to a higher density residential zone and proposes increased residential development adjacent to agriculturally zoned lands, located across Cold Springs Road. The project site is designated MDR by the County General Plan and is located in the Placerville Community Region. The proposed density and lot sizes are consistent with the MDR designation, and the MDR designation is considered appropriate in Community Regions. The project site is located adjacent to properties which are zoned Residential Agricultural Twenty-Acre (RA-20). General Plan Policy 8.1.3.1 requires agriculturally zoned lands be buffered from increases in density on adjacent lands by a minimum parcel size of 10 acres for any parcel created adjacent to such lands. However, this General Plan Policy is currently under review for amendment and proposed amendments would allow the approving authority to approve parcels less than 10 acres in size for parcels located within Community Regions adjacent to agriculturally zoned

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

lands that would not intensify conflict with an adjacent agricultural operation. The project parcel is currently less than 10 acres in size. There are currently no agricultural pursuits on the agriculturally zoned parcels adjacent to the project parcel. The project would result in three (3) additional residential parcels; however, the project has been designed so that proposed parcel 1 has an east to west parcel configuration eliminating multiple residential parcel adjacencies. Impacts would be less than significant.

c) The project would not result in conversion of existing agricultural farmlands to nonagricultural uses or result in other changes in the existing environment which would result in conversion of Farmland to non-agricultural use. The project site is designated for residential land uses by the County General Plan and is zoned for residential development. Impacts would be less than significant.

FINDING: This project will have no significant impact on agricultural lands and will not affect properties subject to a Williamson Act Contract. The surrounding properties are mostly developed with single-family residences on tracts that are one- acre in size or larger and would allow limited agricultural uses. For the "Agriculture" category, the thresholds of significance have not been exceeded and no significant environmental impacts will result from the project.

III. AIR QUALITY. *Would the project:*				
a. Conflict with or obstruct implementation of the applicable air quality plan?			X	
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d. Expose sensitive receptors to substantial pollutant concentrations?			X	
e. Create objectionable odors affecting a substantial number of people?			X	

Discussion:

A substantial adverse effect on Air Quality would occur if:

- Emissions of ROG and No_x, will result in construction or operation emissions greater than 82lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District – CEQA Guide);

- Emissions of PM_{10}, CO, SO_2 and No_x, as a result of construction or operation emissions, will result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or

- Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.

a) El Dorado County has adopted the *Rules and Regulations of the El Dorado County Air Pollution Control District* (February 15, 2000) establishing rules and standards for the reduction of stationary source air pollutants (ROG/VOC, NOx, and O_3). Activities related to the implementation of this parcel map would create a less than significant impact for air quality. Items are included in the conditions for project approval that require grading and construction activities to implement specific measures such as a Fugitive Dust Mitigation Plan and reduction of air pollutants from vehicles and equipment in order to reduce the likelihood of defined particulate in this category. Therefore, the potential impacts of the project would be less than significant.

b,c) The El Dorado County Air Quality Management District (AQMD) reviewed the project and determined that with the implementation of standard County measures, the project would have a less than significant impact on the air quality. These measures are included as conditions of project approval within Attachment 1 of the staff report and would reduce any impact in this category to a level of less than significant.

d) The El Dorado County AQMD reviewed the project and identified that no sensitive receptors exist in the area and would not be affected by this project. As such, the proposed project would not expose sensitive receptors to substantial pollutant concentrations. Impacts would be less than significant.

e) Residential development is not classified as an odor generating facility within Table 3.1 of the El Dorado County AQMD CEQA Guide. The proposed parcel project would not result in significant impacts resulting from odors. Impacts would be less than significant.

FINDING: It was determined that a less than significant impact would result from the project in that no sensitive receptors would be adversely impacted, no objectionable odors would be created, and the project would not obstruct the implementation of the El Dorado County California Clean Air Act Plan. Based on the inclusion of standard conditions of approval, no significant adverse environmental effect would result from the project.

