

## **COMMUNITY DEVELOPMENT SERVICES**

## PLANNING AND BUILDING DEPARTMENT

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TO:	Planning Commission	Agenda of:	October 12, 2017
FROM:	Evan Mattes, Assistant Planner	Item No.:	3
DATE:	October 10, 2017		
RE:	Z15-0003/TM15-1527/Granite Creek Subdivision; Revised Condition of Approval Number 15, 17 and 19		

## Discussion:

Staff recommends changes to Conditions of Approval 15, 17 and 19. Changes to Condition of Approval 15 will include additional protection measures and processes for Native American archaeological resources. Recommended changes for Conditions of Approval 17 and 19 would correct minor errors.

15. **Mitigation Measure CUL-2:** In the event archeological resources are discovered during grading and construction activities, the applicant shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place. If the find is determined to be a "unique archaeological resource", contingency funding, and a time allotment sufficient to allow recovering an archaeological sample or to employ one of the avoidance measures may be required under the provisions set forth in Section 21083.2 of the Public Resources Code. Construction work could continue on other parts of the project site while archaeological mitigation takes place.

If the find is determined to be a "unique archeological resource", the archaeologist shall determine the proper method(s) for handling the resource or item in accordance with Section 21083.2(b-k). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken or the site is determined a "nonunique archeological resource".

Should the archaeologist determine that Native American tribal archaeological resources are present on the site, he or she shall contact, the Native American Heritage Commission. The Native American Heritage Commission will notify the person it believes to be the most likely descendant. Upon the discovery of the Native American resource, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American cultural resource is located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred with the most likely descendants regarding their recommendations. Grading and construction activities may resume after appropriate measures are taken.

Monitoring Requirement: This mitigation measure shall be noted on future grading and residential construction plans. Planning and Building Department shall verify the inclusion of this requirement on the Final Map, and future grading and residential construction plans.

Monitoring Responsibility: El Dorado County Planning and Building Department.

- 17. **Road Design Standards:** The applicant shall construct <u>an</u> access roads to Lot 9 through Lot 1, as shown on the tentative map. The on-site portion of driveways for Lot 9 is not required for filing of the final map, but will be constructed with any future building permit issued for those parcels. At locations where the roads split into 2 separate roads / driveways, the applicant shall construct a turnaround as shown on the Tentative Map, and as approved by the Fire District and County Engineer. The applicant shall construct turnouts at locations as required by the fire department. Vehicle turnouts shall be inside the road easement.
- 19. **Encroachment:** The applicant shall construct an encroachment on both Lot 1 and Lot 8 per County Standard plan 103D. The applicant shall obtain an encroachment permit for any work within the County right of way.