



# **COMMUNITY DEVELOPMENT AGENCY**

## **DEVELOPMENT SERVICES DIVISION**

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TO:

Planning Commission

Agenda of:

April 27, 2017

FROM:

Evan Mattes

Item No.:

7

DATE:

April 26, 2017

RE:

4 Directions Farm Conditional Use Permit/Application Number S16-0005

Updated Conditions of Approval and Staff Recommendation

APN: 087-021-66

The following are edits to the staff report.

#### **Additional Conditions of Approval**

The following Mitigation Measures are being added as Conditions of Approval for the project. These measures referenced in the Proposed Mitigated Negative Declaration and Initial Study, which is Exhibit L of the staff report, and were inadvertently not incorporated as conditions.

Mitigation Measure BIO-1: If construction activities will occur during the nesting season (February to August), a preconstruction survey for the presence of special-status bird species or any nesting bird species shall be conducted by a qualified biologist within 500 feet of proposed construction areas. If active nests are identified in these areas, the California Department of Fish and Wildlife (CDFW) and/or the United States Fish and Wildlife Service (USFWS) shall be consulted to develop measures to avoid "take" of active nests prior to the initiation of any construction activities. Avoidance measures may include establishment of a buffer zone using construction fencing or the postponement of vegetation removal until after the nesting season, or until after a qualified biologist has determined the young have fledged and are independent of the nest site.

• Monitoring Requirement: The applicant shall conduct all construction activities outside the nesting season or perform a pre-construction survey and the necessary avoidance measures prior to initiation of construction activities. This mitigation measure shall be noted on the Final Map, in a notice of restriction that shall be recorded on the property and future grading and residential construction plans. Id a pre-construction survey is required, the Development Services Division shall verify the completion of survey prior to issuance of grading permit.

Monitoring Responsibility: El Dorado County Development Services Division.

• Historic and Archeological Resources. A cultural resource study of the site was conducted by Historic Resource Associates in April of 2016. According to the North Central Information Center (NCIC) staff, one archaeological study has been conducted within ¼ mile of the property. Additionally one prehistoric resource and two historic resources have been identified as occurring within ¼ mile of the project site. As a result of surrounding prehistoric and historic resources, a field survey was conducted by an Archaeologist. The field survey identified one cultural resource, a single prehistoric milling cupule, on the southern end of the parcel outside of the project development area. With the incorporation of Mitigation Measure CUL-1, impacts would be less than significant.

### Mitigation Measure CUL-1:

Ground disturbance shall be avoided within 10 meters of the cultural site and shall be marked on all plans. Protective construction fencing shall be placed around the site during all construction activities. If archaeological remains are exposed during ground construction, work within 5 meters of the radius of the find(s) must be halted and a qualified archaeologist retained to evaluate the findings

Monitoring Requirement: The applicant shall conduct all construction activities outside the boundary of P1, as identified in the figures in the Cultural Resources Study (Historic Resource Associates, November 2016). This mitigation measure shall be noted on future grading and residential construction plans. Development Services Division shall verify the inclusion of this requirement on the Final Map, in a notice of restriction that shall be recorded on the property, and future grading and residential construction plans.

Monitoring Responsibility: El Dorado County Development Services Division.

#### **Edits to Staff Recommendation**

The following shall be added to the list of Staff Recommendation at the bottom of Page 1 of the staff report:

2. Adopt the Mitigation Monitoring Reporting Program in accordance with California Environmental Quality Act Guidelines Section 15074(d), incorporated as Conditions of Approval

The original Recommendation No.2 shall be renumbered as No.3.