IV. BIOLOGICAL RESOURCES. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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	
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,			X	

IV. BIOLOGICAL RESOURCES. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
such as a tree preservation policy or ordinance?				
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) This parcel map request will not have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. The applicant submitted a "Biological Resources Evaluation and Botanical Inventory for Cold Springs Subdivision, El Dorado County, CA" prepared by Sycamore Environmental Consultants, Inc., dated October 3, 2007. According to the evaluation "The PSA does not provide potential habitat for species listed under the state or federal endangered species acts." *(Biological Resources Evaluation and Botanical Inventory for Cold Springs Subdivision, El Dorado County, CA, October 3, 2007)* Impacts would be less than significant.

b/c) The project proposed no impacts to 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, or proposed impacts to federally protected wetlands as defined by Section 404 of the Clean Water Act. The applicant submitted a "Biological Resources Evaluation and Botanical Inventory for Cold Springs Subdivision, El Dorado County, CA" prepared by Sycamore Environmental Consultants, Inc., dated October 3, 2007. According to the evaluation "A formal jurisdictional delineation of wetlands and other waters of the U.S. wan not conducted. However, a wetland survey was conducted to identify any potential wetlands or channels in the PSA. No Channels or wetlands were observed in the PSA." *(Biological Resources Evaluation and Botanical Inventory for Cold Springs Subdivision, El Dorado County, CA, October 3, 2007)* Impacts would be less than significant.

d) Review of the California Fish and Game *Deer Ranges Map* (1990) indicates that there are no mapped critical deer migration corridors within the project site. The applicant submitted a "Biological Resources Evaluation and Botanical Inventory for Cold Springs Subdivision, El Dorado County, CA" prepared by Sycamore Environmental Consultants, Inc., dated October 3, 2007. According to the evaluation "The PSA provides potential nesting habitat for birds of prey protected under California fish and game code and birds protected under the Federal Migratory Bird Treaty Act." *(Biological Resources Evaluation and Botanical Inventory for Cold Springs Subdivision, El Dorado County, CA, October 3, 2007)* However, with implementation of the mitigation measure below, the project would not substantially interfere with the movement of any native resident or migratory fish or wildlife species or with any established native

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

resident or migratory wildlife corridors, or impede the use of wildlife nursery sites. Impacts would be less than significant.

MM BIO-1: If construction begins outside the February 1 to August 31 breeding season, there will be no need to conduct a preconstruction survey for active nests. If a nest becomes active after construction has started, then the bird is considered adapted to construction disturbance.

If construction is scheduled to begin between February 1 to August 31 then a qualified biologist shall conduct a preconstruction survey for active nests at the project site and within 250-foot radius of the construction site from publicly accessible areas within 30 days prior to construction. If no active nests of a bird of prey or Migratory Bird Treaty Act (MBTA) bird are found, then no further mitigation measures are necessary.

If an active nest of a bird of prey or MBTA bird is found in the project study area, then the biologist shall flag the active nest tree so that a minimum 250-foot Environmentally Sensitive Area (ESA) around the nest tree 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 nest.

The construction contractor shall install stakes or temporary flagging, fencing, etc., at the edge of the minimum 250-foot or 100-foot ESA. The ESA shall be maintained throughout the construction period.

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 on the species of bird, the location of the nest relative to the project, project activities during the time the nest is active, and other project specific conditions.

Timing/Implementation: If construction begins during the nesting season (February 1 to August 31), the preconstruction survey shall be conducted no more than 30 days prior to clearing and grubbing and submitted prior to grading permit issuance.

Enforcement/Monitoring: El Dorado County Planning Services

e) The project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Existing project oak tree canopy coverage is estimated at 1.96 acres, or 38.7 percent of the 5.08 acre site. *(Oak Canopy Retention Analysis, Preservation, and Replacement Plan for the Cold Springs project, El Dorado County, CA, December 14, 2007)* Under General Plan Policy 7.4.4.4.4, Option A, 85 percent of the existing canopy must be retained. As proposed, the project would remove 0.29 acres of oak canopy and retain 85.2 percent of the oak tree canopy at the site. The proposed project will retain the necessary tree canopy as required by General Plan policy 7.4.4.4 and the El Dorado County Oak Woodland Management Plan. Impacts to oak woodlands would be less than significant.

f) The project, as designed, would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Impacts would be less than significant.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES. *Would the project:*				
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	

FINDING: It has been determined that all potential biological resource impacts as a result of the proposed project are less than significant or less than significant with proposed mitigation. As such the impacts in the "Biological Resources" category would be less than significant for this project.

Discussion:

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

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

a/b) The applicant submitted a "Cultural Resources Study of APN 323:250:42, Placerville, El Dorado County, California" prepared by Historic Resource Associates in January 2007. According to the study "No significant prehistoric or historic archaeological sites, features, or artifacts were found, nor were any historic buildings, structures, or objects discovered." *(Cultural Resources Study of APN 323:250:40, Placerville, El Dorado County, California 95667, January 2007).* No further cultural resource study is recommended. In the event sub-surface historical, cultural, or archeological sites or materials are disturbed during earth disturbances and grading activities on the site, standard conditions would be included within Attachment 1 of the staff report to reduce any potential impacts to a less than significant level.

c) A unique paleontological site would include a known area of fossil bearing rock strata. The project site does not contain any known paleontological sites or known fossil strata/locales. No impacts would occur.

d) Due to the scope of the project, there is not a high potential to discover human remains outside of a dedicated cemetery. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the standard conditions within Attachment 1 shall be implemented immediately.

