

Placerville, a Unique Historical Past Forging into a Golden Future”



City of Placerville Planning Commission
STAFF REPORT

MEETING DATE: November 15, 2016

FILE NO: General Plan Amendment (GPA) 16-04, Zone Change (ZC) 16-05,
Planned Development Overlay (PD) 06-01, Tentative Subdivision Map (TSM)
07-01 and Environmental Assessment (EA) 07-02 - Placerville Heritage Homes
Subdivision

PREPARED BY: Andrew Painter, City Planner **DATE:** November 1, 2016

SUBJECT: Consideration and recommendation to City Council of City-initiated General Plan Amendment (GPA16-04), Zone Change (ZC16-05) and Amendment to Planned Development Overlay (PD06-01) to change the General Plan and zoning designations of a 3.63-acre vacant site, planned for 20 single-family lots and open space under PD06-01, to allow for the optional development of 35 multi-family dwelling units and open space. Located on the north side of Ray Lawyer Drive, approximately 1,000 feet northeast of the intersection of Ray Lawyer Drive and Armory Drive on A.P.N. 323-400-20, the project site currently has a General Plan designation of High Density Residential (HDR). Existing zoning is Medium Density Multi-Family Residential – Planned Development Overlay (R-3-PD).

The City proposes the following on A.P.N. 323-400-20:

- (1) General Plan re-designation to High Density Residential – Housing Opportunity Overlay (HDR-HO);
- (2) Zone re-classification to Medium Density Multi-Family Residential – Planned Development Overlay – Housing Opportunity Overlay (R-3-PD-HO); and,
- (3) Amendment to the Official Development Plan for Placerville Heritage Homes Subdivision Planned Development (PD06-01) project, authorizing the provisions of the Housing Opportunity Zone to the parcel.

Proposed amendments would partially implement Program 3. High-Density Development – Unmet Need of the 2013-2021 Housing Element.

EXHIBITS:

- A - Draft Resolution of the City Council amending the General Plan Land Use Map
- B - Draft Ordinance of the City Council amending the Zoning Map
- C - Addendum to the Mitigated Negative Declaration for the Placerville Heritage Homes Planned Development
- D – Adopted Mitigated Negative Declaration for the Placerville Heritage Homes Planned Development
- E - The Placerville Heritage Homes Planned Development Overlay 06-01 – Conditions of Approval

REQUEST: To consider and make recommendation to City Council regarding the following City-initiated requests involving Assessor's Parcel Number (APN) 323-400-20 located within the Placerville Heritage Homes Subdivision Planned Development, which would partially implement Program 3. High-Density Development – Unmet Need, of the 2013-2021 Housing Element:

1. Adopt an Addendum to the Mitigated Negative Declaration (EA07-02) for the approved Placerville Heritage Homes Planned Development project (PD06-01), that addresses the subject requests;
2. Adopt a resolution that would amend the General Plan Land Use Map for the subject parcel from High Density Residential (HD) to High Density Residential – Housing Opportunity Overlay (HD-HO) land use designation;
3. Adopt an ordinance that would amend the Zoning Map for the subject parcel from Medium Density Multi-Family Residential – Planned Development (R-3-PD) to Medium Density Multi-Family Residential – Planned Development – Housing Opportunity (R-3-PD-HO) zone classification;
4. Approve an amendment to the Official Development Plan for the Placerville Heritage Homes Planned Development (PD06-01) project, authorizing the provisions of the Housing Opportunity land use and zone to the subject parcel.

BACKGROUND:

2013-2021 Housing Element

In February 2014 the City Council adopted the City of Placerville General Plan, 2013-2021 Housing Element (known as the 5th Cycle Housing Element). As required by State Law, the Housing Element identified an inventory of opportunity sites (potential) sites which could accommodate the City's Regional Housing Needs Allocation (RHNA). The RHNA identifies the number of new housing units, at various income levels, with the region needed to accommodate future population growth expected over a given planning period. The planning period for the City's 2013-2021 Housing Element is retroactive to October 31, 2013 and extends through October 31, 2021. The number of new housing units allocated to the City for this planning period is 372 and distributed among various income categories, as shown in Table 1.

The City has an unmet need of 133 housing units for the Low, Very Low and Extremely Low income categories. In other words, the City does not have sufficient land zoned and with sufficient land area to accommodate housing for lower-income households for the Housing Element planning period. Sufficient land however is available and zoned to accommodate housing for moderate-income and above households over the planning period.

Table 1. RHNA Allocations by Income Category for Placerville, October 31, 2013 to October 31, 2021

Income Category	RHNA Allocation	
	Number	Percent
Extremely Low	39	10.5 %
Very Low	39	10.5 %
Low	55	14.8 %
Moderate	69	18.5 %
Above Moderate	170	45.7 %
Total	372	100.0 %

Source: Sacramento Area Council Governments, Regional Housing Needs Plan. (November 2012)

The update included a number of housing programs (action/implementation items) established with certain components of State housing law. One of the Housing Element programs adopted is Program 3—High-Density Development – Unmet Need. Program 3 requires the City enact General Plan and Zoning Ordinance amendments that are necessary to achieve compliance with minimum density under State law appropriate to accommodate housing for lower income households. Per State housing law (Govt Code §65583.2), the City is classified as a suburban jurisdiction. For a suburban classified jurisdiction, State housing law deemed that twenty (20) units per acre is an appropriate density to accommodate housing for lower income households. Program 3 requires the City to rezone land to accommodate the City’s unmet housing need of 239 units for lower income households as follows:

- 106 units for unmet need for lower income households carried over from the 2008-2013 Housing Element (4th Cycle), as the City failed to rezone land to meet this unmet need during the planning period. The City had one year of the adoption of the 2013-2021 Housing Element, or February 11, 2015 to rezone for the 106 units.
- 133 units for unmet lower income households identified during the 2013-2021 Housing Element planning period. This rezoning must be completed within three years from Housing Element adoption, or February 11, 2017.

Several potential sites for re-designating and rezoning to accommodate the unmet need were inventoried and listed in Table 40 and Appendix E of the Housing Element. The City may choose from these sites or may choose others not listed on the Housing Element inventory.

Housing Element Program 3 Implementation

On February 25, 2014, City Council adopted Resolution No. 8174 that authorized staff to initiate amendments to the City of Placerville Zoning Map, and the City of Placerville General Plan Land Use Element to rezone an estimated twelve (12) acres to permit a minimum density of 20 units per acre to implement Program 3 of the General Plan 2013-2021 Housing Element.

On August 9, 2016, the City Council adopted Ordinance No. 1680, establishing the Housing Opportunity (HO) Overlay Zone. This Ordinance added Section 10-5-24 to the City's Zoning Ordinance. The purpose and intent of the overlay zone is to apply it to parcels with the potential to achieve the residential housing objectives of the Housing Element of the General Plan. These objectives include encouraging new multi-family residential development that includes housing for persons with disabilities, housing for persons with developmental disabilities, housing that supports aging in place, and affordable housing for low-income households to address the City's unmet RHNA need. The HO Overlay Zone provides for twenty (20) units per acre minimum density that is deemed appropriate by the State to accommodate housing for lower income households. Maximum density is twenty-four units per acre. Ordinance No. 1680 went into effect on September 9, 2016.

On October 25, 2016, the City Council adopted Resolution No. 8471 making text changes to the General Plan Land Use Section, the 2013-2021 Housing Element, and the General Plan Land Use Map resulting in the following:

- (1) Establishment of the Housing Opportunity Overlay (HO) land use designation;
- (2) Inserted the HO land use designation description and the Housing Opportunity Overlay (HO) zone classification where applicable within these documents, and
- (3) Amended the General Plan Map by applying the HO land use designation affecting Assessor's Parcel Numbers (APN) 323-220-06 and 323-220-08, located within The Ridge at Orchard Hill Planned Development, changing the land use designation from High Density Residential (HDR) to High Density Residential – Housing Opportunity (HDR-HO).

In addition, on November 8, 2016 the City Council is to consider adoption of an ordinance that would amend the Zoning Map, affecting the same APN 323-220-06 and 323-220-08, changing the zoning classification from Medium Density Multi-Family Residential – Planned Development (R-3-PD) to Medium Density Multi-Family Residential – Planned Development - Housing Opportunity (R-3-PD-HO) for the two parcels. These parcels under the HO provisions have a realistic potential to generate 72 multi-family residential units of the City's unmet lower-income household need.

GENERAL PLAN AMENDMENT (GPA16-04) AND ZONE CHANGE (ZC16-05):

Staff's requests would amend the General Plan Land Use Map and Zoning Map to partially implement Housing Element Program 3. These amendments involve one parcel of approximately 3.63 acres located entirely within the Placerville Heritage Homes Planned Development (PD 06-01). The Housing Opportunity Overlay land use designation would be added to the existing High Density Residential (HD) land use designation by City Council resolution. Also, the Housing Opportunity (HO) Overlay Zone would be added to the existing R-3-PD (Medium Density Multi-Family Residential Zone – Planned Development) zoning classification by City Council ordinance for the same vacant Planned Development parcel. See Exhibits 3, 4 and 5.

The Overlay Zone would allow development on the parcels either in the manner provided under the HO Ordinance or the manner provided in the Planned Development base (underlying) zone, but not both. Once the parcels have developed in the manner provided in the base zone, the property owner would relinquish the right to redevelop the land using the HO Overlay Zone

provisions. The HO Overlay Zone would therefore offer property owners increased flexibility for the future development of their properties.

Approximately 2.15 acres of the Planned Development site is dedicated as open space, or approximately 60% of the 3.63 acres. Realistic unit capacity for the site therefore would be re-calculated to reflect proposed grading of the site, retaining wall installation and dedicated open space would limit the buildable area of the adjusted 3.63 acres to approximately 1.48 acres. Buildable acreage at the 24 dwelling units per acre maximum density under the HO provisions may generate up to 35 multi-family residential units of the City's unmet lower-income household need.

These 35 Housing Opportunity residential units under the subject request, along with the 72 Housing Opportunity residential units under the rezoning within The Ridge at Orchard Hill Planned Development under consideration by City Council, total 107 units. The 107 residential units would establish an inventory of land capable of meeting the City's carryover of 106 units of unmet need for lower-income households from the 2008-2013 Housing Element (4th Cycle). Additional rezoning of land to meet the City's 5th Cycle Housing Element unmet lower-income household need is forthcoming and will be processed under a separate City-initiated request.

AMENDMENT TO THE OFFICIAL DEVELOPMENT PLAN FOR THE PLACERVILLE HERITAGE HOMES SUBDIVISION PLANNED DEVELOPMENT (PD06-01):

Staff's request would also amend the Official Development Plan for the Placerville Heritage Homes Subdivision Planned Development (PD06-01) project. The amendment would authorize the provisions of the HO (Housing Opportunity Overlay) Zone to the currently undeveloped Planned Development 3.63 acre parcel, A.P.N. 323-400-20 located along the north side of Ray Lawyer Drive, approximately ¼-mile northeast of the intersection of Ray Lawyer Drive and Placerville Drive.

Any future development of multi-family units would be required to comply with the mitigation measures and conditions of approval for PD06-01. Future development of multi-family units would also be required to contain architectural and finish characteristics (multi-floor massing, roof gables, 8:12 roof pitch, lap and stucco exterior siding, decks, covered entries, single-hung/double hung windows) of the 2008 approved single-family residential elevations under the Planned Development (Placerville Heritage Homes Lots 3-10, PD 06-01 Elevations, Sheet 2/6, dated December 2007), along with the design characteristics of the *City of Placerville Development Guide*.

Placerville Heritage Homes Planned Development Background

June 2008: The Placerville City Council approved the Placerville Heritage Homes Planned Development project that involved the two phase subdivision of the 3.63 acre site into 20 single-family residential parcels; the mass pad grading of the site for subdivision parcel access, retaining walls, lot pads and underground utilities; tree preservation / canopy retention plan; the set aside as dedicated open space of 2.15

acres of the 3.63 acres; modifications to the R-3 (Medium Density Multi-Family Residential) development regulations of parcel area, parcel width, parcel frontage and setbacks; building elevation approval. Total Units: 20. See Figures 1 and 2.

The project has not been developed as permitted under PD06-01. The parcel is owned by Teddy L & Carol Dian Burdine who have marketed the property for sale. Staff sent a letter to the property owners describing the subject request and the City's intent. As of the date of this staff report, the property owners nor their agent have contacted the City in response.

Expiration date of the City granted entitlements under PD06-01 and TSM 07-01 is June 24, 2020. TSM 07-01 received an initial two year approval and several state and City map extensions that by its connection to PD06-01 extended automatically PD06-01. These extensions include a one-year state map extension, SB 1185, effective July 15, 2008; a one-year City map extension, Ordinance 1628, effective April 8, 2009; a two-year state map extension, AB 333, effective July 15, 2009; a two-year City map extension, Ordinance 1637, effective April 8, 2010; a two-year state map extension, AB 208, effective July 13, 2011; and a two-year state map extension, AB 116, effective July 11, 2013.

ENVIRONMENTAL ANALYSIS OF HO OVERLAY LAND USE AND ZONING MAP AMENDMENT, AND AMENDMENT TO THE OFFICIAL DEVELOPMENT PLAN FOR THE PLACERVILLE HERITAGE HOMES PLANNED DEVELOPMENT

In June 2008 the Placerville City County adopted the Mitigated Negative Declaration (MND) for the Placerville Heritage Homes Planned Development project. The MND analyzed the potential impacts that could result from the residential development proposed under the Planned Development project. As mentioned above, the project involved the subdivision of the 3.63 acre site into 20 single-family residential parcels.

Site Description/Surrounding Land Uses: The undeveloped project site totals approximately 3.63 acres. Site elevations range from approximately 1,720 at the project's northwest boundary, to 1,840 feet above sea level near Ray Lawyer Drive. Site slope ranges from 0% at the southern corner to an average of approximately 33% over the entire site. Site geologic features include slate and sandstone of the Calaveras Complex that underlays predominantly sandy silt or silty sand surface soils.

Predominant canopy vegetation onsite is a mixture of oak and pine species, including Blue Oak, Black Oak, Live Oak, White Oak, Foothill Pine, and Ponderosa Pine. Other tree species include Incense Cedar and California Buckeye. Understory species include Manzanita, Toyon, several brush species and native and non-native grasses.

Land uses in the vicinity of the subject site include the Placer Village Apartments located southwest that are zoned R-3 (Medium Density Multi-Family Residential); the El Dorado County Fairgrounds and County Administrative Center is located southeast of the site that are zoned C (Commercial) and PF(Public Facility); the New Morning Youth & Family Services youth shelter is located west of the site; a large vacant parcel known as the Oetting property is located east,

and is zoned R1-20,000 and BP (Business Professional); north are commercial retail and office uses along Placerville Drive that are zoned C (Commercial).

Infrastructure: Public water is provided to the site by the El Dorado Irrigation District (EID). An existing EID water line is located in Ray Lawyer Drive near the southeast corner of the site. The current Planned Development project includes connection of each of the proposed parcels to the EID water system. EID will require the project proponent provide a water service lateral from the site to the EID water line. Development under the HO zone provisions would not change the water purveyor, EID, or the connection location within Ray Lawyer Drive, or service lateral(s) expected to serve the multi-family residential uses.

The existing Planned Development includes proposed sewer laterals for each project parcel to connect to a trunk line within Brody Way, the proposed internal vehicle access. This sewer line will then connect by gravity to the City sewer service within Placerville Drive. Development under the HO zone provisions would not change substantially the trunk and sewer line system to the City sewer service within Placerville Drive.

Storm water drainage system of concrete curb, gutter, drop inlets, storm drains, underground detention and overland swales is proposed to accommodate the Planned Development storm water generation. Conveyance of storm water to the City maintained system along Placerville Drive is proposed. Development under the HO zone provisions would not change substantially the storm water system as planned under the Planned Development.

Electric and telephone utilities are to be placed underground from existing utilities within Ray Lawyer Drive under the approved Planned Development. An underground propane tank of unknown size with distribution system is proposed to serve all residences within the subdivision. Development under the HO zone provisions would not change substantially the utility systems as planned under the Planned Development.

Vehicle access to the approved Planned Development uses is Brody Way. Brody Way is conditioned to have a 40' right-of-way width that includes 28' of surfacing curb face to curb face, and a 4' wide sidewalk on one side. Brody Way would dead end just east of the Lots 10 and 11, with a vehicle turnaround provided. Brody Way is designed so that if/when the neighboring "Oetting parcel" to the east is developed it could be connected to Brody Way. Development under the HO zone provisions would not change substantially vehicle access and connectivity to the neighboring property.

Services: Police services are provided by the City Police Department. The El Dorado County Fire District provides fire protection and safety services. El Dorado Transit serves the project site vicinity with stops located 0.4 miles east at the Placerville Library, and 0.3 miles west on Armory Drive at the Park & Ride Commuter stop. It is also within walking distance (approximately ½ mile) to the Placerville Drive commercial corridor and employment sources (County government, public library, groceries, sundries, banking, retail and retail services, movie theater and the Boys & Girls Club).

