

## **COMMUNITY DEVELOPMENT SERVICES**

## PLANNING AND BUILDING DEPARTMENT

http://www.planning .building@edcgov.us

FORM	PLACERVILLE OFFICE: 2850 Fairlane Court, Placerville, CA 95667 <u>BUILDING</u> (530) 621-5315 / (530) 622-1708 Fax <u>bldgdept@edcgov.us</u> <u>PLANNING</u> (530) 621-5355 / (530) 642-0508 Fax <u>planning@edcgov.us</u>	LAKE TAHOE OFFIC 3368 Lake Tahoe Blvc South Lake Tahoe, CA (530) 573-3330 (530) 542-9082 Fax tahoebuild@edcgov.us	, Suite 302 A 96150
TO:	Planning Commission	Agenda of:	June 22, 2017
FROM:	Evan Mattes, Assistant Planner	Item No.:	2
DATE:	June 21, 2017		
RE:	PD17-0002/Diamond Springs Village Apa Number 11	rtment; Revised	Condition of Approval

## Discussion:

The purpose of this memorandum is to provide the Planning Commission with a revised Staff Report Condition of Approval 11 to replace the pre-construction nesting bird survey from 30 days prior to construction activities to three days prior to construction activities. The revised conditions of approval reflect updated State Fire Safe Regulations.

26. **Mitigation Measure BIO-1:** If any grading or construction activities occur during the nesting season (March 1 to August 31), 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, no more than <del>30</del> three days prior to construction activities. The survey shall be submitted to Planning Services for review. If active nests are identified in these areas, CDFW and/or 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 40-foot, fenced 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. If 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.