FINDING: Established thresholds of significance would not be exceeded within the "Cultural Resources" category. Standard conditions of approval would insure that impacts would be less than significant.

VI. GEOLOGY AND SOILS. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b. Result in substantial soil erosion or the loss of topsoil?			X	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property?			X	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			X	

Discussion:

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

- Allow substantial development of structures or features in areas susceptible to seismically induced hazards such as groundshaking, liquefaction, seiche, and/or slope failure where the risk to people and property resulting from earthquakes could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards;

- Allow substantial development in areas subject to landslides, slope failure, erosion, subsidence, settlement, and/or expansive soils where the risk to people and property resulting from such geologic hazards could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards; or

- Allow substantial grading and construction activities in areas of known soil instability, steep slopes, or shallow depth to bedrock where such activities could result in accelerated erosion and sedimentation or exposure of people, property, and/or wildlife to hazardous conditions (e.g., blasting) that could not be mitigated through engineering and construction measures in accordance with regulations, codes, and professional standards.

a) 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 for 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. The project is not located in an area with significant topographic variation in slope. Therefore, the potential for mudslides or landslides is less than significant.

b) According to the submitted drainage report, "On-site drainage structures are sized to accommodate 100 year storm events." *(Drainage Report For Cold Springs Estates, Living Care I, LLC., December 17, 2007)* Project grading will be required for improvements associated to road construction and widening, driveway, and general access improvements. No mass pad grading is proposed. All grading must be in compliance with the *El Dorado County Grading, Erosion and Sediment Control Ordinance,* adopted by the County of El Dorado Board of Supervisors on March 13, 2007 (Ordinance No. 4719), including the implementation of pre- and post-construction Best Management Practices (BMPs) to eliminate run-off and erosion and sediment controls, which would reduce any potential significant impacts of soil erosion or the loss of topsoil to a less than significant level.

c,d) As stated in the Soil Survey of El Dorado Area, California, 1974, the soils on the project site are primarily comprised of Boomer gravelly loam, 15 to 30 percent slopes (BhD), with slow permeability, medium surface runoff, moderate erosion hazard, and low to moderate shrink-swell potential. Also, the northwest corner of the parcel contains Diamond Springs very fine sandy loam, 15 to 30 percent slopes (DfD), with moderately slow permeability, medium to rapid surface runoff, moderate to high erosion hazard, and low shrink-swell potential. The project site can adequately support the required road improvements and the residential uses proposed for this project. The project would not be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, is not anticipated to result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse, nor would the project be located on expansive soils. The project would require all future improvement activities to implement the requirements established by the *El Dorado County Grading, Erosion and Sediment Control Ordinance* and any future building designs to implement Uniform Building Code Seismic construction standards. Impacts would be less than significant.

e) Waste discharge area analysis was completed and was reviewed and approved by the El Dorado County Environmental Management Department – Environmental Health. Impacts would be less than significant.

FINDING: No significant impacts are anticipated as a result of geological or seismological anomalies on the project site. The site does not contain expansive soils or other characteristics that would result in significant impacts. There is adequate soils permeability for the proposed septic disposal areas. For the "Geology and Soils" category, established thresholds would not be exceeded by development of the project and no significant adverse environmental effects would result from the project.

VII. HAZARDS AND HAZARDOUS MATERIALS. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d. Be located on a site which is included on a list of hazardous materials sites			X	

VII. HAZARDS AND HAZARDOUS MATERIALS. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	

Discussion:

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

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

a) No significant amount of hazardous materials would be transported, used, or disposed of for the project. Any hazardous materials used at the project site shall comply with the El Dorado County Hazardous Waste Management Plan. Impacts would be less than significant.

b) No significant amount of hazardous materials would be utilized for the project. The project would not result in any reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Impacts would be less than significant.

c) As proposed, the project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. There are no schools located within a quarter mile radius of this property. Impacts within this category would be less than significant.