Figure 1.
2008 Approved TSM 07-01 & PD 06-01 – Placerville Heritage Homes Subdivision Planned Development

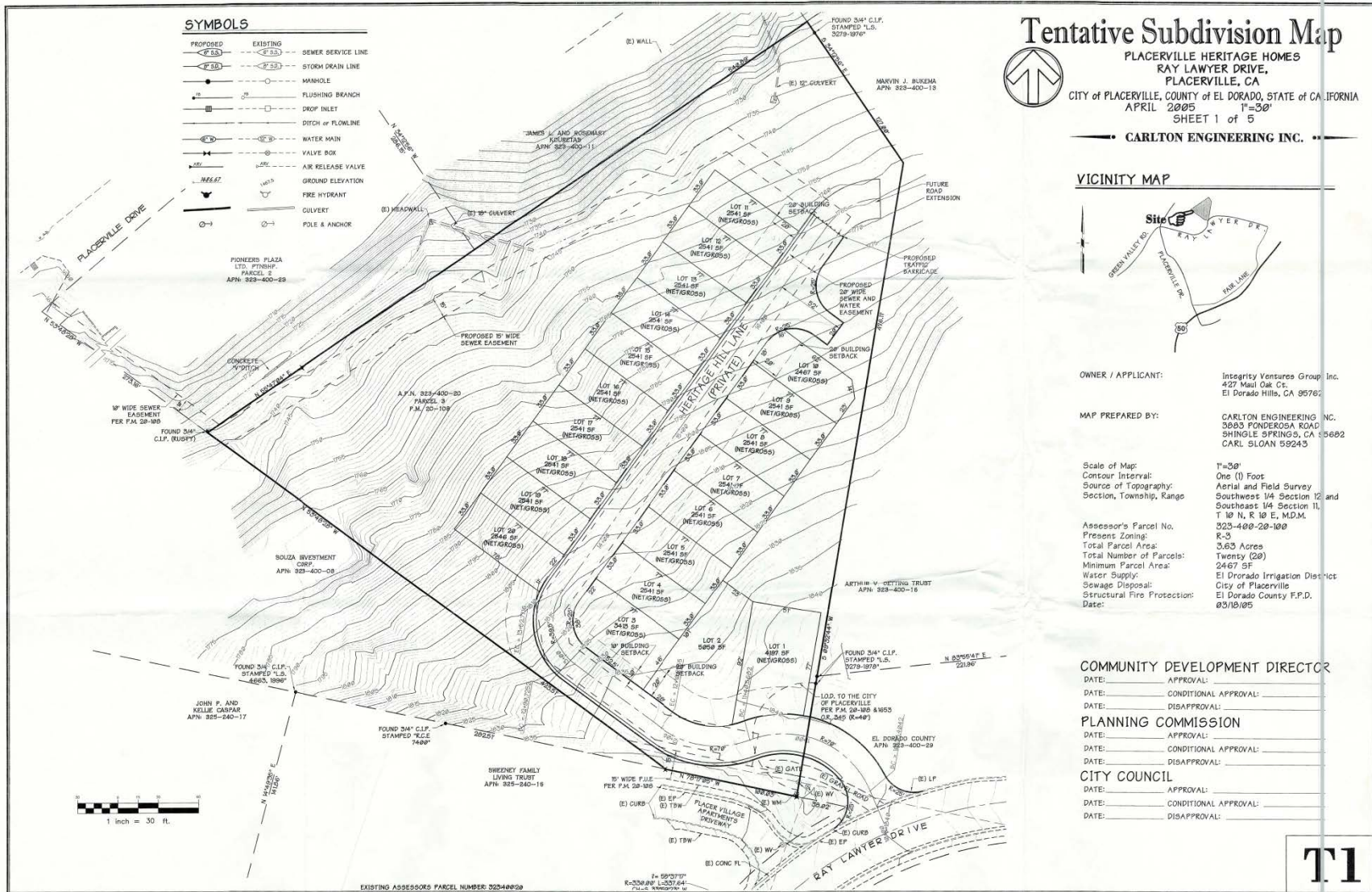


Figure 2.
Placerville Heritage Homes Lots 3-10, PD 06-01 Elevations, Sheet 2/6, dated December 2007

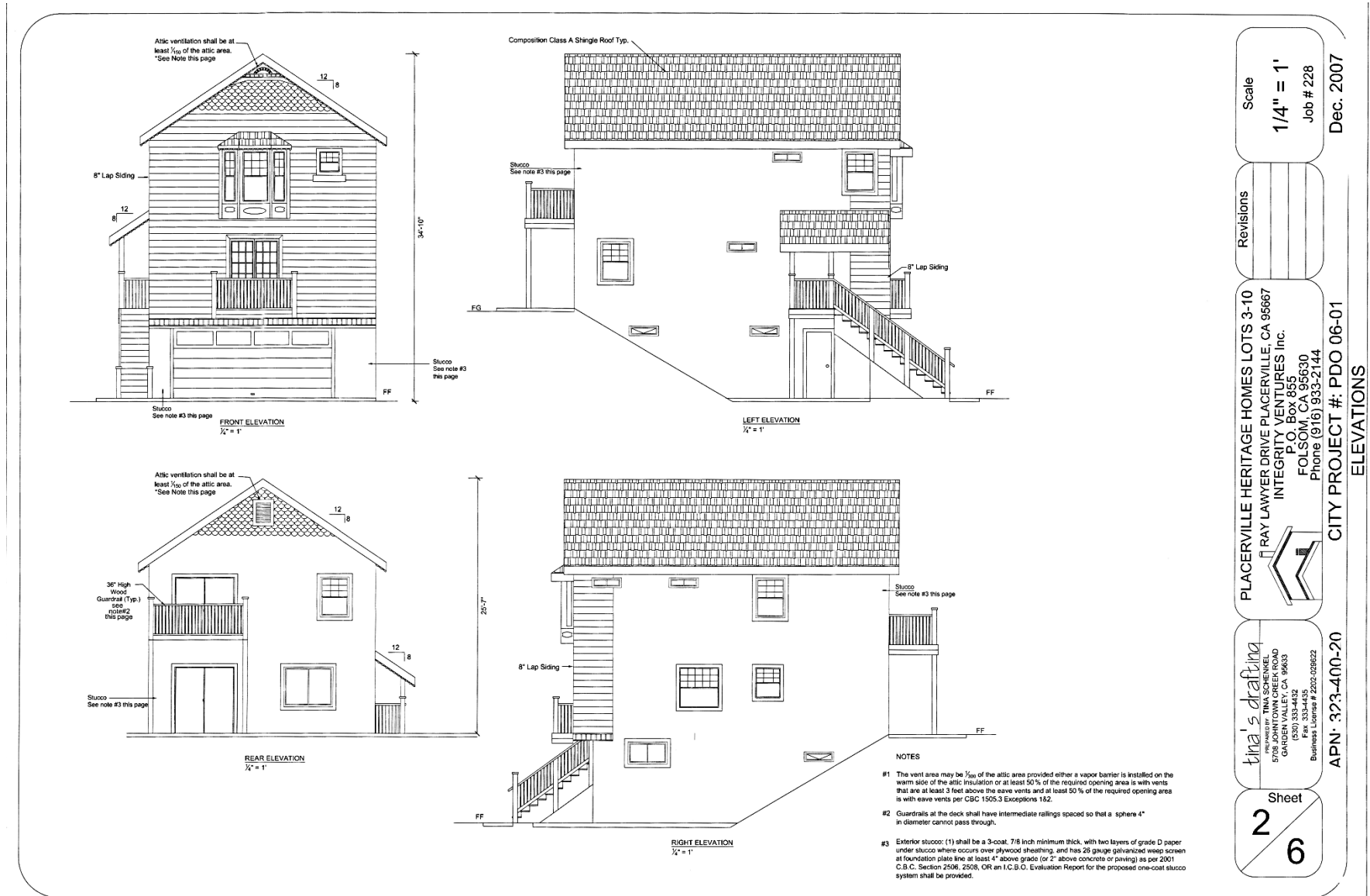


Figure 3
Assessor's Parcel Map

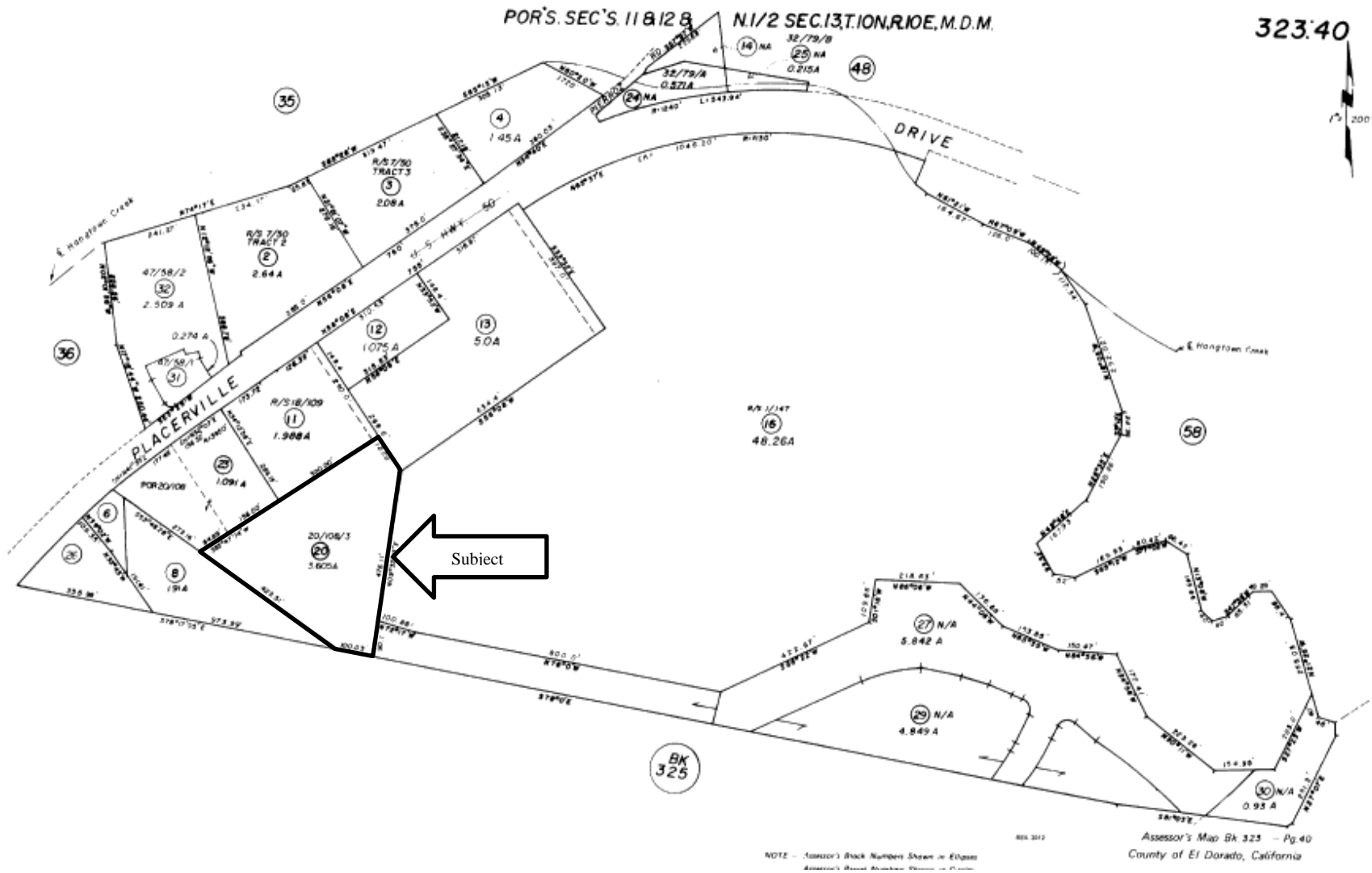
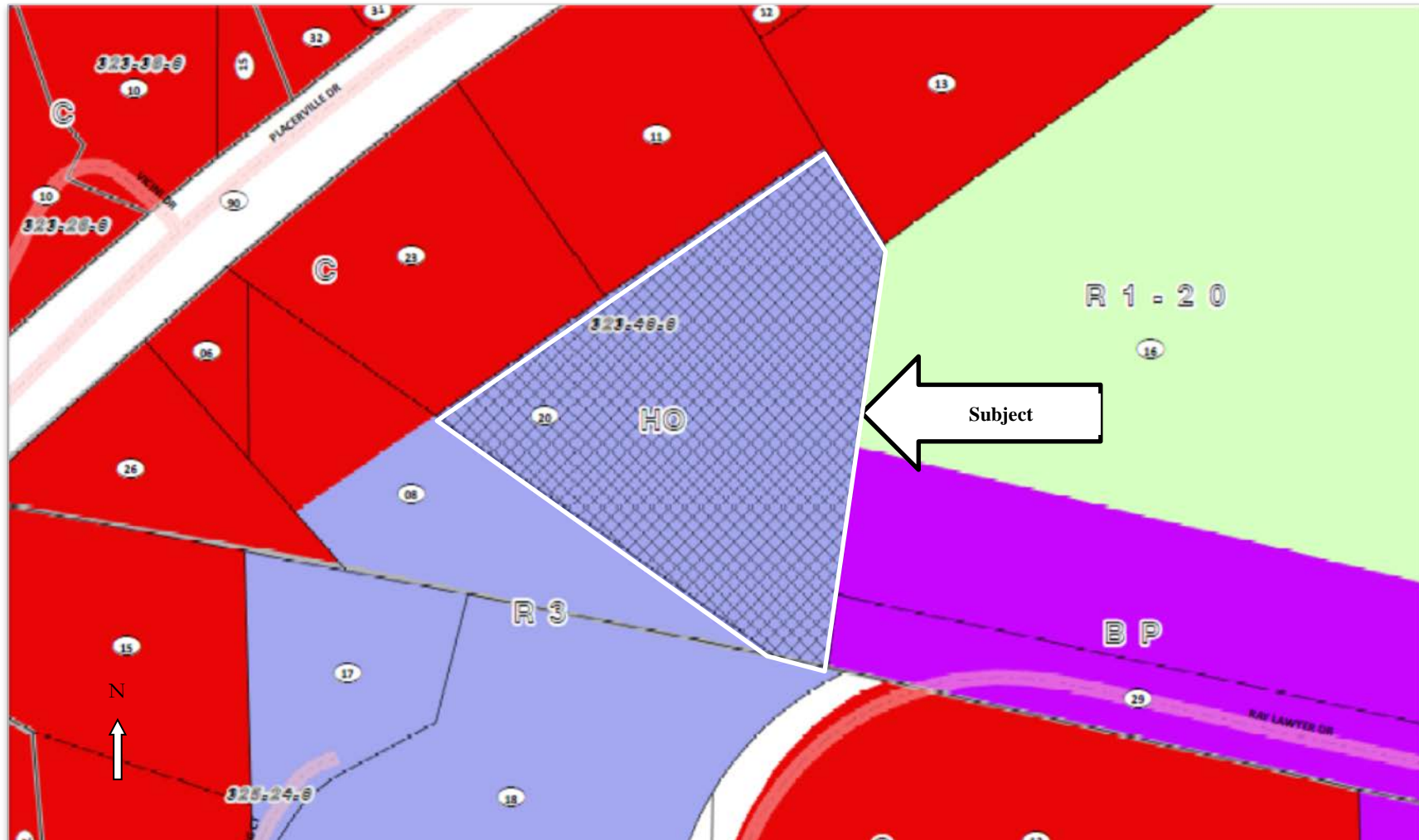


Figure 4
Vicinity Map



Figure 5.

Zone Change 16-03: Placerville Heritage Homes Subdivision Planned Development – R-3-PD to R-3-PD-HO Zone APN 323-400-20



Zoning Map Amendment

R-3-PD (Medium Density Multi-Family Residential- Planned Development) to

R-3-PD- HO (Medium Density Multi-Family Residential – Planned Development - Housing Opportunity Overlay Zone)



Land Use/Density: The existing General Plan Land Use designation/zoning for the site is High Density Residential (HD)/R3-PD. At 3.63 acres, the R-3 zoning would allow a maximum of 43-units on the site at 12 units per acre density. However, the current and approved Planned Development for the site has 20-units single-family lots and approximately 2.15 acres of open space. The proposed General Plan designation/zoning is High Density Residential – Housing Opportunity Overlay (HD-HO)/R3-PD-HO. Through the Planned Development’s environmental review process (Mitigated Negative Declaration) and project design, it was determined that the site has a developable footprint of 1.48-acres (3.63-acres – 2.15-acres of open space), which at the maximum density of 24-units per acre under the HO provisions would result in a realistic yield of 35 units.

