

traffic signal control at this intersection. In which case, payment of TIM fees is considered to be the project's proportionate fair share towards this improvement.

If the traffic signal control at this intersection is constructed by the County or others prior to triggering warrants by the project, payment of TIM fees is considered to be the project's proportionate fair share towards this improvement."

2. Findings:

- a. **General Plan Finding 1.2.43:** Strikeout and remove this finding, as Policy 7.3.5.1 applies to landscaping of commercial development and therefore does not apply to this project.
- b. **Tentative Subdivision Map Finding 3.7:** Amend Finding 3.7 due to the removal of Mitigation Measure TRANS-2 in the Public Draft EIR, as improvements have been completed by the County, as follows:

"The Final EIR identified significant environmental impacts that will result from implementation of the project. The EIR identified ~~40~~ nine significant impacts for which no feasible mitigation measures are available that would reduce the impacts to less-than-significant levels. ~~Four~~ Three of these are transportation impacts; mitigation measures have been identified that would reduce the impact to a less-than-significant level, but the mitigation measures may be implemented after project construction, so the EIR identified the impact as temporarily significant and unavoidable until each measure is constructed, at which time the impact would be less-than-significant. In concluding the temporary impacts are significant and unavoidable, the EIR exceeded the requirements of CEQA."

"For each of these ~~40~~ nine significant and unavoidable effects, the County finds that specific economic, legal, social, recreational, and environmental benefits override and outweigh the project's significant unavoidable impacts. The CEQA Findings document contains a Statement of Overriding Considerations for the significant and unavoidable impacts pursuant to paragraph (3) of subdivision (a) of Section 21081 of the Public Resources Code."

3. CEQA Findings of Fact and Statement of Overriding Considerations:

- a. **Revise Page 16, Line 1** to read:

"Preconstruction surveys shall be repeated at ~~44~~ 3-day intervals until construction has been initiated in the area after which surveys can be stopped."

In summary, none of the changes or clarifications described in this memorandum constitute significant new information added to the Final EIR, and the changes or clarifications presented do not result in any new significant environmental impacts or any substantial increase in the severity of previously identified environmental impacts.

Attachment: Revised Exhibit G2–Planned Development Table 1

PHASE I DEVELOPMENT PLAN STANDARDS

The development plan shall conform to the El Dorado County Zoning Ordinance and development standards, with the following exceptions:

1. R1-PD, (Lots 7-98, 114-155, 167-233, 245-248, 250-252, 304-325, 334-401, 408-465, 471-481, and 490-495; and Clubhouse Lot C):

	Standard R1 Zone	R1-PD Zone for these lots	R1-PD Zone for Clubhouse Lot C
Minimum Lot Area	6,000 square feet (sf)	4,725 sf	20,000 sf
Max. Building Coverage	35%	None	N/A
Min. Lot Width	60 feet	45 feet ^b	60 Feet ^b
Min. Front Yard Setback	20 feet	15 feet ^a	20 feet
Min. Side Yard Setback	5 feet	5 feet ^c	15 feet ^{c, d}
Min. Rear Yard Setback	15 feet	15 feet	20 feet
Corner Side Yard Setback	20 feet	12.5 feet	20 feet
Max. Bldg Height	40 feet	40 feet	60 feet

^a Measured to face of building or side-load garage (20 feet Min. to front load garage).

^b Minimum lot frontage shall be measured at front setback line. Lots may have an increased front yard setback to achieve lot width requirements as needed.

^c The side yard shall not be increased one foot for each additional foot of building height in excess of twenty five-feet (25 feet).

^d The side yard shall be increased to 20 feet for second story elements and 25 feet for third story elements

2. R1-PD, (Lots 402-407, 496-505, 528-533, 543-546, and 549-552):

	Standard R1 Zone	R1-PD Zone for these lots
Minimum Lot Area	6,000 sf	10,000 sf
Max. Building Coverage	35%	None
Min. Lot Width	60 feet	80 feet**
Min. Front Yard Setback	20 feet	20 feet
Min. Side Yard Setback	5 feet	5 feet
Min. Rear Yard Setback	15 feet	15 feet
Corner Side Yard Setback	20 feet	15 feet
Max. Bldg Height	40 feet	45 feet

** Minimum lot frontage shall be measured at front setback line. Lots may have an increased front yard setback to achieve lot width requirements as needed.

3. R1-PD, (Lots 556-557):

	Standard R1 Zone	R1-PD Zone for these lots
Minimum Lot Area	6,000 sf	10,000 sf
Max. Building Coverage	35%	None

Min. Lot Width	60 feet	80 feet**
Min. Front Yard Setback	20 feet	20 feet
Min. Side Yard Setback	5 feet	5 feet
Min. Rear Yard Setback	15 feet	15 feet
Corner Side Yard Setback	20 feet	15 feet
Max. Bldg. Height	40 feet	50 feet

** Minimum lot frontage shall be measured at front setback line. Lots may have an increased front yard setback to achieve lot width requirements as needed.

4. R1A-PD:
 - a. Minimum parcel width of 100 feet shall be measured at front setback line. Lots may have an increased front yard setback to achieve lot width requirements as needed.
 - ~~b. Max building height may be increased from 45 feet to 50 feet as measured from lowest point of foundation, except at Lot 4.~~

5. R3A-PD:
 - a. Minimum parcel width of 150 feet shall be measured at front setback line. Lots may have an increased front yard setback to achieve lot width requirements as needed.
 - b. Max building height may be increased from 45 feet to 50 feet as measured from lowest point of foundation, except at Lots 2 and 3.
 - c. Lot 6 front yard setback shall be 50 feet contiguous to A Drive.

6. RE5-PD:

Minimum parcel width of 100 feet shall be measured at front setback line. Lots may have an increased front yard setback to achieve lot width requirements as needed.

7. RF-PD:
 - a. No minimum parcel width shall apply.
 - b. 50 foot minimum setback shall not apply along property lines contiguous to open space lots to the north and south.

8. OS-PD:

No minimum parcel area shall apply.

Public Utility Easements (PUE's):

12.5 foot PUE's shall be provided adjacent to all roads.