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

d) The project site is not identified on any list compiled pursuant to California Government Code 65962.5 identifying any hazardous material sites near this property. As such, there would be a less than significant impact from hazardous material sites.

e,f) As shown on the El Dorado County Zoning Map, the project is not located within an Airport Safety (AA) District overlay. *The San Francisco Sectional Aeronautical Chart*, last updated March 22, 2001, was reviewed and the project site is not located within two miles of a public airport. As such, the project is not subject to any land use limitations contained within any adopted Comprehensive Land Use Plan and there would be no immediate hazard for people residing or working in the project area or safety hazard resulting from airport operations and aircraft over-flights in the vicinity of the project site. No impacts would occur within these categories.

g) The proposed project will not physically interfere with the implementation of the County adopted emergency response and/or evacuation plan for the County. The County emergency response plan is overseen by the County Sherriff's Department and they are located in the El Dorado County Government Center complex in Placerville. Impacts would be less than significant.

h) The degree of hazard in wild-land areas depends on weather variables like temperature, wind, and moisture, the amount of dryness and arrangement of vegetation, slope steepness, and accessibility to human activities, accessibility of firefighting equipment, and fuel clearance around structures. The El Dorado County Fire Protection District reviewed the project proposal and concluded that the project would not expose people to a significant risk of loss, injury, or death involving wildand fires or wildland fires adjacent to or located in an urbanized area with the implementation of the conditions of approval included in Attachment 1 of the staff report. Also, the project has been conditioned to require a Wildland Fire Safe Plan be submitted prior to filing the parcel map. To ensure impacts are less than significant, the project shall be required to comply with the "Fire Safe Requirements" and fully implement the approved Wildfire Fire Safe Plan.

FINDING: The proposed project will not expose people and property to hazards associated with the use, storage, transport and disposal of hazardous materials, and expose people and property to risks associated with wildland fires. For the "Hazards and Hazardous Materials" category, the thresholds of significance would not been exceeded by the proposed project with the implementation of standard conditions of approval from the AQMD, the El Dorado County Fire Protection District, and implementation of a fire safe plan.

VIII. **HYDROLOGY AND WATER QUALITY.** *Would the project:*				
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			X	

VIII. HYDROLOGY AND WATER QUALITY. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				
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

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) Any grading and improvement plans required by the El Dorado County Department of Transportation (DOT) and/or Development Services shall be prepared and designed to meet the *County of El Dorado Grading, Erosion, and Sediment Control Ordinance.* These standards require that erosion and sediment control be implemented into the design of the project. The project "Geologic Evaluation for the Tentative Map of the Cold Springs Estates Rural Subdivision, George A. Wheeldon, dated July 2007", for waste discharge area analysis has been reviewed and approved by the El Dorado County Environmental Management Department- Environmental Health Division. Impacts would be less than significant.

b) 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 proposed project would be required to connect to public water via the El Dorado Irrigation District. El Dorado Irrigation District provided a letter dated March 26, 2007 stating that public water services and required fire flow are available to the serve the proposed

project with a water line extension from the 8-inch water line in Cold Springs Road. *(Facility Improvement Letter, Cold Springs Estates, March 26, 2007).* Impacts from connection to existing water facilities would be minimal. Impacts would be less than significant.

c) Proposed grading and ground disturbances associated with the project would not substantially alter the existing drainage patterns on or off the site. The *Grading, Erosion, and Sediment Control Ordinance* contains specific requirements that limit the impacts to a drainage system (Section 15.14.440 & Section 15.14.590). The standards apply to this project. As such, impacts would be less than significant.

d/e) There will be no substantial change in the pattern of drainage on or off the property with this project. Compliance with the standards and requirements contained within the *El Dorado County Grading, Erosion and Sediment Control Ordinance* considers the requirements established by the Regional Water Quality Control Board (RWQCB) and will limit any potential impacts to drainage ways on or adjacent to the project site. As such, there will be limited erosion and siltation resulting from this project and impacts would be less than significant.

f) The project will not result in substantial degradation of water quality in either surface or sub-surface water bodies in the vicinity of the project area. All stormwater and sediment control methods contained in the *Grading, Erosion, and Sediment Control Ordinance* must be met during all construction activities, as well as the required development of any permanent storm drainage facilities and erosion control measures on the project site. The project would be required to connect to public water. As such, impacts would be less than significant.

g/h) The Flood Insurance Rate Map (Panel 060040 0750B, 10/18/83) for the project area establishes that the project site is not located within a mapped 100-year floodplain. As such, impacts would be less than significant.

i) The subject property is located within the Placerville area and is not located adjacent to or downstream from a dam or levee that has the potential to fail and inundate the project site with floodwaters. There would be no impact.

j) The proposed project is not located near a coastal area or adjacent to a large body of water such as a lake, bay, or estuary, volcanoes, or other volcanic features, and the site is located on relatively stable soils There is no potential for impacts from seiche or tsunami, or from mudflow at this site. There would be no impact.