Parking: The number of required parking spaces associated with the future multi-family development of the site would vary dependent upon the number of residential units actually provided. City Parking Regulations require that multi-family residential developments provide a minimum of one and one-half spaces per residential unit. Based on the 35-unit realistic capacity of the site, 53 spaces would be required. There is adequate area on the site for required parking and residential uses.

Traffic Generation: The Mitigated Negative Declaration prepared and adopted for the 2008 approved Planned Development estimated that each of the project’s twenty single-family dwellings is expected to generate as many as 10 vehicle trips per day, or a maximum of 200 vehicle trips per day. The 200 vehicle trips would create an increase in vehicle trips along Ray Lawyer Drive and nearby Placerville Drive, but was determined to not result in a change in Ray Lawyer Drive Level of Service (LOS) A or the Placerville Drive LOS of D/E. Per the Trip Generation Rates from the 7th Edition of the Institute of Transportation Engineers Report, of the overall project trips, 20 of these trips will occur during the PM peak hour (13 inbound and 7 outbound). Therefore the increase in project traffic was considered less than significant.

Development under the HO provisions at the realistic net acreage would have the potential to generate 35-units of multi-family housing. Per the Trip Generation Rates from the 7th Edition of the Institute of Transportation Engineers Report, the 35 potential units would generate 231 vehicle trips per day, with 20 of these trips would be expected occur during the PM peak hour (13 inbound and 7 outbound). The net increase of 31 trips under the HO provisions would not result in a change in Ray Lawyer Drive or Placerville Drive levels of service.

In addition, due to the project’s proximity to public transit stop locations, the walkable vicinity of the County Center as a major employment source, and the commercial retail and services along Placerville Drive, there is a potential that some project vehicle trips would be eliminated.

ENVIRONMENTAL RESOURCES: The site is undeveloped. Perimeter parcel fencing is placed along the southeastern and western boundaries. Foothill pine, Ponderosa pine, several oak species, as well as manzanita, toyon and native and non-native trees, shrubs and grasses are the predominate vegetation. An Elderberry shrub survey was conducted for the 2008 project site where one elderberry shrub was observed. Elderberry is the potential habitat for the breeding and foraging for the Valley elderberry longhorn beetle, a species listed as Threatened by the federal government. Mitigation measures were incorporated into the 2008 Mitigated Negative

Declaration in order to protect and to avoid disturbance to the shrub during construction activities.

No intermittent or ephemeral drainages exist on the project site.

Planned Development under the 2008 approved project would result in an estimated 12,200 cubic yards of cut and 11,800 cubic yards of fill that would provide vehicle access to the site from Ray Lawyer Drive, and lot pad and underground utility construction. Retaining walls along the cut and fill slopes would also be installed. Approximately 2/3 of the project site would be disturbed by grading and construction activities, including tree removal. Under the 2008 approved Planned Development project, consistent with City Code Section 8-13: Woodland and Forest Conservation, was the requirement to retain 52% of the existing tree canopy. A Tree Preservation Plan was approved for the site and the Planned Development to retain the 52%, including 31% of the existing canopy not affected by construction, 19% revegetated with street and yard trees, and 4% revegetated with trees after retaining wall construction. The potential 35-units under the HO Overlay would be an increase of 15-units above what would currently be allowed under the Planned Development and will likely be two or more story apartments. The City anticipates the site to be graded substantially the same under the HO zone provisions as under the Planned Development.

For detail regarding how potential impacts will be mitigated for the site and environmental resources, please refer to the Mitigation Measures/Development Standards and the Addendum to Placerville Heritage Homes Subdivision Negative Declaration provided as **Exhibit D**.

MITIGATION MEASURES/DEVELOPMENT REQUIREMENTS: Existing Mitigation Measures and City approved Conditions of Approval for Placerville Heritage Homes Planned Development project shall be required for the development on the site under the HO zone provisions.

STAFF ANALYSIS: Due to the relatively small increase in units from what would be allowed under the approved Planned Development on the site (20 units to 35 units), the availability of public water and sewer, the level of service along Ray Lawyer Drive and Placerville Drive within the project vicinity would not change, and that existing Mitigation Measures and Planned Development Conditions of Approval that identify and specify appropriate mitigation measures that would reduce anticipated environmental impacts to a less than significant level, staff recommends the City amend the General Plan Land Use Map and Zoning Map by adding the HO Overlay land use designation and zoning to the site parcel, and amend the Official Development Plan for the Placerville Heritage Homes Planned Development.

The proposed General Plan Land Use Map Amendment is incorporated into the proposed draft Resolution attached hereto as **Exhibit A**.

The proposed Zoning Map Amendment is incorporated into the proposed draft Ordinance attached hereto as **Exhibit B**.

PUBLIC NOTICE: Public Notice for this request was published in the Mountain Democrat on October 21, 2016. Written notice was mailed to proper owners within five hundred feet of Assessor's Parcel 323-400-20 on and posted on the City's website on October 20, 2016. As of the preparation of this report, no comment had been received.

CEQA: An Addendum to the Placerville Heritage Homes Subdivision Mitigated Negative Declaration (MND) has been prepared that describes the Housing Opportunity Overlay land use and zone and its application to the project area and vicinity (**Exhibit C**). The Addendum determines that the application of the Housing Opportunity Overlay land use and zone would not create any new or significant environmental impacts that were not already evaluated in the MND, and would not increase the severity of any previously identified significant impacts.

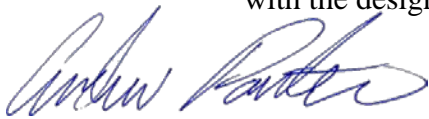
RECOMMENDATION: The map amendments proposed help to partially implement Housing Program 3, one of the Programs identified by Council as high-priority. In light of the above, staff respectfully that the Planning Commission recommend to the City Council to take the following actions:

- I. Make the following findings for recommending approval of the Addendum to Placerville Heritage Homes Subdivision Mitigated Negative Declaration (MND):
 - A. Addendum to the MND has been completed in compliance with the California Environmental Quality Act (CEQA), and reflects the lead agency's independent judgment and analysis.
 - B. The Addendum provides substantial evidence that the proposal will not result in any new significant environmental impact, a substantial increase in the severity of a previously identified significant impact or any other condition that requires preparation of a subsequent or supplemental MND as described in Sec. 15162 of the CEQA Guidelines.
 - C. The Planning Commission reviewed and considered the Addendum and the MND prior to recommending approval of the proposed amendments.
- II. Make the following Finding regarding General Plan Amendment (GPA) 16-04 and Zone Change (ZC) 16-05:

The proposed General Plan and Zoning Ordinance text amendments identified herein are consistent with the General Plan Housing Element as adopted in February 2014, particularly Program 3, High-Density Development – Unmet Need.

- III. Adopt the following:
 - A. Recommend that the City Council consider and adopt the Addendum to the Mitigated Negative Declaration approved for Placerville Heritage Homes Subdivision project: Planned Development Overlay 06-01 and Tentative Parcel Map 07-01.

- B. Recommend that the City Council adopt a Resolution amending the General Plan Land Use Map by adding the Housing Opportunity Overlay land use designation to the existing High Density Residential land use designation for Assessor's Parcel Number 323-400-20, comprising approximately 3.63 acres of vacant land located southeast of the intersection of Mallard Lane and Macintosh Drive (file: GPA16-04).
- C. Recommend that the City Council adopt an Ordinance amending the City of Placerville's Zoning Map that would add the Housing Opportunity (HO) Overlay Zone to the existing R-3-PD (Medium Density Multi-Family Residential Zone-Planned Development) for Assessor's Parcel Number 323-400-20, comprising approximately 3.63 acres of vacant land located southeast of the intersection of Mallard Lane and Macintosh Drive (file: ZC16-05).
- D. Recommend that the City Council amend the Official Development Plan for Placerville Heritage Homes Planned Development (Planned Development Overlay06-01) project as follows:
 - 1. Authorize the provisions of the Housing Opportunity Overlay Zone on Assessor's Parcel Number 323-400-20, and
 - 2. Any future development of multi-family units under the Housing Opportunity Overlay Zone on A.P.N. 323-400-20 would be required to comply with the mitigation measures and conditions of approval for the Placerville Heritage Homes Planned Development. Additionally, the design and building elevations would also be required to contain architectural and finish characteristics of multi-floor massing, roof gables, 8:12 roof pitch, lap and stucco exterior siding, decks, covered entries, single-hung/double hung windows of the 2008 approved single-family residential elevations under the Planned Development (Placerville Heritage Homes Lots 3-10, PD 06-01 Elevations, Sheet 2/6, dated December 2007); and, be substantially consistent with the design requirements of the City of Placerville Development Guide.



Andrew Painter
City Planner

ATTACHMENTS:

- Exhibit A - Draft Resolution of the City Council amending the General Plan Land Use Map
- Exhibit B - Draft Ordinance of the City Council amending the Zoning Map
- Exhibit C - Addendum to the Mitigated Negative Declaration for Placerville Heritage Homes Planned Development
- Exhibit D - Mitigated Negative Declaration for Placerville Heritage Homes Subdivision
- Exhibit E - The Placerville Heritage Homes Subdivision Planned Development 06-01 – Conditions of Approval

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLACERVILLE
AMENDING THE PLACERVILLE GENERAL PLAN LAND USE MAP DESIGNATION
ON ASSESSOR'S PARCEL NUMBER 323-400-20 FROM HIGH DENSITY
RESIDENTIAL TO HIGH DENSITY RESIDENTIAL – HOUSING OPPORTUNITY
OVERLAY FOR PARTIAL IMPLEMENTATION OF HOUSING PROGRAM 3. HIGH-
DENSITY DEVELOPMENT – UNMET NEED (GPA 16-04)**

WHEREAS, on January 23, 1990, the City of Placerville adopted a General Plan for the City of Placerville, through Resolution No. 5133; and

WHEREAS, on February 11, 2014, the City of Placerville adopted *2013-2021 Housing Element* for the City of Placerville, through Resolution No. 8168; and

WHEREAS, the *2013-2021 Housing Element* for the City of Placerville contains Housing Program 3 that requires the City to accommodate a land inventory through rezoning to support an unmet need for 239 housing units for lower-income households to meet its Regional Housing Needs Allocation (RHNA); and

WHEREAS, on July 8, 2008, the City of Placerville adopted the Mitigated Negative Declaration prepared for then approved the Placerville Heritage Home Subdivision Planned Development project consisting of a two phase 20 single-family lot subdivision and approximately 2.15 acres on a 3.63 acre parcel.

WHEREAS, Assessor's Parcel Number 323-400-20 is located within the Placerville Heritage Homes Subdivision Planned Development, is deemed suitable for a General Plan Land Use designation change to Housing Opportunity Overlay, and is shown and described in Exhibit "A" attached hereto and made a part of this Resolution; and

WHEREAS, this project is in connection with the subsequent rezoning of Assessor's Parcel Number 323-400-20 to the Housing Opportunity Overlay Zone (HO) with the addition of the Housing Opportunity Overlay (HO) land use designation to partially implement Housing Element Program 3; and

WHEREAS, an Addendum to the Placerville Heritage Homes Subdivision Mitigated Negative Declaration has been prepared on the proposed General Plan Amendment (GPA 16-04), the site specific rezone (ZC 16-05), and the amendment to the Official Development Plan of the Placerville Heritage Homes Subdivision Planned Development (collectively "Project").

WHEREAS, on November 15, 2016, the Planning Commission held a duly noticed public hearing on the proposed Project in which the Commission reviewed all comments received during the public review period, and making a recommendation to the City Council on the proposed Project; and

WHEREAS, after reviewing and considering the proposed Project, the Planning Commission recommended that the City Council approve the proposed Resolution to amend the General Plan Map as shown and described in Exhibit "C" attached hereto and made a part of this Resolution; and

WHEREAS, the City Council of the City of Placerville, held a duly noticed public hearing on the proposed General Plan Amendment (GPA 16-04) and site specific rezone (ZC 16-05) (collectively "Project"), consisting of an amendment to the General Plan Land Use Map Designation for Assessor's Parcel Number 323-400-20, adding the Housing Opportunity Overlay to the underlying designation; and

WHEREAS, a separate Ordinance of the City Council adopted site specific rezoning associated with the Project (ZC 16-05); and

WHEREAS, the City Council, has reviewed and considered the recommendations of the Placerville Planning Commission regarding the proposed amendment to the City of Placerville Land Use Map, and all public comment and evidence submitted in favor and against the proposed amendments.

NOW, THEREFORE, BE IT RESOLVED, that the City Council for the City of Placerville hereby finds and determines with respect to the Project:

SECTION I: The City Council of the City of Placerville hereby finds as follows:

1. That the Addendum was prepared in compliance with the requirements of the California Environmental Quality Act and the State CEQA Guidelines.
2. That, based upon the evidence submitted and as demonstrated by the analysis included in the Addendum, none of the conditions described in Sections 15162 or 15163 of the State CEQA Guidelines calling for the preparation of a subsequent or supplemental EIR or negative declaration have occurred; specifically:
 - a. There have not been any substantial changes in The Ridge at Orchard Hill Project that require major revisions of the CEQA Documents because of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
 - b. There have not been any substantial changes with respect to the circumstances under which The Ridge at Orchard Hill Project is undertaken that require major revisions of the CEQA Documents due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
 - c. There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the IS/MND was adopted, that shows any of the following:

- (a) the project will have one or more significant effects not discussed in the Final EIR or the IS/MND;
 - (b) significant effects previously examined will be substantially more severe than shown in the IS/MND;
 - (c) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (d) mitigation measures or alternatives which are considerably different from those analyzed in the IS/MND would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.
3. That the proposed amendment to the General Plan is consistent with and furthers the goals, objectives, policies, and implementation measures of the General Plan and provisions of the Land Use Element and the 2013-2021 Housing Element;
 4. That the Project site is physically suitable for the High Density Residential – Housing Opportunity Overlay (HDR-HO) General Plan Land Use Designation, in that the site has adequate access to a City maintained road and public sewer, water and power utilities;
 5. That the site and HDR-HO designation is consistent with other surrounding residential uses and will accommodate the unmet housing need from the 2008-2014 Regional Housing Need Plan for the City of Placerville and will assist the County in meeting future Regional Housing Need Allocations; and
 6. That the proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City of Placerville.

SECTION II: Purpose and Authority.

The purpose of the Resolution is to amend the City of Placerville General Plan Land Use Map and land use designation for APN: 323-400-20 from HD (High Density Residential) to HDR-HO (High Density Residential – Housing Opportunity Overlay), to partially implement Housing Program 3. High-Density Development – Unmet Need. Amendment is shown on Exhibit A that is attached, incorporated herein by reference.

SECTION III. General Plan Amendment 16-04 Approval

The General Plan Land Use Map for the City of Placerville is hereby amended to redesignate the following described lands:

From: High Density Residential (HDR)

To: High Density Residential – Housing Opportunity Overlay (HDR-HO)

Assessor's Parcel No: 323-400-20; all that real property located within the City of Placerville, being Parcel 3 of that certain Parcel Map on file in the office of the Recorder, County of El Dorado, State of California, in Book 20 of Parcel Maps at Page 108; consisting of 3.63 acres as shown on Exhibit A hereto.