FINDING: For the "Hydrology and Water Quality" section, it has been determined the project would not exceed the identified thresholds of significance and therefore no significant adverse environmental effects would result from the project.

IX. LAND USE PLANNING. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Physically divide an established community?			X	
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

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

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) The project would not result in the physical division of an established community. The project is located within the Placerville Community Region and proposes densities and parcel sizes consistent with the General Plan's MDR land use designation. Impacts would be less than significant.

b) The proposed project is consistent with the specific, fundamental, and mandatory land use development goals, objectives, and policies of the 2004 General Plan, and is consistent with the development standards contained within the El Dorado County Zoning Ordinance. The proposed density and parcel sizes are consistent with the proposed rezone to R1A zone district and the MDR land use designation. Also, the project is located within the Placerville Community Region, and Table 2-1 of the General Plan lists the MDR land use designation consistent with Community Regions. The project does conflict with General Plan Policy 8.1.3.1 which requires agriculturally zoned lands be buffered from increases in density on adjacent lands by a minimum parcel size of 10 acres for any parcel created adjacent to such lands. However, this General Plan Policy is currently under review for amendment and proposed amendments would exclude parcels which are located within Community Regions adjacent to agriculturally zoned lands and would not intensify conflict with an adjacent agricultural operation. The project parcel is currently less than 10 acres in size. There are currently no agricultural pursuits on the agriculturally zoned parcels adjacent to the project parcel. The project would result in three (3) additional residential parcels; however, the project has been designed so that proposed parcel 1 has an east to west parcel configuration eliminating multiple residential parcel adjacencies. Impacts would be less than significant.

c) The project site is not within the boundaries of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or any other conservation plan. As such, there is no possibility of the proposed project conflicting with an adopted conservation plan. No impact would occur.

FINDING: For the 'Land Use Planning' category, the thresholds of significance have not been exceeded and no significant environmental impacts will result from the project.

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

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

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) The project site is not mapped as being within a Mineral Resource Zone (MRZ) by the State of California Division of Mines and Geology or in the El Dorado County General Plan. No impacts would occur.

b) The Western portion of El Dorado county is divided into four, 15 minute quadrangles (Folsom, Placerville, Georgetown, and Auburn) mapped by the State of California Division of Mines and Geology showing the location of Mineral and Resource Zones (MRZ). Those areas which are designated MRZ-2a contain discovered mineral deposits that have been measured or indicate reserves calculated. Land in this category is considered to contain mineral resources of known economic importance to the County and/or State. Review of the mapped areas of the County indicates that this site does not contain any mineral resources of known local or statewide economic value. No impacts would occur.

FINDING: No impacts to any known mineral resources will occur as a result of the project. Therefore, no mitigation is required. For the 'Mineral Resources' category, the project would not exceed the identified thresholds of significance.

XI. NOISE. *Would the project result in:*				
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;

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

- 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/c) The project would not result in a substantial increase in existing ambient noise levels in the project vicinity. The project will not generate noise levels that exceed the performance standards contained in Table 6-1 and Table 6-2 within the General Plan as it involves the creation of three (3) additional lots and related residential noise. Other than temporary noise generated from construction equipment, no significant noise would be expected from the development of the project. As such, impacts would be less than significant.

b/d) Persons adjacent to the project vicinity will not be subjected to long-term excessive ground borne noise or ground borne vibration as a result of minor grading and improvement activities during development or upon completion of the project. Impacts would be less than significant.

e) The proposed project is not located adjacent to or in the vicinity of a public airport and is not subject to any noise standards established by an adopted Comprehensive Land Use Plan (CLUP). As such, the project would not be subjected to excessive noise from a private airport. No impacts would occur.

f) The proposed project is not located adjacent to or in the vicinity of a private airstrip. As such, the project would not be subjected to excessive noise from a private airport. No impacts would occur.

FINDING: For the 'Noise' category, the thresholds of significance have not been exceeded and no significant environmental impacts will result from the project.

XII. POPULATION AND HOUSING. *Would the project:*				
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) The proposed project has been determined to have a minimal growth-inducing impact as the project includes the creation of two (2) parcels where one currently exists. No residential development is proposed with the parcel map and all future development would be required to meet established County development standards. Any future development must meet

comprehensive County policies and regulations before building permits can be issued. The project does not include any school or large scale employment centers that would lead to indirect growth beyond what is currently anticipated by the General Plan. The land use designation for the project would not change and the existing designation of Medium-Density Residential (MDR) permits one dwelling unit per 1.0 consistent with the project proposal. Impacts would be less than significant. Impacts would be less than significant.

b. No existing housing stock would be displaced by the proposed project. No impacts would occur.

c) No persons would be displaced necessitating the construction of replacement housing elsewhere. No impacts would occur.

FINDING: The project would not displace any existing or proposed housing. The project will not directly or indirectly induce significant growth by extending or expanding infrastructure to support such growth. For the "Population and Housing" section, the thresholds of significance have not been exceeded and no significant environmental impacts would result from the project.

XIII. PUBLIC SERVICES. *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:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Fire protection?			X	
b. Police protection?			X	
c. Schools?			X	
d. Parks?			X	
e. Other government services?			X	

Discussion:

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

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

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

a) Fire Protection: The El Dorado County Fire Protection District currently provides fire protection services to the project area. Development of the project would result in a minor increase in the demand for fire protection services, but would not prevent the Fire District from meeting its response times for the project or its designated service area. The El Dorado County Fire Protection District would review the project improvement plans and conformance with Fire District conditions of approval must be proven prior to filing the parcel map. Impacts would be less than significant.

b) Police Protection: The project site will be served by the El Dorado County Sheriff's Department with a response time depending on the location of the nearest patrol vehicle. The minimum Sheriff's Department service standard is an 8-minute response to 80 percent of the population within Community Regions. No specific minimum level of service or response time was established for Rural Centers and Rural Regions. The Sheriff's Department stated goal is to achieve a ratio of one sworn officer per 1,000 residents. The addition of one residential lot would not significantly impact current response times to the project area. Impacts would be less than significant.

c) Schools: The project site is located within the Gold Trail Union School District. The affected school district was contacted as part of the initial consultation process for review and comment. No specific comments or mitigation measures were received or included for this project that creates an incremental increase in student body. School impact fees will be assessed and collected during the building permit review phase for any future single-family residential development. Impact would be less than significant.

d) Parks: The proposed project would not substantially increase the local population necessitating the development of new park facilities. Section 16.12.090 of County Code establishes the method to calculate the required amount of land for dedication for parkland or the in-lieu fee amount for residential projects. Provisions to provide parkland or the payment of in-lieu fees are included as the project is residential in nature. Impacts would be less than significant.

e) No other public facilities or services will be substantially impacted by the project. Impacts would be less than significant.

FINDING: Adequate public services are available to serve the project. Therefore, there is no potential for a significant impact due to the creation of three additional parcels, either directly or indirectly. For this "Public Services" category, the thresholds of significance have not been exceeded and no significant environmental impacts would result from the project.

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

Discussion:

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

- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or

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

- Substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur.

a) Because the project would only include the creation of three (3) additional residential lots, it would not substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur. Impacts would be less than significant.

b) The project proposal does not propose any on-site recreation facilities and would not be required to construct any new facilities or expand any existing recreation facilities with the scope of this project. No impacts would occur.

FINDING: No significant impacts to recreation or open space will result from the project. For the "Recreation" section, the thresholds of significance have not been exceeded.

XV. TRANSPORTATION/TRAFFIC. *Would the project:*				
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.

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

a/b) The Department of Transportation (DOT) reviewed the proposed project and determined it would not trip the traffic impact threshold of the General Plan. The 2004 General Plan Policies TC-Xe and TX-Xf (which incorporate Measure Y) require that projects that "worsen" traffic by two percent, or 10 peak hour trips, or 100 average daily trips must construct (or ensure funding and programming) of any improvements required to meet Level of Service standards in the General Plan Transportation and Circulation Element. DOT has reviewed the proposed project and determined that it would not trigger the threshold described above because of its limited size. DOT has conditioned the project to address this General Plan consistency issue by requiring payment of traffic impact mitigation fees with each building permit.

c) The project will not result in a change in established air traffic patterns for publicly or privately operated airports or landing field in the project vicinity. No impacts would occur.