PASSED, APPROVED AND ADOPTED, by the City Council of the City of Placerville on the _____ day of _____, 2016, by the poll taken as follows:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

Mayor Trisha Wilkins

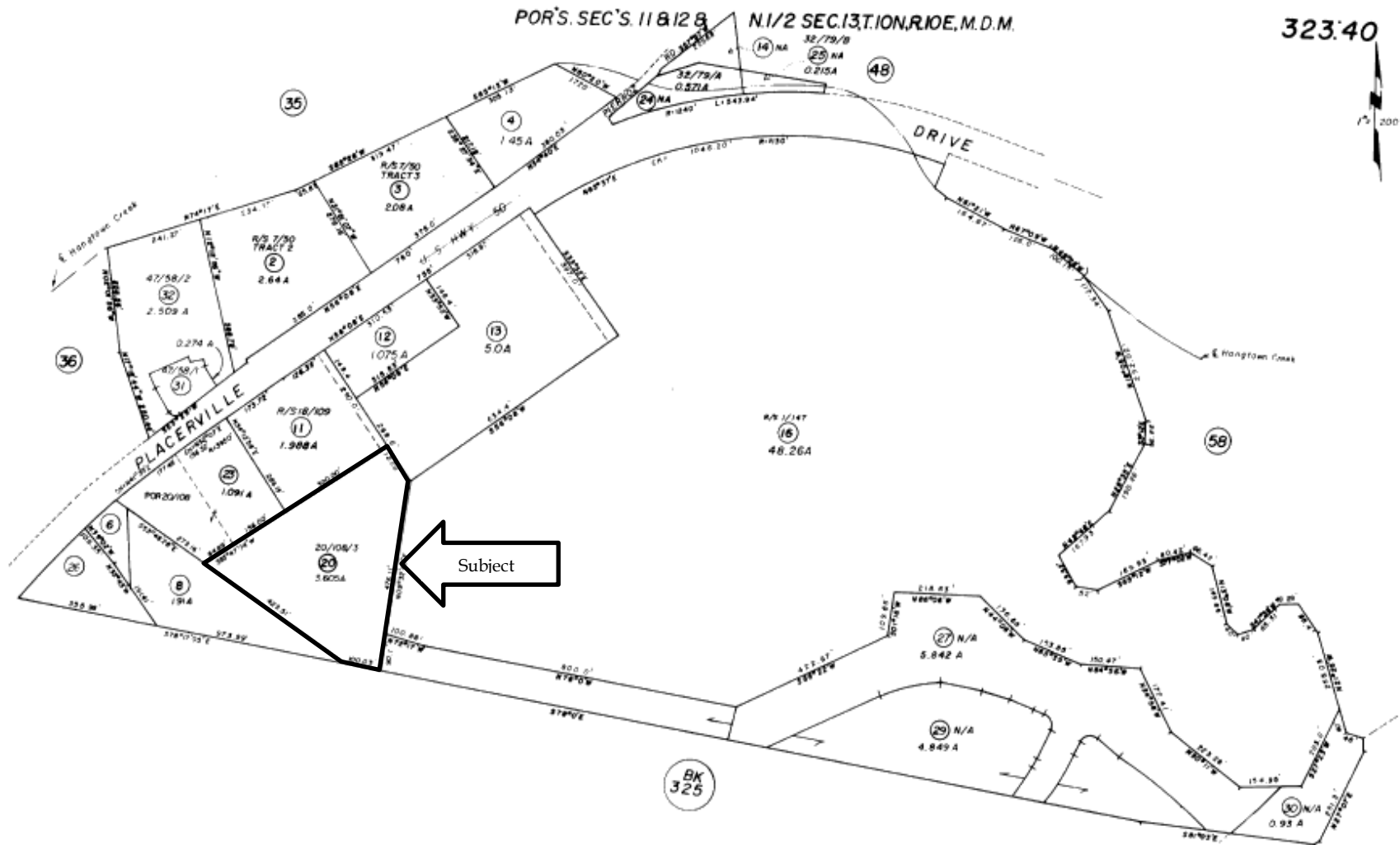
Regina O'Connell, Deputy City Clerk

DRAFT

Exhibit A

Assessor's Parcel Map – Book

C-5



323.40



NOTE - Assessor's Block Numbers Shown in Ellipse
Assessor's Block Numbers Shown in Ellipse

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLACERVILLE AMENDING THE CITY OF PLACERVILLE ZONING MAP TO PERFORM SITE SPECIFIC REZONING OF PROPERTY IDENTIFIED AS ASSESSOR'S PARCEL NUMBER 323-400-20 COMPRISING APPROXIMATELY 3.63 ACRES FROM MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL – PLANNED DEVELOPMENT TO MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL – PLANNED DEVELOPMENT – HOUSING OPPORTUNITY OVERLAY FOR THE PARTIAL IMPLEMENTATION OF THE 2013-2021 HOUSING ELEMENT PROGRAM 3 . HIGH-DENSITY RESIDENTIAL – UNMET NEED (ZONE CHANGE 16-05)

WHEREAS, Assessor's Parcel Number 323-400-20 is located within the Placerville Heritage Homes Subdivision Planned Development have been deemed suitable for rezoning with the zoning designation of Housing Opportunity Overlay Zone (HO); and

WHEREAS, this project is in connection with the amendment of the General Plan Land Use designation of Assessor's Parcel Number 323-400-20, otherwise known as General Plan Amendment (GPA) 16-04, to the Housing Opportunity Overlay (HO) land use designation to partially implement the 2013-2021 Housing Element, Program 3; and

WHEREAS, an Addendum to the Placerville Heritage Homes Subdivision Mitigated Negative Declaration has been prepared on the proposed GPA 16-04 and site specific rezone (ZC 16-05) (collectively "Project").

WHEREAS, on November 15, 2016, the Planning Commission held a duly noticed public hearing on the proposed Project in which the Commission reviewed all comments received during the public review period, and making a recommendation to the City Council on the proposed Project; and

WHEREAS, after reviewing and considering the proposed Project, the Planning Commission recommended that the City Council approve the proposed Ordinance to amend the Zoning Map as shown and described in Exhibit "A" attached hereto and made a part of this Ordinance; and

WHEREAS, on _____, the City Council of the City of Placerville, held a duly noticed public hearing on the Project,

NOW, THEREFORE, BE IT RESOLVED that the City of Placerville City Council makes the following findings and determinations with respect to the Project

SECTION I: The City Council of the City of Placerville hereby finds as follows:

1. That the Addendum was prepared in compliance with the requirements of the California Environmental Quality Act and the State CEQA Guidelines.

2. That, based upon the evidence submitted and as demonstrated by the analysis included in the Addendum, none of the conditions described in Sections 15162 or 15163 of the State CEQA Guidelines calling for the preparation of a subsequent or supplemental EIR or negative declaration have occurred; specifically:
 - a. There have not been any substantial changes in the Placerville Heritage Homes Subdivision Planned Development Project that require major revisions of the CEQA Documents because of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
 - b. There have not been any substantial changes with respect to the circumstances under which the Placerville Heritage Homes Subdivision Planned Development Project is undertaken that require major revisions of the CEQA Documents due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
 - c. There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the IS/MND was adopted, that shows any of the following:
 - (a) the project will have one or more significant effects not discussed in the Final EIR or the IS/MND;
 - (b) significant effects previously examined will be substantially more severe than shown in the IS/MND;
 - (c) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (d) mitigation measures or alternatives which are considerably different from those analyzed in the IS/MND would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. That the proposed Zoning Map Amendment involving the addition of the Housing Opportunity (HO) Overlay Zone is consistent with and further the goals, objectives, policies, programs and implementation measures of the General Plan Land Use Section and the 2013-2021 Housing Element; and
3. That the project site subject to the Amendment is physically suitable to accommodate future high density housing, including having access to publicly maintained roads, public sewer and water, and other reasonably available public infrastructure; and
4. That the addition of the Housing Opportunity (HO) Overlay Zone will ensure the project site subject to the Amendment will meet minimum site development standards and infrastructure requirements, including providing adequate water, sewage disposal, access, public services to be developed with high density housing and will assist the City in

meeting Cycle 3 Housing Element (2008-2013) Regional Housing Need Allocation very-low and low income category units; and

5. That the proposed Amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City, because the site development standards of the City's Zoning Ordinance, including the HO Overlay Zone, City guidelines, general regulations including but not limited to grading, water quality, aesthetics, landscaping, lighting, and air quality to ensure that the site will be compatible with surrounding development. Additionally, the standards for site development as well as the mitigation measures and conditions of approval for Placerville Heritage Homes Subdivision Planned Development Project are imposed upon the site at the time of development.

SECTION II: Purpose and Authority. The purpose of the Ordinance is to amend the City of Placerville Zoning Map for APNs: 323-400-20, as shown on Exhibit A that is attached, incorporated herein by reference.

SECTION III. The Official Zoning Map for the City of Placerville is hereby amended to rezone the following described lands:

From: Medium Density Multi-Family Residential – Planned Development (R-3-PD)
To: Medium Density Multi-Family Residential – Planned Development – Housing Opportunity Overlay (R-3-PD-HO)

Assessor's Parcel No: 323-400-20; all that real property located within the City of Placerville, being Parcel 3 of that certain Parcel Map on file in the office of the Recorder, County of El Dorado, State of California, in Book 20 of Parcel Maps at Page 108; consisting of 3.63 acres as shown on Exhibit A hereto.

The Ordinance was introduced at a regular meeting of the City Council of the City of Placerville on _____ by Councilmember _____, and it was read for the first time. The Ordinance was read for the second time on _____ and introduced by Councilmember _____. The motion passed by the following vote:

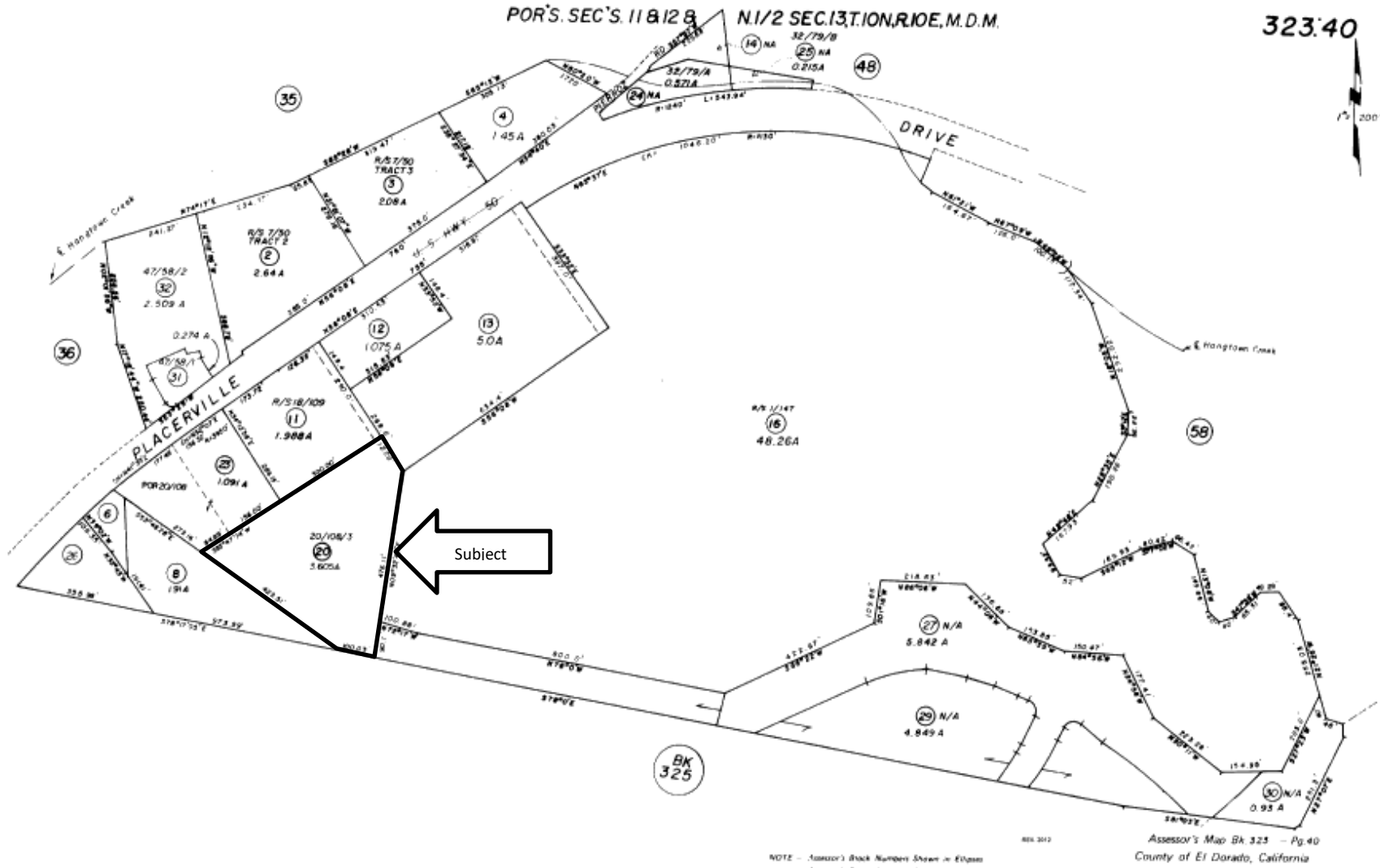
AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

Mayor Trisha Wilkins

Regina O'Connell, Deputy City Clerk

Exhibit A
 Assessor's Parcel Map



ADDENDUM

**TO THE PLACERVILLE HERTIGATE HOMES SUBDIVISION –
PLANNED DEVELOPMENT MITIGATED NEGATIVE DECLARATION**

Lead Agency and Contact Person

City of Placerville
3101 Center Street
Placerville, CA 95667

Andrew Painter, City Planner
(530) 642-5252

November 1, 2016

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1.0 INTRODUCTION

The City of Placerville's Housing Element comprises one of the required General Plan Elements mandated by the State of California. The "Project Under Consideration" is the partial implementation of Program 3 of the adopted 2013-2021 Housing Element. Specifically, the Project Under Consideration includes the application of a Housing Opportunity Overlay land use designation and zone classification to APN 323-400-20, generally located along the north side of Ray Lawyer Drive, approximately 1,000 feet northeast of the corner of the Ray Lawyer Drive and Armory Drive, within Placerville Heritage Homes Subdivision Planned Development. The request would amend the General Plan Land Use Map and Zoning Map for the parcel, and amend the Official Development Plan by applying the Housing Opportunity Overlay land use designation and zone classification to the parcel.

The 2013-2021 Housing Element of the General Plan was adopted in 2014, and its potential environmental effects were the subject of the City of Placerville 2013-2021 Housing Element Update Negative Declaration (Housing Element ND) (State Clearinghouse Number 2015042038) that was approved by the Placerville City Council on February 11, 2014.

Pursuant to the Adopted 2013-2021 Housing Element Program 3, the City is obligated to rezone land to accommodate unmet housing need of 106 units for lower income households identified during the 2008-2013 Housing Element planning period, and to rezone land to accommodate the unmet housing need of 133 units for lower income households identified during the 2013-2021 Housing Element planning period. The rezoned land must permit a minimum density of 20 units per acre, and permit owner-occupied or multifamily residential uses by right, with compliance with local design standards, but without discretionary action. Program 3 implementation is the Project Under Consideration.

The project known as "Placerville Heritage Homes Subdivision – Planned Development (PD06-01)," was conditionally approved by the Placerville City Council on June 24, 2008. This Planned Development Overlay project involved approximately 3.63 acres of land area that included the follow components:

- a. Phased Tentative Subdivision Map (TSM07-01) involving the subdivision of the site into 20 single-family residential parcels;
- b. The establishment of 2.15 acres of dedicated open space
- c. The reduction of the following R-3 Zone General Regulations:
 - Minimum Parcel Area from 6,000 square feet to approximately 2,500 square feet,
 - Minimum Parcel Width and Parcel Frontage from 60 feet to 33 feet,
 - Minimum Front Yard from 20 feet to 16.5 feet to road right-of-way,
 - Minimum Side Yard building setback from 10% of minimum Parcel Width or 6 feet, to 3.5 feet, and
 - Minimum Rear Yard building setback from 15 feet, to 5 feet
- d. Proposed private local street, Brody Way, is conditioned to have 40 feet of right-of-way, including 28 feet of surfacing from curb face to curb face and 4 feet of sidewalk on the south side of the street, with rolled curb on the opposite side.

Potential environmental effects were fully analyzed in a Mitigated Negative Declaration (State Clearinghouse Number 2008022003) that was approved by the Placerville City Council on June 24, 2008. This Mitigated Negative Declaration is hereby incorporated by reference under the California Environmental Quality Act (CEQA) Guidelines Section 15150, and is available at the City Offices located at 3101 Center Street, Placerville, CA. Also incorporated by reference are the City-approved Conditions of Approval for Placerville Heritage Homes Subdivision project. The potentially significant environmental impacts and the mitigation measures and conditions of approval that reduce all significant impacts to a less than significant level are summarized in Appendix A of this document.

Pursuant to CEQA Section 21166 and CEQA Guidelines Sections 15162 and 15164, this Addendum has been prepared to comply with CEQA in support of the adoption of the Project Under Consideration. The primary focus of this addendum is to analyze the Project Under Consideration, which would change the previously approved Placerville Heritage Homes Subdivision Planned Development project, to determine whether the proposed changes would result in any new significant environmental impacts that were not identified in Placerville Heritage Homes Subdivision MND and adopted conditions of approval.

2.0 CEQA AUTHORITY FOR THE ADDENDUM

CEQA and the CEQA Guidelines establish the type of environmental documentation that is required when only minor changes or no changes occur to a project occur after the adoption of a Mitigated Negative Declaration. CEQA Guideline Section 15164(b) states that:

“An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.”

Section 15162(a) of the CEQA Guidelines states that a subsequent EIRs and Negative Declarations need only be prepared if:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Section 15162(b) of the CEQA Guidelines states: “If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.”

This addendum evaluates whether changes in circumstances surrounding the Project Under Consideration or new information of substantial importance would cause new significant environmental effects or a substantial increase in the severity of such effects beyond what was identified in Placerville Heritage Homes Subdivision MND. The evaluation of changes in circumstances and new information is focused on whether changes of substantial importance have occurred to environmental conditions in the Project area, or to applicable plans, policies or regulations.

As described and analyzed in detail herein, environmental impacts from the Project Under Consideration will be no more severe than those projected to result from implementation of Placerville Heritage Homes Subdivision Planned Development Overlay project, and no new significant environmental impacts are projected to occur. Thus, pursuant to CEQA, this Addendum provides the appropriate level of environmental review to address the changes, if any, to the implementation of Program 3 of the approved Housing Element.