d) The project would be required to make on-site road improvements consistent with the provisions of the DISM. As such, the proposed project would not include any design features, such as sharp curves or dangerous intersection or incompatible uses that would increase hazards. The applicant is requesting a design waivers related to road construction to reduce the on-site roadway width of Boulder Road to a modified 101B standard to 20- feet with one (1) foot shoulders without curb, gutter, and sidewalk. Due to the relatively low Average Daily Trips (ADT) and limited development potential along Boulder Road, DOT has supported the requested design waiver. The applicant has also requested to eliminate roadway widening of the project frontage on Cold Springs Road. DOT supports the request to eliminate the widening of Cold Springs Road; however, DOT has conditioned the project to require the applicant to dedicate a 30-foot Irrevocable Offer of Dedication along the project frontage of Cold Springs road along with applicable slope easements. Lastly, the applicant has request to allow the centerline of Boulder Lane to not follow the centerline of proposed right-of-way. DOT does not support this request. Impacts would be less than significant.

d) The El Dorado County Fire Protection District reviewed the project proposal and concluded that the project would not result in inadequate emergency access to any potential residential structure with the implementation of the conditions of approval included in Attachment 1 of the staff report. Also, the project has been conditioned to require an approved Fire Safe Plan prior to filing the parcel map. Impacts would be less than significant.

e) The proposed parcels would provide adequate space to comply with all parking requirements. Future development would be required to meet on-site parking requirements identified by use within Section 17.18.060 of the County Zoning Ordinance. Future requests for building permits would be reviewed for conformance with parking standards during the review process. A single-family residence requires two on-site parking spaces in tandem. Impacts would be less than significant.

g) The proposed project does not conflict with the adopted General Plan Policies, and adopted plans, or programs supporting alternative transportation. The applicant is requesting design waivers for reduction of required curb, gutter, sidewalks, and a 10-foot shoulder as required by DISM standard plan 101B and General Plan Transportation and Circulation Element Policy TC-4i which seeks the inclusion of pedestrian/bike paths connecting to adjacent development and to schools, parks, commercial areas and other facilities in Community Regions where feasible. The project is located within the Placerville Community Region, however, there are no schools, parks or commercial areas, nor is there existing sidewalks within the project vicinity. DOT has reviewed and approved the proposed design waiver and Planning Services is recommending relief of the pedestrian/bike path requirement of Policy TC-4i. Impacts would be less than significant.

FINDING: For the "Transportation/Traffic" category, the identified thresholds of significance have not been exceeded and no significant environmental impacts will result from the project.

XVI. UTILITIES AND SERVICE SYSTEMS. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g. Comply with federal, state, and local statutes and regulations related to solid waste?			X	

Discussion:

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

- Breach published national, state, or local standards relating to solid waste or litter control;
- 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) Environmental Management has reviewed and approved the existing and proposed septic designs. There is adequate septic capability for the existing and proposed systems. No significant wastewater discharge will result from the proposed parcel map. Impacts would be less than significant.

b) No new water or wastewater treatment facilities are proposed or are required because of the project. The existing septic and proposed systems have been reviewed and approved by the Environmental Management Department. The El Dorado Irrigation District provided a letter dated March 26, 2007 stating that public water services and required fire flow are available to the serve the proposed project with a water line extension from the 8-inch water line in Cold Springs Road.

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

(Facility Improvement Letter, Cold Springs Estates, March 26, 2007). Impacts from connection to existing water facilities would be minimal. Impacts would be less than significant.

c) Existing and proposed storm water drainage facilities are addressed in the "Drainage Report for Cold Springs Estates, Gene E. Thorne & Associates, Inc., December 17, 2007." The drainage report states "On-site drainage structures are sized to accommodate 100 year storm events." *(Drainage Report for Cold Springs Estates, Gene E. Thorne & Associates, Inc., December 17, 2007)* The *Grading, Erosion, and Sediment Control Ordinance* contains specific requirements that limit the impacts to a drainage system (Section 15.14.440 & Section 15.14.590). The standards apply to this project. As such, impacts would be less than significant.

d) The El Dorado Irrigation District provided a letter dated March 26, 2007 stating that "In order to provide fire flow and receive service, the applicant must construct a water line extension form the 8-inch water line in Cold Springs Road." *(Facility Improvement Letter, Cold Springs Estates, March 26, 2007).* Impacts from connection to existing water facilities would be minimal. As such, impacts would be less than significant.

e) In this case, wastewater disposal for the proposed parcels will be provided by existing and proposed septic disposal systems. Environmental Management has reviewed and approved the existing and proposed disposal systems for the project.

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

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

g) County Ordinance No. 4319 requires that new development proved areas for adequate, accessible, and convenient storing, collection and loading of solid waste and recyclables. On-site solid waste and recyclables collection for the proposed lots would be provided by a local waste management provider contracting to the property owner for the service. Adequate space would be available at the site for solid waste collection. Impacts would be less than significant.