3.0 THE APPROVED PROJECT

The Approved Project (“Placerville Heritage Homes Subdivision Planned Development”) involved approximately 3.6 acres of land area that included:

- a. Phased Tentative Subdivision Map (TSM07-01) involving the subdivision of the site into 20 single-family residential parcels (See Figure 1);
- b. The establishment of 2.15 acres of dedicated open space
- c. The reduction of the following R-3 Zone General Regulations:
 - Minimum Parcel Area from 6,000 square feet to approximately 2,500 square feet,
 - Minimum Parcel Width and Parcel Frontage from 60 feet to 33 feet,
 - Minimum Front Yard from 20 feet to 16.5 feet to road right-of-way,
 - Minimum Side Yard building setback from 10% of minimum Parcel Width or 6 feet, to 3.5 feet, and
 - Minimum Rear Yard building setback from 15 feet, to 5 feet;
- d. Proposed private local street, Brody Way, is conditioned to have a 40 feet of right-of-way, including 28 feet of surfacing from curb face to curb face and 4 feet of sidewalk on the south side of the street, with rolled curb;
- e. Three storied, three bedroom homes; Victoria design theme, with gabled architectural design, 8:12 roof pitch, composition shingles, single-hung and double hung windows, decks and covered entries.

The project involved grading onsite and the extension of water, sewer, electric, and telephone utility to serve the proposed residential uses. Project mitigation measures and conditions of project approval addressed the on-site activities, as well as off-site improvements deemed necessary to serve the Planned Development residential uses. Refer to Section 8, Description of Project of the Initial Study/Mitigated Negative Declaration, of Placerville Heritage Homes Subdivision MND for a complete description of the Approved Project.

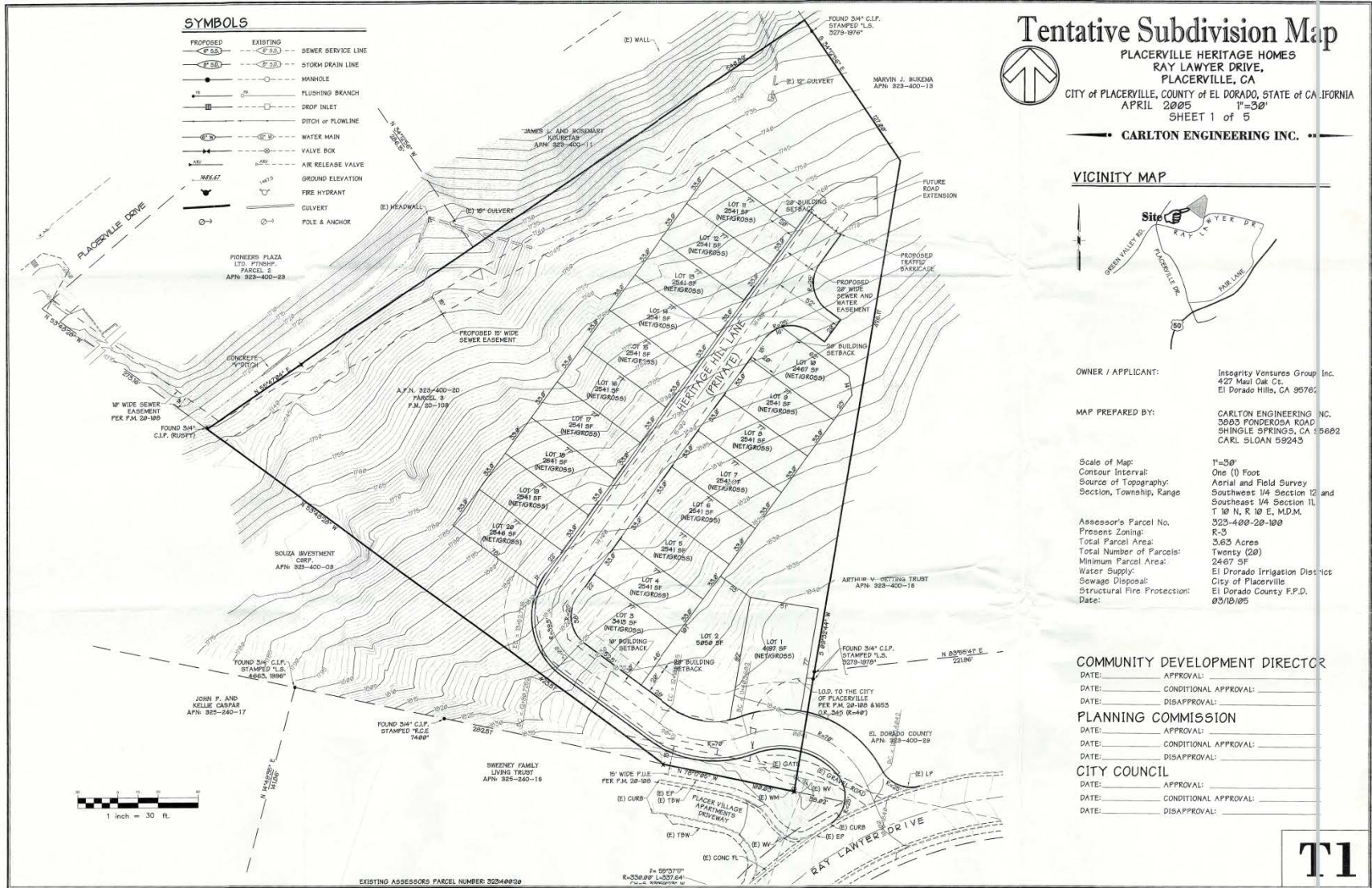
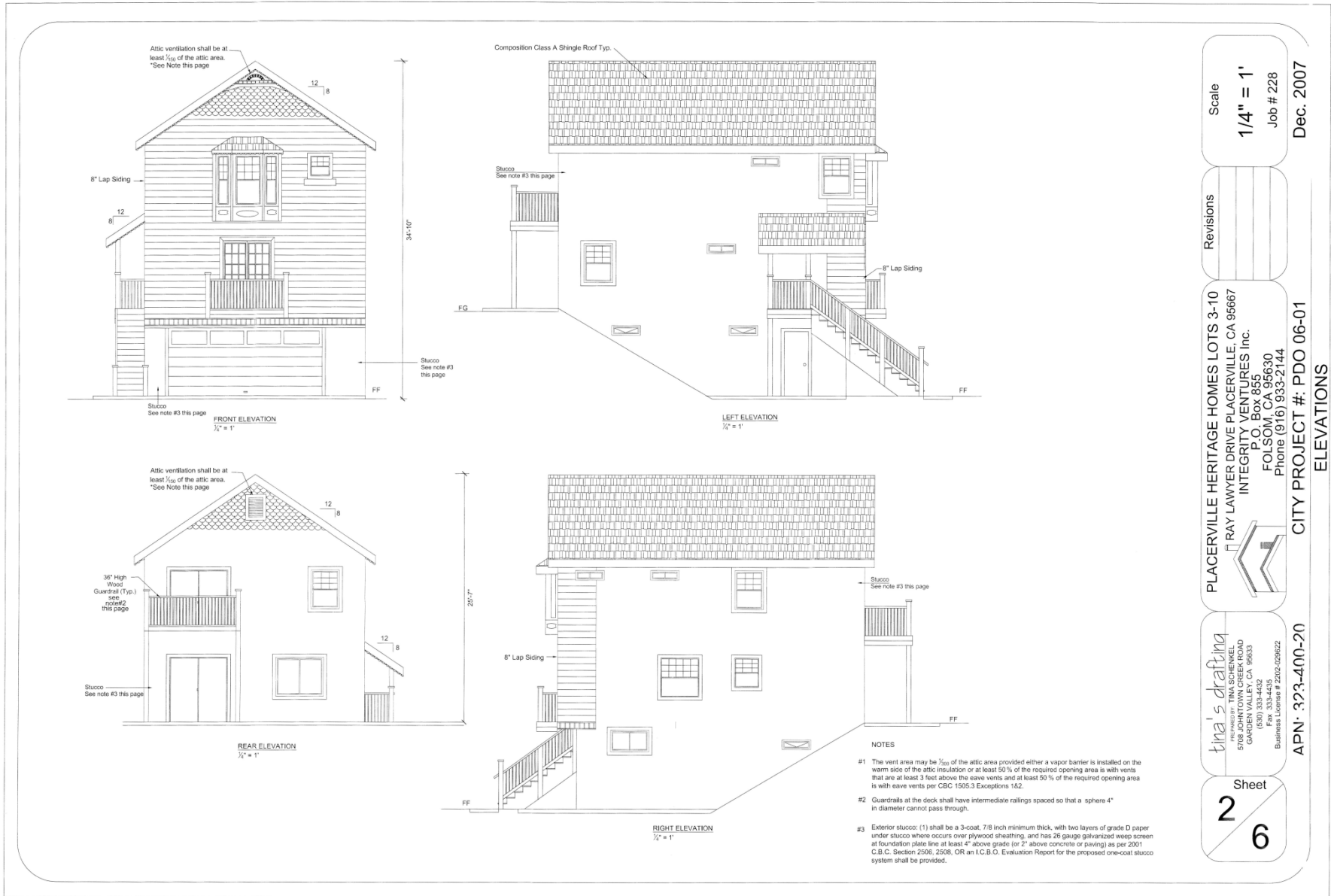


Figure 1. TSM07-01 and PD06-01



Scale
1/4" = 1'
Job # 228
Dec. 2007

Revisions

PLACERVILLE HERITAGE HOMES LOTS 3-10
RAY LAWYER DRIVE PLACERVILLE, CA 95667
INTEGRITY VENTURES Inc.
P.O. Box 855
FOLSOM, CA 95630
Phone (916) 933-2144

CITY PROJECT #: PDO 06-01
ELEVATIONS

tina's drafting
DRAWN BY: TINA SICHENMEL
5708 JOHNTOWN CREEK ROAD
GARDEN VALLEY, CA 95633
(530) 333-4432
tina@tinadrafting.com
Business License # 2202-029022

APN: 323-400-20

Sheet
2
6

Figure 2. Placerville Heritage Homes Lots 3-10, PD 06-01 Elevations, Sheet 2/6, dated December 2007

4.0 THE PROJECT UNDER CONSIDERATION

The Project Under Consideration is the partial implementation of Program 3 of the adopted 2013-2021 Housing Element. The project includes the following:

- Amendments to the City of Placerville General Plan Land Use Map and Zoning Map, applying the Housing Opportunity Overlay land use designation and zone classification to one 3.63 acre parcel generally located along the north side of Ray Lawyer Drive, approximately 1,000 feet northeast of the corner of the Ray Lawyer Drive and Armory Drive, within the Placerville Heritage Homes Subdivision Planned Development, APN 323-400-20.
- Amendment to the Official Development Plan for the Placerville Heritage Homes Subdivision Planned Development, authorizing the provisions of the Housing Opportunity Overlay Zone for A.P.N. 323-400-20.

The Project Under Consideration is consistent with Program 3 of the adopted 2013-2021 Housing Element and the MND for the Housing Element. The proposed unmet need rezoning was reviewed and analyzed on a program level in the Housing Element MND since no specific rezone site was specified, only potential sites that the City could choose from, but not limited to, for subsequent rezoning.

The Addendum considers the Housing Element's Program 3 implementation project on a project-specific level for the application of a Housing Opportunity Overlay on APN 323-400-20, located within Placerville Heritage Homes Subdivision Planned Development site and the MND adopted for this project. The Project Under Consideration is consistent with that contemplated in Placerville Heritage Homes Subdivision MND and the City adopted conditions of project approval that make up Placerville Heritage Homes Subdivision Planned Development project.

5.0 COMPARATIVE ANALYSIS

As previously described, Section 15162 of the CEQA Guidelines states that one of the conditions that would warrant preparation of a subsequent EIR or MND is if substantial changes are proposed in the project which will require major revisions of the previous MND due to the involvement of new significant environmental effects or substantial increase in the severity of previously identified significant effects.

An analysis was conducted to compare the impacts of the Project Under Consideration with the impacts analyzed in the Placerville Heritage Homes Subdivision Planned Development Overlay MND for the Approved Project. Under the Project Under Consideration, the Housing Opportunity General Plan Land Use Designation Overlay and the Housing Opportunity Zone District Overlay, the housing opportunity site and proposed development regulations and City guidelines would result in the potential development of housing on currently undeveloped parcels that are planned for residential uses. The Placerville Heritage Homes Subdivision MND addressed the Approved Project's potential of single-family residential housing development on the Project Under Consideration parcel. The Project Under Consideration encourages the development of multi-family housing, but would not change the potential or ability of developing a maximum of 20 single-family lots allowed under the Approved Project.

Gross residential density under the Project Under Consideration would increase from that contemplated in the Approved Project and considered in the Placerville Heritage Homes Subdivision MND. The Project Under Consideration density would be 9.64 dwelling units per acre based on the 3.63 acre project site and 35 potential residential units. Gross density under the Approved Project, as analyzed in the MND, is 5.5 dwelling units per acre based on the 3.63 acre project site and the 20 single-family residential lots of approximately 2,500 square feet each. The residential use type under the Project Under Consideration would differ from that under the Approved Project's small-lot single-family residential uses, with one or more multi-family

residential structures anticipated containing two to three stories each. Each structure would contain multiple residential units. The increase in density would not however change the site disturbance grading footprint, road access, or the dedicated open space of 2.15 acres considered in the Placerville Heritage Homes Subdivision MND.

Per the Placerville Heritage Homes Subdivision MND each of the project's twenty single-family dwellings are expected to generate as many as 10 vehicle trips per day, or a maximum of 200 vehicle trips per day. The 200 vehicle trips would create an increase in vehicle trips along Ray Lawyer Drive and nearby Placerville Drive. This increase was determined to not result in a change in Ray Lawyer Drive Level of Service (LOS) A or the Placerville Drive LOS of D/E. Of these trips, 20 would occur during the PM peak hour (13 inbound and 7 outbound). Potential impacts were determined to be less than significant. Traffic generation from the Project Under Consideration would cause an increase in 31 vehicle trips to 231 vehicle trips per day due to the potential 35 multi-family residential units. Per the Trip Generation Rates from the 7th Edition of the Institute of Transportation Engineers Report, 20 of these trips are expected to occur during the PM peak hour (13 inbound and 7 outbound). The net increase of 31 trips under the Project Under Consideration would not therefore result in a change in Ray Lawyer Drive or Placerville Drive levels of service. In addition, it is anticipated that due to the project's proximity to public transit stop locations, the walkable vicinity of the County Center as a major employment source, and the commercial retail and services along Placerville Drive, there is a potential that some project vehicle trips would be eliminated under the Approved Project and the Project Under Consideration.

As shown in Table 1, Comparison of Approved Project Impacts and Project Under Consideration impacts, the Project Under Consideration would not result in new or substantially more severe project or cumulative impacts in any of the environmental topics addressed in Placerville Heritage Homes Subdivision MND. Thus, the Project Under Consideration would be within the envelope of impacts analyzed for the Approved Project. Since no new or substantially more severe impacts would occur as a result of the Project Under Consideration, a subsequent EIR or MND would not be required to address the Project Under Consideration pursuant to Section 15162 of the CEQA Guidelines. All mitigation measures required and conditions of approval for the Approved Project would be applicable to the Project Under Consideration.

6.0 CHANGES IN CIRCUMSTANCES

Section 15162 of the CEQA Guidelines states that a subsequent EIR or MND would be required if substantial changes occur with respect to the circumstances under which the project is undertaken which would require major revisions of the previous EIR or MND due to the new significant environmental effects or substantial increase in the severity of previously identified significant effects.

The Project Under Consideration involves partial implementation of Program 3 of the 2013-2021 Housing Element. No new plans, policies or regulations that would result in new significant environmental impacts or increase in the severity of environmental impacts were identified.

7.0 NEW INFORMATION

On April 28, 2009, City Council adopted the *Placerville Drive Development and Implementation Plan (PDDIP)*. The adopted PDDIP and its "Preferred Vision Plan Program" guides the future development of the Placerville Drive corridor including new land uses and streetscape improvements. The Approved Project and Project Under Consideration site is located within the PDDIP and envisioned for "High Density Residential" land uses. See Figure 3.

No changes in circumstances have occurred to the Approved Project since the preparation of the Placerville Heritage Homes Subdivision MND that was approved by City Council. The Project Under Consideration and its high density residential land use would be consistent with the PDDIP visioning for the site.

As discussed above the Project Under Consideration would not result in new or substantially more severe project or cumulative impacts in any of the environmental topics addressed by Placerville Heritage Homes Subdivision MND; circumstances have not changed to result in new or substantially more severe cumulative impacts; and no additional information or substantial importance requiring major revisions to earlier analyses was identified or received. Therefore, pursuant to Section 15164 of the CEQA Guidelines, an Addendum to the Placerville Heritage Homes Subdivision MND provide the appropriate level of environmental review for the Project Under Consideration.

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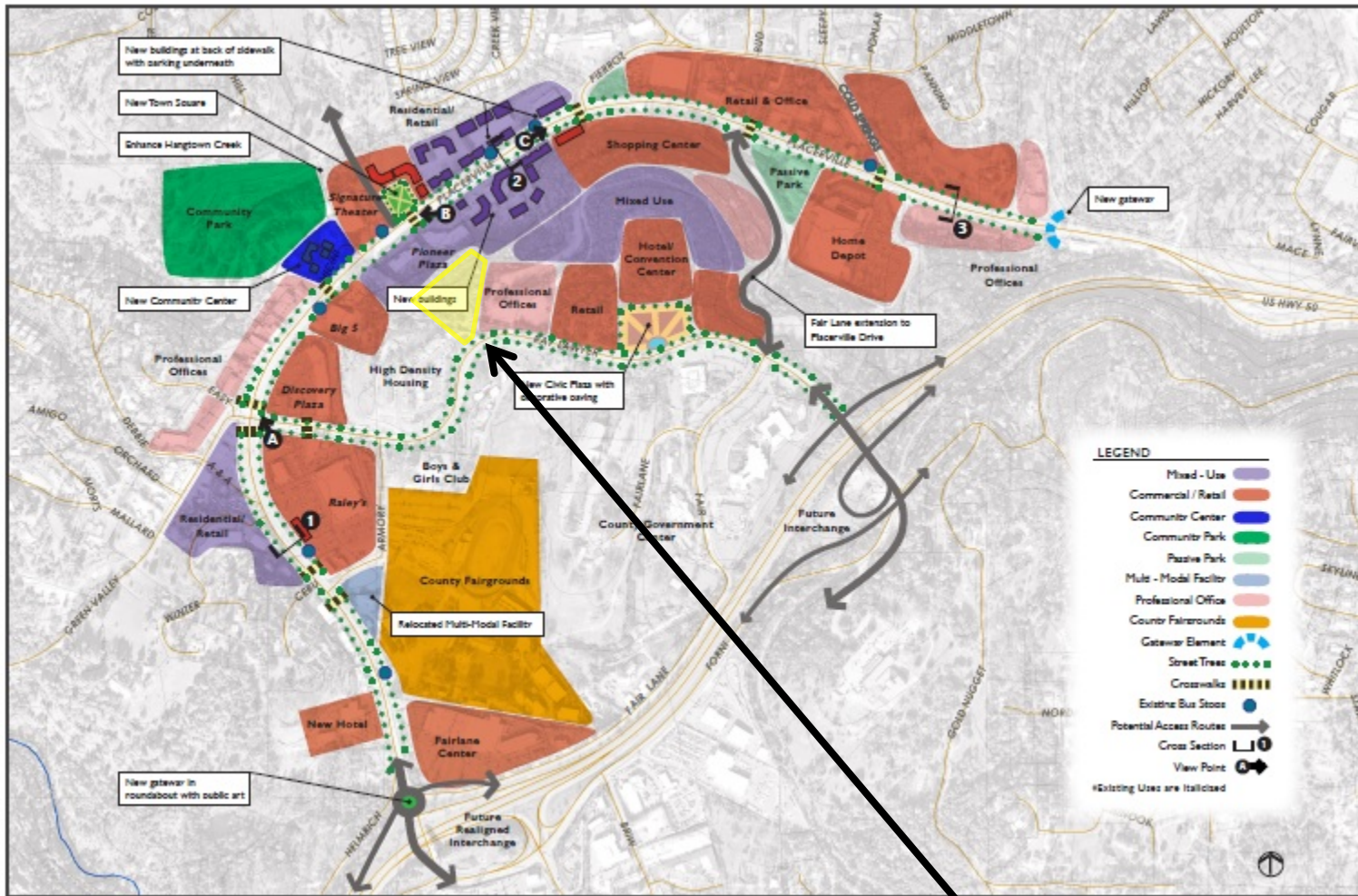


Figure 3. Placerville Drive Development Implementation Plan Poster. 2009


 = PD06-01 Site

Table 1: Comparison of Approved Project Impacts/Mitigation/Conditions of Approval and Impacts of Project Under Consideration

Environmental Issues	Approved Project-Impacts Less-Than-Significant With Mitigation Measure	Project Under Consideration Impacts
<p>Geologic Issue Would the proposal result in or expose people to potential impacts involving Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill?</p>	<p>The El Dorado County Resource Conservation District classifies the soils within the project site as having a “high” erosion hazard. A potential significant impact from erosion is therefore anticipated from the proposed grading activities and the removal of approximately 230,000 cubic yards of cut and 230,000 cubic yards of fill material could potentially create environmental impacts from landslides, mudflows or erosion on the site.</p> <p>This project would also be subject to the City’s Grading, Erosion and Sediment Control regulations (Chapter 7, Title VIII of the City Code) and the El Dorado Soil Conservation Service regulations for grading and erosion. As a component of the City’s Grading ordinance, final grading plans must be approved by the City Engineering Division prior to any onsite grading. Additionally, the El Dorado Soil Conservation Service would also approve final grading plans pursuant to Conservation Service regulations.</p> <p>Compliance with the following mitigation measures is expected to reduce potential impacts due to landslides, mudflows and erosion to a less than significant level.</p> <p>Mitigation Measure</p> <ol style="list-style-type: none"> 1. The applicant or his/her successors, heirs, assigns shall perform all grading activities and placement of fill in accordance with the City’s Grading, Erosion and Sediment Control Regulations. (1) (A) (B) 2. The applicant or his/her successors, heirs, assigns shall provide proof to the City Engineering Division that final grading plans are in compliance with the El Dorado County Resource Conservation District erosion control requirements. (1) (A) (E) 	<p>Site grading for the Approved Project commenced in May 2005. It was performed in compliance with adopted mitigation measures and applicable City regulations. Site preparation for development under the Housing Opportunity Overlay regulations (Project Under Consideration) would be subject to the previously adopted mitigation measures and the Planned Development Overlay conditions of approval. Therefore the Project Under Consideration would not result in any new potential geologic impacts and would not increase the significance of any geologic impact as mitigated.</p>

Environmental Issues	Approved Project-Impacts Less-Than - Significant With Mitigation Measure	Project Under Consideration Impacts
<p>Geology Would the proposal result in or expose people to potential impacts involving landslides or mudflows?</p>	<p>Project construction activities involve the excavation and ground disturbance that total approximately 12,200 cubic yards of cut and approximately 11,800 cubic yards of fill on the 25% average slope. This disturbance activity has the potential to create a potential impact to the site that could involve landslides and erosion. Compliance with the following mitigation measures is expected to reduce potential impacts due to landslides, mudflows and erosion to a less than significant level.</p> <p>Mitigation Measures</p> <ol style="list-style-type: none"> 1. The applicant or his/her successors, heirs, assigns shall perform all grading activities and placement of fill in accordance with the City's Grading, Erosion and Sediment Control Regulations and the City Engineer. 2. The applicant or his/her successors, heirs, assigns shall provide proof to the City Engineering Division that final grading plans are in compliance with the El Dorado County Resource Conservation District erosion control requirements. 	<p>Site prep for development under the Housing Opportunity Overlay regulations (Project Under Consideration) would be subject to the adopted mitigation measures and the Planned Development Overlay conditions of approval. Therefore the Project Under Consideration would not result in any new potential geologic impacts and would not increase the significance of any geologic impact as mitigated.</p>
<p>Water Would the proposal result in discharge into surface waters or other alteration of surface water quality (e.g. temperature, dissolved oxygen or turbidity)?</p>	<p>The project proposes to disturb more than 1-acre. Therefore the project triggers compliance with the National Pollution Discharge Elimination System (NPDES) best management practices, with the Central Valley Regional Water Quality Control Board responsible for issuing NPDES permits. A component of the NPDES is a required Storm Water Pollution Prevention Plan (SWPPP) that establishes erosion, sediment, and chemical run-off controls during construction and post-construction activities. However no direct discharge of surface drainage to Hangtown Creek, the nearest surface water drainage, is proposed. The project proposes to convey surface drainage to the City maintained system along Placerville Drive. Adequate capacity exists within the City maintained storm water system to accommodate the project. Therefore potential impacts to the water quality of Hangtown Creek is considered less than significant with compliance with NPDES requirements.</p> <p>Mitigation Measure</p> <ol style="list-style-type: none"> 3. The applicant or his/her successors, heirs, assigns shall obtain all necessary permits/certifications from the Central Valley Regional Water Quality Control Board (CVRWQCB) regarding NPDES regulations and shall show evidence of compliance with the CVRWQCB regulations prior to final inspection of grading activities. 	<p>Site prep for development under the Housing Opportunity Overlay regulations (Project Under Consideration) would be subject to the adopted mitigation measures and the Planned Development Overlay conditions of approval. Therefore the Project Under Consideration would not result in any new potential drainage patterns or the rate and amount of surface runoff impacts and would not increase the significance of any water issue impact as mitigated.</p>

Environmental Issues	Approved Project-Impacts Less -Than - Significant With Mitigation Measure	Project Under Consideration Impacts
<p>Air Quality Would the proposal violate any air quality standard or contribute to an existing or projected air quality violation?</p>	<p>Project impacts to air quality standards or the potential for air quality violations were evaluated during an air quality analysis. This analysis determined the proposed operational project activities have less than significant effect on federal and state ambient air quality standards and the local Air Quality Management District assessment screening criteria of reactive organic gas (ROG), oxides of nitrogen (NOx). However, construction activities involving excavation and ground disturbance totaling approximately 12,200 cubic yards of cut, approximately 11,800 cubic yards of fill is expected to generate inhalable particulate matter or fugitive dust (PM10). This impact is considered potentially significant. The following mitigation measures are expected to minimize construction related PM10 emissions to a less than significant level.</p> <p>Mitigation Measures</p> <ol style="list-style-type: none"> 4. The applicant or his/her successors, heirs, assigns shall during earthmoving activities, maintain soil moisture content at a minimum of 12 percent, as determined by ASTM method d-2216, or other equivalent method approved by El Dorado County AQMD. For areas which have optimum moisture content for compaction of less than 12 percent, as determined by ASTM method 1557 or other equivalent method approved by the AMQD, complete the compaction process as expeditiously as possible after achieving at least 70 percent of the optimum soil moisture content. (3) (A) 5. The applicant or his/her successors, heirs, assigns shall during cut or fill operations, conduct watering as necessary to prevent visible emissions from extending more than 100 feet beyond the active cut unless the area is inaccessible to watering vehicles due to slope conditions or other safety factors. (3) (A) 6. For all disturbed surface areas, except for completed grading areas, the applicant or his/her successors, heirs, assigns shall apply dust suppression in a sufficient quantity and frequency to maintain a stabilized surface. Any areas which can not be stabilized, i.e. wind driven dust, must have an application of water at least twice per day to at least 80 percent of the unstabilized area. (3) (A) 7. For disturbed surface areas in regards to completed grading areas, the applicant or his/her successors, heirs, assigns shall apply chemical stabilizers within 5 working days of completion of grading activities; or complete one of the following numbered items for inactive disturbed 	<p>Site prep for development under the Housing Opportunity Overlay regulations (Project Under Consideration) would be subject to the adopted mitigation measures and the Planned Development Overlay conditions of approval. Therefore the Project Under Consideration would not result in any new air quality impacts and would not increase the significance of any air quality impact as mitigated.</p>

	<p>surface areas:</p> <ol style="list-style-type: none"> a. Apply water to at least 80 percent of all inactive disturbed surface areas on a daily basis when there is evidence of wind driven fugitive dust, excluding any areas which are inaccessible due to excessive slope or other safety conditions (3) (A); or, b. Establish a vegetative ground cover within 21 days after active operations have ceased; the ground cover must be sufficient density to expose less than 30 percent of unstabilized ground within 90 days of planting, and at all times thereafter. (3) (A) <ol style="list-style-type: none"> 8. For unpaved roads, the applicant or his/her successors, heirs, assigns shall water all roads used for any vehicular traffic at least once per every two hours of active operations and restrict vehicle speed to 15 mph, or apply a chemical stabilizer to all unpaved road surfaces in sufficient quantity and frequency to maintain a stabilized surface.(3) (A) 9. For open storage piles, the applicant or his/her successors, heirs, assigns shall: 1) apply chemical stabilizer, or 2) apply water to at least 80 percent of the surface area for all storage piles on a daily basis when there is evidence of wind driven fugitive dust, or 3) cover with secured tarp. (3) (A) 10. For control of track-out of material onto the adjacent public streets, the applicant or his/her successors, heirs, assigns shall: 1) pave or apply chemical stabilization at sufficient concentration and frequency to maintain a stabilized surface starting from the point of intersection with the public paved surface and extending for a centerline distance of at least 100 feet and a width of at least 20 feet, or 2) pave from the point of intersection with the public paved road surface and extending for a centerline distance of at least 25 feet and a width of at least 20 feet and install a track out control device immediately adjacent to the paved surface.(1) (A) 11. The applicant or his/her successors, heirs, assigns shall, prior to commencement of grading and excavation activities, submit a Fugitive Dust Prevention and Control Plan and Contingent Asbestos Hazard Dust Mitigation Plan to and be approved by the AQMD, in compliance with AQMD Rule No. 223, Fugitive Dust Emissions (AQMD 2002). (1)(A)(E: El Dorado County Air Quality Management District). 	
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Environmental Issues	Approved Project-Impacts Less – Than - Significant With Mitigation Measure	Project Under Consideration Impacts
<p>Air Quality Would the proposal expose sensitive receptors to pollutants?</p>	<p>The project site is within 400 feet of the Montessori of Placerville School, and is adjacent to the Placer Village Apartments. Both uses are considered sensitive receptors. Fugitive dust is a potential project pollutant that could be generated from construction activities such as grading and site disturbance. Due to the school's vicinity to the project site, there is a potential for children attending the school and apartment residents to be exposed to fugitive dust during project construction. The mitigation measures 4 through 11 of this Mitigated Negative Declaration are expected to minimize to a less than significant level project construction generated fugitive dust.</p>	<p>Site prep for development under the Housing Opportunity Overlay regulations (Project Under Consideration) would be subject to the adopted mitigation measures and the Planned Development Overlay conditions of approval. Therefore the Project Under Consideration would not result in any new air quality impacts and would not increase the significance of any air quality impact as mitigated.</p>
<p>Transportation/Circulation Would the proposal result in hazards to safety from design features (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?</p>	<p>Vehicle access to the proposed subdivision is from a new private road named Brody Way. This new road provides project access to Ray Lawyer Drive and is designed at a width of 28'. An additional 4' wide walkway is proposed along the side of Brody Way containing Lot 1 through Lot 10. The intersection of Brody Way and Ray Lawyer Drive was analyzed by the Public Works Department's City Engineer for adequate sight distance for exiting vehicles in both the southbound and northbound Ray Lawyer Drive directions. Sight distance along Ray Lawyer Drive was determined by the City Engineer to be deficient in a southerly direction due to the curve of the road and existing obstructions from cyclone fencing and vegetation along the south side of Ray Lawyer Drive (El Dorado County property). The following mitigation measure is expected to reduce the potential sight distance hazard to a less than significant level.</p> <p>Mitigation Measure</p> <p>12. The applicant or his/her successors, heirs, assigns shall provide a plan for correcting the sight distance deficiency to the south on Ray Lawyer Drive, and shall cause said sight distance deficiency to be corrected prior to the start of any on site construction (2)(A).</p>	<p>Site prep for development under the Housing Opportunity Overlay regulations (Project Under Consideration) would be subject to the adopted mitigation measures and the Planned Development Overlay conditions of approval. Therefore the Project Under Consideration would not result in any new air quality impacts and would not increase the significance of any air quality impact as mitigated.</p>

Environmental Issues	Approved Project-Impacts Less – Than - Significant With Mitigation Measure	Project Under Consideration Impacts
<p>Biological Resources Would the proposal result in substantial impacts to endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)?</p>	<p>The following species listed as endangered, threatened, or rare, or their habitats have been observed within the boundaries of the Placerville US Geological Survey quadrangle map or on adjacent quadrangle maps:</p> <p>Federal</p> <ul style="list-style-type: none"> • valley elderberry longhorn beetle • delta smelt • Central Valley steelhead • Central Valley spring-run chinook salmon • winter-run chinook salmon, Sacramento River • California red-legged frog • Layne’s butterweed <p>State</p> <ul style="list-style-type: none"> • Stebbins’ morning-glory • Pine Hill ceanothus • Pine Hill flannelbush • El Dorado bedstraw • Layne’s ragwort <p>Only the elderberry shrub, potential habitat for the breeding and foraging for the Valley elderberry longhorn beetle (VELB), a species listed as Threatened by the federal government, was observed on the project site. No VELB species were found to occupy the elderberry shrub. The generalized VELB habitat is the riparian forest, including cottonwood, sycamore, Valley oak, willow and elderberry shrubs. The project site consists of upland vegetation species, ponderosa pine, black oak and live oak. The VELB has not been observed within Placerville. The closest recorded observation is at Folsom Reservoir. The applicant anticipates the removal of approximately 30 trees below (fill side) the location of mass pad grading for the installation of an underground stormwater drainage detention system. The location of the observed elderberry shrub is within the area of this tree removal and therefore a potential exists that construction activity could effect this shrub. Protection of the shrubs from project disturbance and operation is required by the U.S. Fish & Wildlife Service (USFWS) due to its potential habitat for a listed threatened species.</p> <p>Therefore a potential exist that project activity could impact VELB habitat. The following mitigation measures are expected to avoid disturbance of the elderberry shrubs and therefore minimize potential significant impacts on site to a less than significant level.</p>	<p>Site prep for development under the Housing Opportunity Overlay regulations (Project Under Consideration) would be subject to the adopted mitigation measures and the Planned Development Overlay conditions of approval. Therefore the Project Under Consideration would not result in any new hazards and would not increase the significance of any hazard impact as mitigated.</p>