FINDING: No significant impacts will result to utility and service systems from development of the project. For the "Utilities and Service Systems" category, the thresholds of significance have not been exceeded and no significant environmental impacts will result from the project.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE. *Does the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			X	
b. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Discussion:

a) Potential impacts to biological resources have been mitigated to a less than significant level and are not anticipated to reduce the habitat of a fish or wildlife species or restrict the range of a rare or endangered plant or animal. All potentially significant effects on biological resources can be mitigated to a level of less than significant. The project would not eliminate important examples of California history or pre-history. Subsurface earthwork may expose previously undiscovered buried recourses; however, standard conditions of approval are incorporated into the project within Attachment 1 of the staff report ensuring that impacts to cultural resources would be reduced to a less than significant impact. Any impacts from the project will be less than significant due to existing standards and requirement, and proposed mitigations imposed in the conditioning of the project.

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, are considerable or which compound or increase other environmental impacts." Based on the analysis in this Environmental Checklist, it has been determined that all cumulative impacts related to air quality, biological resources, and hazards and hazardous materials are either less than significant after mitigation or less than significant and do not require mitigation. Therefore, the proposed project would not result in cumulatively considerable impacts on these areas. Impacts are less than significant.

c) All impacts identified in this MND are either less than significant after mitigation or less than significant and do not require mitigation. Therefore, the proposed project would not result in environmental effects that cause 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 Development Services, Planning Services in Placerville:

2004 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.

El Dorado County General Plan Draft Environmental Impact Report
Volume I - Comments on Draft Environmental Impact Report
Volume II - Comments on Supplement to DEIR to Comments on DEIR
Volume III - Technical Appendices B through H
Volume IV – Responses to Comments on Supplement to DEIR
Volume V – Appendices

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

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

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

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

El Dorado County Design and Improvement Standards Manual

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

Soil Survey of El Dorado Area, California

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

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

El Dorado County Oak Woodland Management Plan

PROJECT SPECIFIC REPORTS AND SUPPORTING INFORMATION

Cultural Resources Study prepared by Historic Resource Associates, dated January 2007

Biological Resources Evaluation and Botanical Inventory, prepared by Sycamore Environmental Consultants, Inc., dated October 3, 2007

Facilities Improvement Letter, prepared by El Dorado County Irrigation District, dated March 26, 2007

Geologic Evaluation, prepared by George A. Wheeldon, dated July, 2007

Drainage Report for Cold Springs Estates, prepared by Gene E. Thorne & Associates, Inc., dated December 17, 2007

Oak Canopy Retention Analysis, Preservation and Replacement Plan, prepared by Sycamore Environmental Consultants, Inc., dated December 14, 2007

Mitigation Measure Agreement for Z07-0057, P07-0052/Cold Springs Estates

As the applicant, owner, or their legal agent, I hereby agree to amend the above named project by incorporating all required mitigation measures, as identified in the related Environmental Checklist, which are necessary in order to avoid or reduce any potentially significant environmental effects to a point where clearly no significant adverse impacts would occur as a result of project implementation.

I understand that by agreeing to amend the proposed project through incorporation of the identified mitigation measures, or substantially similar measures, all potentially adverse environmental impacts would be reduced to an acceptable level and a "Proposed Negative Declaration" would be prepared and circulated in accordance with County procedures for implementing the California Environmental Quality Act (CEQA). I also understand that additional mitigation measures may be required following the review of the "Proposed Negative Declaration" by the public, affected agencies, and by the applicable advisory and final decision making bodies.

I understand the required mitigation measures incorporated into the project would be subject to the El Dorado County Mitigation Monitoring program adopted in conjunction with the Negative Declaration, and that I would be subject to fees for the planning staff time to monitor compliance with the mitigation measures.

This agreement shall be binding on the applicant/property owner and on any successors or assigns in interest.

IN WITNESS WHEREOF, the Planning Director or his assign, representing the County of El Dorado, and the applicant/owner or his legal agent have executed this agreement on this 15th day of January, 2009.

El Dorado County Planning Services
Robert Peters, Assistant Planner

By _____

Robert Peters, Assistant Planner
Print Name and title above

Signature of Applicant / Owner / Agent:

_____

Print Name and address below

Gene E. Thorne
4080 Plaza Goldorado Circle
Cameron Park, CA 95682

JAN 15 PM 12:25
RECEIVED
PLANNING DEPARTMENT