	<p>Mitigation Measures</p> <p>13. Prior to the commencement of earthmoving activities, the applicant, successors, heirs, or assigns, shall place orange fencing, a minimum of 20 feet outside the dripline of the elderberry shrub located at the northern portion of the project property (2)(D).</p> <p>14. Prior to the commencement of earthmoving activities, the applicant or his/her successors, heirs, or assigns, shall inform construction personnel of the location of the shrubs so as to avoid potential disturbance during construction activities (2)(D).</p>	
<p>Biological Resources Would the proposal result in substantial impacts to wildlife dispersal or migration corridors?</p>	<p>Hangtown Creek, located approximately 700' north and off the project site, serves as a migration corridor for birds and non-bird wildlife. Project grading activities are not expected to disturb this corridor.</p> <p>However, raptors have been observed on the site and within the project vicinity. Therefore a potential exists that project construction activities will disturb nesting raptor species that may utilize mature oaks and pines within the project site and adjacent land. The following mitigation measure is expected to minimize potential project impacts to nesting raptor species.</p> <p>Mitigation Measure</p> <p>15. The applicant, successors, heirs or assigns will retain the services of a qualified biological resource specialist to conduct visual surveys for nesting raptors in mature oaks and pines within and adjacent to the area of disturbance (areas slated for grading and construction) performed at least one week prior to construction if construction occurs between March 1 and August 31 (raptor breeding season), otherwise surveys are not needed. A written report on the results of the visual surveys shall be submitted to the Planning Division a minimum of 48 hours prior to the beginning of construction activity.</p> <p>Potential raptor nesting trees identified in visual surveys that are subject to removal will be removed prior to March 1, or the start of the nesting season, or after August 31, the fledging season, if nests are identified and found to be active. In the event that active raptor nests are identified between March and August and prior to construction, but are located in trees not to be removed, then a no construction activity buffer zone would be established around the nests for the duration of the</p> <p>nesting season in accordance with California Department of Fish and Game guidelines for the applicable raptor species.</p>	<p>Site prep for development under the Housing Opportunity Overlay regulations (Project Under Consideration) would be subject to the adopted mitigation measures and the Planned Development Overlay conditions of approval. Therefore the Project Under Consideration would not result in any new hazards and would not increase the significance of any hazard impact as mitigated.</p>

	<p>The construction contractor shall be responsible for construction scheduling. If construction is planned during the breeding season, the construction contractor shall be responsible for ensuring that a qualified biologist performs the raptor nest surveys within 1 week of planned tree removal. The Department shall approve construction progress based on the results of the surveys.</p> <p>This mitigation measure is expected to minimize impacts to nesting raptor species to a less than significant level (2) (D).</p>	
Environmental Issues	Approved Project-Impacts Less - Than - Significant With Mitigation Measure	New Project Under Consideration Impacts
<p>Hazards Would the proposal involve a risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)?</p>	<p>Proposed grading, or the storage of fuel for construction equipment, could involve accidental spill(s) of fuel that possibly could impact flora and fauna and water drainages on site. However, Best Management Practices for hazardous spill prevention and spill cleanup are a component of the SWPPP that will be prepared for CVRWQCB NPDES permit review and approval process. Adherence to NPDES permit conditions is expected to minimize the risk of potential significant impacts caused by accidental release of a hazardous material. See Water for discussion and mitigation measure concerning the NPDES and SWPPP requirements.</p>	<p>Site prep for development under the Housing Opportunity Overlay regulations (Project Under Consideration) would be subject to the adopted mitigation measures and the Planned Development Overlay conditions of approval. Therefore the Project Under Consideration would not result in any new hazards and would not increase the significance of any hazard impact as mitigated.</p>
<p>Would the proposal involve the creation of any health hazard or potential health hazard?</p>	<p>See Hazard and Water Sections for discussion and mitigation of potential hazardous material used on site.</p>	<p>Site prep for development under the Housing Opportunity Overlay regulations (Project Under Consideration) would be subject to the adopted mitigation measures and the Planned Development Overlay conditions of approval. Therefore the Project Under Consideration would not result in any new hazards and would not increase the significance of any hazard impact as mitigated.</p>
<p>Would the proposal involve an exposure of people to existing sources of potential health hazards?</p>	<p>See Noise Section for discussion and mitigation of potential noise hazards from neighboring Speedway operations.</p>	<p>Land uses under the Housing Opportunity Overlay regulations (Project Under Consideration) would be subject to the adopted mitigation measures and the Planned Development Overlay conditions of approval. Therefore the Project Under Consideration would not result in any new hazards and would not increase the significance of any hazard impact as mitigated.</p>

Environmental Issues	Approved Project-Impacts Less - Than - Significant With Mitigation Measure	New Project Under Consideration Impacts
<p>Noise Would the proposal result in an increase in existing noise levels or expose people to severe noise levels?</p>	<p>During grading and subsequent single-family residence construction, a temporary increase in ambient noise levels is likely. This impact is expected to be of short duration and therefore is expected to be minimized to a less than significant level with the following mitigation measure:</p> <p>Mitigation Measure</p> <p>16. To reduce the potential impact of construction noise within the vicinity of the project site to a less than significant level, the applicant or his/her successors, heirs, assigns shall perform all construction related to development on the project site between 7:00 a.m. and 7:00 p.m., Monday through Friday, and between 7:00 a.m. and 5:00 p.m. on Saturday. No construction shall be allowed on Sunday unless in an emergency and with written permission from the City.</p> <p>The project is approximately 900 feet northwest of Placerville Speedway racetrack. The Speedway is located within the El Dorado County Fairgrounds. The track is an open air dirt surface facility, constructed at the 1,750' elevation. The racetrack operates approximately 25 Saturdays per year, from March to September. Each Saturday event is required to end all races by 11:00 PM. Lap time laps begin around 4:00 PM, with qualifying races beginning at 6:30 PM. However, no noise measurement data is available for the project site or the racetrack.</p> <p>Proposed site grading for road and home construction will alter the site as discussed within this Initial Study. The elevation of Ray Lawyer Drive at the intersection with proposed Brody Way is approximately 1,840'. In addition, each of the proposed pad elevations for each of the detached single family dwellings are shown on the Grading and Drainage Plan. The closest lots to the racetrack are Lot 1 and Lot 2. Pad elevations for these two lots are 1,837' and 1,832' respectively, and are within 8 feet of the 1,840' elevation (the highest known site elevation). Lots 3 through 20 range in elevation from approximately 1,764' to 1,825'. These eighteen lots are proposed northwest and downslope of the ridgeline that crosses the site at the southeast corner.</p> <p>A "severe noise level" is not defined within City Code or within the General Plan. "Acceptable and Unacceptable" are terms however used within the General Plan to describe noise and its relation to land use. "Acceptable noise level" for single family residential land uses is 70 dBA (A-weighted decibel) or less. Racetrack operation activities have the potential to create</p>	<p>Site construction for development under the Housing Opportunity Overlay regulations (new project) would be subject to the adopted mitigation measures and the Planned Development Overlay conditions of approval. Therefore the Project Under Consideration would not result in any new noise impacts and would not increase the significance of any noise impacts as mitigated.</p>

	<p>noise levels that exceed the General Plan acceptable level standard of 70 dBA on those proposed lots that have a exposure to and not attenuated by site and proposed topography. Lots 1 and 2 are likely to be exposed to racetrack noise in excess of 70 dBA during track activities. The duration of possible unacceptable racetrack noise is expected to be limited to Saturday race events. In order to minimize the potential noise impact racetrack noise on Lots 1 and 2, the following mitigation measures are proposed that are expected to reduce this impact to a less than significant level.</p> <p style="text-align: center;">Mitigation Measure</p> <p>17 a. The applicant or his/her successors, heirs, assigns shall grant to the City of Placerville a Noise Protection Easement over the entire area of Lots 1 and 2 of Tentative Subdivision Map 07-01. This easement is for the mitigation of present and anticipated future excess noise levels on residential uses of the affected Lots 1 and 2 due to the Placerville Speedway Racetrack operations located within the El Dorado County Fairgrounds, OR</p> <p>17 b. The applicant or his/her successors, heirs, assigns shall submit an acoustical analysis of the project site, prepared by an acoustical consultant in the field of environmental noise assessment for staff to review, that provides evidence that Lots 1 and 2 are not affected by the potential impact of racetrack operation noise generation.</p>	
Environmental Issues	Approved Project-Impacts Less - Than - Significant With Mitigation Measure	New Project Under Consideration Impacts
<p>CULTURAL RESOURCES Would the proposal disturb paleontological or archeological resources, affect cultural resources or cultural values?</p>	<p>There are no known unique ethnic cultural values that exist on the project site or surrounding area. However, in the event that human remains are discovered during project construction, the following mitigation measure is expected to minimize this discovery to a less than significant level.</p> <p style="text-align: center;">Mitigation Measure</p> <p>18. In the unlikely event human remains are discovered during ground-disturbing activities, the applicant or his/her successors, heirs, or assigns, shall comply with Public Resources Code §21083.2 pertaining to the discovery of human remains. This shall include the applicant or his/her successors, heirs, or assigns, contacting the City Planning Department, cease all work on site in the area of the find, and limited adjacent areas as appropriate; the applicant shall contact the El Dorado County Coroner to investigate and determine that no investigation of the cause of death is required. If the Coroner determines the remains are not of Native American</p>	<p>The construction of new residential uses would be subject to the adopted mitigation measures and the Planned Development Overlay conditions of approval. Therefore the Project Under Consideration would not result in any new noise impacts and would not increase the significance of any noise impacts as mitigated.</p>

	<p>origin, the applicant shall contact representatives from the El Dorado County Pioneers Cemetery Commission and the El Dorado County Museum. The applicant shall coordinate re-interment of burial finds with the Pioneers Cemetery Commission. If the Coroner determines the remains are those of a Native American origin, the coroner must contact the California Native American Heritage Commission. Work on the site will cease to allow for an archaeologist, at the expense of the applicant, to evaluate the finds, coordinate with the City of Placerville and the Heritage Commission for mediation.</p>	
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DRAFT

REFERENCES

City of Placerville General Plan, 1990.

City of Placerville General Plan Land Use Map

2013-2021 Housing Element Update Negative Declaration (State Clearinghouse Number 2015042038)

City of Placerville 2013-2021 Housing Element, February 2014.

City of Placerville Zoning Map.

City of Placerville Municipal Code.

Placerville Drive Development and Implementation Plan, June 2009.

Placerville Heritage Homes Subdivision - Mitigated Negative Declaration (State Clearinghouse Number 2008022003)

Mitigation Monitoring and Reporting Program and Conditions of Approval for Placerville Heritage Homes Subdivision.

The Placerville Heritage Homes Subdivision – Planned Development – Official Development Plan.

NOTICE OF DETERMINATION

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FILED

From: City of Placerville
3101 Center Street
Placerville, CA 95667

JUL 18 2008

County Clerk
County of El Dorado
360 Fair Lane
Placerville, CA 95667

WILLIAM E. SCHULTZ, Recorder-Clerk
By *[Signature]*

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

Placerville Heritage Homes Subdivision (TSM 07-01, EA 07-02, PDO 06-02)

Project Title

<u>2008022003</u>	<u>Andrew Painter, City Planner</u>	<u>(530) 642-5252</u>
State Clearinghouse Number (If submitted to Clearinghouse)	Lead Agency Contact Person	Area Code/Telephone/Extension

The project is located north of Ray Lawyer Drive; south of Placerville Drive, Placerville, El Dorado County, CA. APN 323:400:20

Project Location (include county)

Project Description: The project involves the subdivision of one 3.6 acre parcel into twenty (20) parcels for single family residential uses. Proposed parcels range from approximately 2,500 to 5,000 square feet. Mass pad grading is proposed to prepare the site for roads, house pads and underground utilities. Project grading quantities are estimated to involve approximately 12,200 cubic yards of cut, 11,800 cubic yards of fill. Retaining walls are proposed for both fill and cut slopes. Retaining wall height varies with location. Maximum fill slope wall height is 23'. Maximum cut slope retaining wall height from engineered grade is 10'. Approximately 50% of the site, after site development construction and revegetation, will be dedicated as open space under a planned development concept.

This is to advise that the City Council of the City of Placerville has approved the above described project on June 24, 2008 and has made the following determinations regarding the above described project:

1. The project will will not, have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were were not, made a condition of the approval of the project.
4. A statement of Overriding Considerations was was not, adopted for this project.
5. Findings were were not, made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration with comments and responses and record of project approval is available to the General Public at the City of Placerville Planning Division, 2nd Floor, 3101 Center Street, Placerville, California.

[Signature]
Signature (Public Agency)

July 18, 2008
Date

City Planner
Title

Date received for filing at OPR:

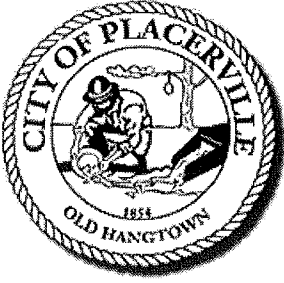
FISH AND GAME FEES

- Negative Declaration filed. \$1,876.75 fee required.
- Mitigated Neg Dec filed. \$1,876.75 fee required.
- EIR filed. \$2,606.75 fee required.
- Certified Regulatory Program. \$886.25 fee required.

Lead Agency City of Placerville

Authorized signature required *[Signature]*

CD-017-P
02/08



**MITIGATED NEGATIVE DECLARATION
CITY OF PLACERVILLE**

Environmental File No: EA 07-02

County Clerk
County of El Dorado
360 Fair Lane
Placerville, CA 95667

RE: Mitigated Negative Declaration
FOR: Placerville Heritage Homes Subdivision (PDO 06-01, TSM 07-01, EA 07-02)

Application has been filed with the City of Placerville for the project known as Placerville Heritage Homes (Planned Development Overlay 06-01, Tentative Subdivision Map 07-01, and Environmental Assessment 07-02). The site has no physical address. It is located near the north side to Ray Lawyer Drive, north of the El Dorado County Fairgrounds, east of the Placer Village Apartment complex, Placerville, El Dorado County, CA, APN 323-400-20.

The project is briefly described as: The subdivision of one 3.6 acre parcel into twenty (20) parcels for single family residential uses, a new access road, underground utilities and open space under a planned development concept. Proposed parcels range from approximately 2,500 to 5,000 square feet. Nineteen of the twenty parcels are proposed with a zero lot line concept, where one exterior wall of a future single family residence will rest on the property line.

To accomplish the residential development, approximately 2/3 of the site is to be disturbed. Mass pad grading is proposed to prepare the site for roads, house pads and underground utilities. Project grading quantities are estimated to involve approximately 12,200 cubic yards of cut, 11,800 cubic yards of fill. Retaining walls are proposed for both fill and cut slopes. Retaining wall height varies, with maximum fill slope wall height of 23'. Maximum cut slope retaining wall height is 10' from engineered grade. A storm water drainage system of concrete curb, gutter, drop inlets, storm drains and overland swales is proposed to accommodate the existing plus project's storm water generation. Conveyance of storm water to the City maintained system along Placerville Drive is proposed.

In accordance with the authority and criteria contained in the California Environmental Quality Act, State Guidelines, and Placerville's Guidelines for the Implementation of the California Environmental Quality Act, the Environmental Quality Officer analyzed the project and has recommended that the project will not have a significant impact on the environment, in that potentially significant impacts of the project have been reduced to a less than significant level by the proposed mitigation measures contained within the Initial Study. Based on this finding, the Department of Community Development hereby files this **MITIGATED NEGATIVE DECLARATION**.

A period of **thirty (30) days** from the date received for filing of this **MITIGATED NEGATIVE DECLARATION** will be provided to enable public review of the project specifications and this document prior to action on the project by the City of Placerville. A copy of the project specifications is on file in the Community Development Department, City Hall, City of Placerville.

This document is being filed in duplicate. Please acknowledge filing date and return the acknowledged copy in the enclosed stamped, self-addressed envelope.

DATE RECEIVED FOR FILING

PREPARED BY: ANDREW PAINTER _____
FILED BY: AP _____
DATE: 7-31-08 _____

NOTICE OF COMPLETION

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 916/445-0613

See NOTE below
SCH # _____

Project Title: PLACERVILLE HERITAGE HOMES SUBDIVISION (PDO 06-01, TSM 07-01, EA 07-02)

Lead Agency: CITY OF PLACERVILLE Contact Person: ANDREW PAINTER
Street Address: 3101 CENTER STREET Phone: (530) 642-5252
City: PLACERVILLE Zip: 95667 County: EL DORADO

Project Location

County: EL DORADO City/Nearest Community: PLACERVILLE
Cross Streets: RAY LAWYER DRIVE NEAR ARMORY DRIVE, PLACERVILLE, CALIFORNIA Total Acres: 3.6
Assessor's Parcel Nos.: 323-400-20 Section: SW ¼ 12 & SE ¼ 11 Twp. 10 Range: 10 Base: M.D.M.
Within 2 Miles: State Hwy #: SR 49, US 50 Waterways: Hangtown Creek, Weber Creek
Airports: Placerville Railways: _____ Schools: _____

Document Type

CEQA: NOP Supplement/Subsequent NEPA: NOI Other: Joint Document
 Early Cons EIR (Prior SCH No.) _____ EA Final Document
 Neg Dec Other _____ Draft EIS Other _____
 Draft EIR FONSI

Local Action Type

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Review Land Division (Subdivision, Parcel Map, Tract Map, etc.) Other _____

Development Type

Residential: Units 20 Acres 3.6 Water Facilities: Type _____ MGD _____
 Office: Sq.Ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.Ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.Ft. _____ Acres _____ Employees _____ Power: Type _____ Watts _____
 Educational _____ Waste Treatment: Type _____
 Recreational _____ Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document

Aesthetic/Visual Flood Plain/Flooding Schools/Universities Water Quality
 Agricultural Land Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Air Quality Geologic/Seismic Sewer Capacity Wetland/Riparian
 Archeological/Historical Minerals Soil Erosion/Compaction/Grading Wildlife
 Coastal Zone Noise Solid Waste Growth Inducing
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Landuse
 Economic/Jobs Public Services/Facilities Traffic/Circulation Cumulative Effects
 Fiscal Recreation/Parks Vegetation Other Climate Change

Present Land Use/Zoning/General Plan Use: The site is currently vacant. Zoning is R3 (Multi-family Residential, 12 dwelling units per acre maximum density). Land Use Designation is High Density Residential (HD).

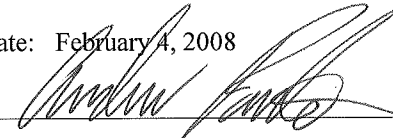
Project Description: The project involves the subdivision of one 3.6 acre parcel into twenty (20) parcels for single family residential uses, a new access road, underground utilities and open space under a planned development concept. Proposed parcels range from approximately 2,500 to 5,000 square feet. Nineteen of the twenty parcels are proposed with a zero lot line concept, where one exterior wall of a future single family residence will rest on the property line.

To accomplish the residential development, approximately 2/3 of the site is to be disturbed. Mass pad grading is proposed to prepare the site for roads, house pads and underground utilities. Project grading quantities are estimated to involve approximately 12,200 cubic yards of cut, 11,800 cubic yards of fill. Retaining walls are proposed for both fill and cut slopes. Retaining wall height varies, with maximum fill slope height of 23'. Maximum cut slope retaining wall height is 10' from engineered grade. A storm water drainage system of concrete curb, gutter, drop inlets, storm drains and overland swales is proposed to accommodate the existing plus project's storm water generation. Conveyance of storm water to the City maintained system along Placerville Drive is proposed.

Reviewing Agencies

- | | |
|---|---|
| <input checked="" type="checkbox"/> Resources Agency
<input type="checkbox"/> Boating/Waterways
<input type="checkbox"/> Conservation
<input checked="" type="checkbox"/> Fish and Game
<input type="checkbox"/> Forestry
<input type="checkbox"/> Colorado River Board
<input type="checkbox"/> Dept. of Water Resources
<input type="checkbox"/> Reclamation
<input type="checkbox"/> Parks and Recreation
<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Native American Heritage Commission
<input type="checkbox"/> S.F. Bay Cons. & Dev't Commission
<input type="checkbox"/> Coastal Commission
<input type="checkbox"/> Energy Commission
<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Air Resource Board
<input type="checkbox"/> Solid Waste Management Board
<input type="checkbox"/> SWRCB: Sacramento
<input checked="" type="checkbox"/> RWQCB: Region #5
<input type="checkbox"/> Water Rights
<input type="checkbox"/> Water Quality | <input checked="" type="checkbox"/> Caltrans District <u>3</u>
<input type="checkbox"/> Dept. of Transportation Planning
<input type="checkbox"/> Aeronautics
<input checked="" type="checkbox"/> California Highway Patrol
<input type="checkbox"/> Housing and Community Development
<input type="checkbox"/> Statewide Health Planning
<input type="checkbox"/> Health
<input type="checkbox"/> Food and Agriculture
<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Public Works
<input type="checkbox"/> Corrections
<input type="checkbox"/> General Services
<input type="checkbox"/> OLA
<input type="checkbox"/> Santa Monica Mountains
<input type="checkbox"/> TRPA
<input type="checkbox"/> OPR – OLGA
<input type="checkbox"/> OPR - Coastal
<input type="checkbox"/> Bureau of Land Management
<input type="checkbox"/> Forest Service
<input type="checkbox"/> Other: USFWS
<input checked="" type="checkbox"/> Other: Department of Social Services |
|---|---|

Public Review Period (to be filled in by lead agency)

Starting Date: February 4, 2008 Ending Date: March 4, 2008
 Signature  Date 1-31-08

For SCH Use Only

Date Received at SCH _____	Catalog Number _____
Date Review Starts _____	Applicant _____
Date to Agencies _____	Consultant _____
Date to SCH _____	Contact _____ Phone _____
Clearance Date _____	Address _____

Notes:

INITIAL STUDY

1. **Project Title:** Placerville Heritage Homes Subdivision (PDO 06-01, TSM 07-01, EA 07-02)
 2. **Lead Agency Name and Address:** City of Placerville
3101 Center Street
Placerville, CA 95667
 3. **Contact Person and Phone Number:** Andrew Painter, City Planner (530) 642-5252
 4. **Project Location:** North of Ray Lawyer Drive; Pioneer Plaza located north; Placer Village Apartments to the south, within the City of Placerville. Assessor Parcel Number 323:400:20
 5. **Project Applicant Owner:** Integrity Ventures Group, Inc.
PO Box 855
Folsom, CA 95763
- Representatives:** Dian Burdine, President
Lynnette Ropp, Business Development

6. **General Plan Designation:** High Density Residential
7. **Zoning:** R3 (Multi-Family Residential Zone)

8. **Setting and Surrounding Land Uses:** The Project Site encompasses a vacant 3.6 acre parcel. Site elevations range from 1,720' to approximately 1,830 feet above sea level. Vegetation on the site includes Foothill Pine, Ponderosa Pine, several oak species, manzanita, toyon, and numerous native and non-native shrubs and grasses. No ephemeral drainages exist on the site, however there are two existing private storm drain culverts located within 30' from the northern property boundary.

Land uses in the vicinity of the project site include the Placer Village Apartments located southwest; the El Dorado County Fairgrounds and County Administrative Center is located southeast of the site; a large, vacant parcel, known as the Oetting parcel is located east. North are commercial retail and office uses along Placerville Drive.

9. **Description of Project:** On August 15, 2006, the Planning Commission authorized Integrity Ventures Group to prepare a Development Plan, submit a tentative subdivision map, and environmental information support documents for the proposed Planned Development Overlay 06-01. Subsequently the applicant has submitted these documents for review and consideration by the City.

The project involves the subdivision of one 3.6 acre parcel into twenty (20) parcels for single family residential uses. Proposed parcels range from approximately 2,500 to 5,000 square feet. Nineteen of the twenty parcels are proposed with a zero lot line concept, where one exterior wall of a future single family residence will be constructed on the property line. In addition, the project will have a new access road that will connect the project with Ray Lawyer Drive. All utilities are to be placed underground.

To accomplish the residential development, approximately 2/3 of the site, including tree removal, is to be disturbed. Mass pad grading is proposed to prepare the site for roads, house pads and

DRAFT INITIAL STUDY

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 7. **Zoning:** R3 (Multi-Family Residential Zone)
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- Land uses in the vicinity of the project site include the Placer Village Apartments located southwest; the El Dorado County Fairgrounds and County Administrative Center is located southeast of the site; a large, vacant parcel, known as the Oetting parcel is located east. North are commercial retail and office uses along Placerville Drive.
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To accomplish the residential development, approximately 2/3 of the site, including tree removal, is to be disturbed. Mass pad grading is proposed to prepare the site for roads, house pads and underground utilities. Project grading quantities are estimated to involve approximately 12,200 cubic yards of cut, 11,800 cubic yards of fill. Retaining walls are proposed for both fill and cut slopes. Retaining wall height varies with location. Maximum fill slope wall height is 23'. Maximum cut slope retaining wall height from engineered grade is 10'. Approximately 50% of the site, after site development construction and revegetation, will be dedicated as open space under a planned development concept.

A storm water drainage system of concrete curb, gutter, drop inlets, storm drains and overland swales is proposed to accommodate the existing plus project's storm water generation. Conveyance of storm water to the City maintained system along Placerville Drive is proposed.

10. Other agencies whose approval is required:

<u>Agency</u>	<u>Identified Permits / Recommendations / Approvals</u>
City of Placerville City Council	<ul style="list-style-type: none"> • Adoption and filing of CEQA Environmental Document For Project; • Planned Development Overlay approval; • Tentative Subdivision Map approval
City of Placerville Planning Commission	<ul style="list-style-type: none"> • Advisory Recommendations to City Council regarding environmental document review, Planned Development Overlay and Tentative Subdivision Map
Central Valley Regional Water Quality Control Board	<ul style="list-style-type: none"> • Storm Water Pollution Prevention Plan (SWPPP) Approval
City of Placerville City Engineer	<ul style="list-style-type: none"> • Grading Permit Approval
El Dorado Resource Conservation District	<ul style="list-style-type: none"> • Grading Plan Approval

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" or as indicated by the checklist on the following pages.

- | | | |
|---|--|--|
| <input type="checkbox"/> Land Use and Planning | <input checked="" type="checkbox"/> Transportation/Circulation | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Population & Housing | <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Utilities & Service System |
| <input checked="" type="checkbox"/> Geophysical | <input type="checkbox"/> Energy & Mineral Resources | <input type="checkbox"/> Aesthetics |
| <input checked="" type="checkbox"/> Water | <input checked="" type="checkbox"/> Hazards | <input checked="" type="checkbox"/> Cultural Resources |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Recreation |
| | <input type="checkbox"/> Mandatory Findings of Significance | |

EVALUATION OF ENVIRONMENTAL IMPACTS:

A brief explanation is provided for all answers. In the parentheses following each question of this Initial Study is/are Source Citations that support the explanation.

DETERMINATION

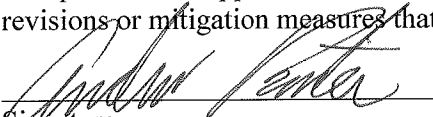
On the basis of this initial evaluation:

- I find the proposed project is **Categorically Exempt** from CEQA under CLASS(es) _____ and there are no unusual circumstances or specified statutory conditions present which render reliance on such applicable Categorical Exemption(s) unlawful.
- 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 have a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. 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 significant effect(s) 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 on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated". 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, there **will not** be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.



Signature
Andrew Painter

Printed Name

1-31-08
Date
City of Placerville
For

Issues (and Supporting Information Sources)	Potentially Significant Impact	Potential Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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I. LAND USE AND PLANNING. Would the Proposal:

- a) Conflict with general plan designation or zoning? (1, 2, 3, 4)

The 3.6-acre project site parcel has a General Plan Land Use Designation of High Density Residential, with corresponding zoning of R3 (Multi-Family Residential, twelve units per acre maximum). Both the project Land Use Designation and Zoning allow for single and multi-family residential uses. The project involves the subdivision of the site into twenty (20) parcels for single family residential uses under a Planned Development concept. Project density is 5.6 dwelling units per acre.

The City Zoning Ordinance allows for more flexible design options than what would be required from a strict interpretation of a City zoning district. This option is called a Planned Development Overlay (PDO) (City Code Section 10-5-21) and may be requested to be combined with any zoning district within the City. Possible design options of a Planned Development could involve energy efficiency, architectural creativity, use of natural landscape features, provide for more efficient land use or a combination that would create an enhanced quality of life than might otherwise be built in the same district. However, the Overlay must maintain the parcel density of the zone to which it is combined. The following modifications to the R3 General Regulations are proposed with the project:

General Regulations	R3 Minimums	Proposed Minimums
Parcel Area	6,000 square feet	2,467 square feet
Parcel Width	60 feet	33 feet
Parcel Frontage	60 feet	33 feet
Front Yard	20 feet	16.5 feet to street right-of-way
Side Yard	10% of minimum parcel width, or 6 feet	3.5 feet
Rear Yard	15 feet	10 feet

In addition, proposed Brody Way is a private, 40' access road right-of-way, with 28' paved from back of curb to back of curb. A 4' wide sidewalk is proposed along the entire length of Brody Way on the side of the street with Lots 1 thru 10. Typical road right-of-way width for an R3 zoned development with single-family or multi-family use would be a 56' Primary Access Street Standard. The Local Street would typically have two 16' wide travel lanes, 2' curbs and gutters and 5' sidewalks on both sides of the street. This standard would allow parking on both sides of the street.

Potential conflicts with the zoning or general plan designation are considered less than significant; however this Planned Development project and tentative subdivision map must be evaluated by City Council for consistency with the General Plan and the Zoning Ordinance.

- b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project? (2)

This Initial Study prepared for the project site was done due to the proposed subdivision of land and site grading that has the potential to create environmental impacts. The project requires discretionary approval per City Code. The adoption of an appropriate environmental document and adherence to any mitigation measures and Staff

Mitigation Monitoring and Sign-off footnotes:

- (1) Prior to issuance of Building Permit; (2) Prior to onsite grading; (3) During construction; (4) Prior to occupancy.
 (A) Engineering Division; (B) Developer; (C) Contractor; (D) Planning Division; (E) Other agency.

Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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recommended conditions of approval is expected to minimize a potential conflict with City Code to a less than significant level.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Be incompatible with existing land use in the vicinity? (1,2,3,4) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Multi-family uses exist adjacent to and south the site. Further south of the site is the El Dorado County Fairgrounds. Vacant undeveloped property exists east and adjacent to the site. This vacant property contains mostly single-family zoning, with a portion zoned Business-Professional. Northwest of the site, along Placerville Drive, are commercial retail and office uses, a propane distribution business and outdoor storage of materials. Impacts to existing land use in the vicinity are not anticipated. The single-family character of the project, its proximity to a Placerville employment center, the El Dorado County Government Center, the commercial retail and services along Placerville Drive, along with the proposed vegetative open space buffer between the project improvements and neighboring development are expected to be compatible with existing land uses in the project vicinity.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Affect agricultural resources or operations (e.g. impacts to soils or farmlands, or impacts from incompatible land uses)? (1, 2, 3, 4) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The site has a land use designation and zoning of multi-family residential. No lands within the project area or the City are devoted to agriculture. No impacts are evident.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (5) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Proposed grading activity on the site is not expected to result in a disruption or division of the physical arrangement of the city or any established community. No impacts are evident.

II. POPULATION AND HOUSING. Would the proposal:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Cumulatively exceed official regional or local population projections? (1, 5) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Based on the City average family size of 2.90 (Placerville Housing Element) and the proposed subdivision that would create twenty (20) single-family parcels, the project would create the potential for 58 additional City residents. The Sacramento Area Council of Governments (SACOG) projects the population of the City in 2010 to be 11,252, and in 2020 the population is estimated at 14,930. Estimated SACOG City population in 2005 was 10,072. The addition of 58 residents to the 2005 City population estimate brings the total to 10,130. This increase does not exceed the SACOG population projection for either the 2010 or 2020 years, therefore no impacts are anticipated.

Mitigation Monitoring and Sign-off footnotes:

- (1) Prior to issuance of Building Permit; (2) Prior to onsite grading; (3) During construction; (4) Prior to occupancy.
 (A) Engineering Division; (B) Developer; (C) Contractor; (D) Planning Division; (E) Other agency.

Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Induce substantial growth in an area either directly or indirectly (e.g. through projects in an undeveloped area of extension of major infrastructure)? (5)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantial growth is not anticipated as a result of the project. Utility infrastructure, such as water and sewer facilities, is not expected to be enlarged or expanded with this project. However, site access to serve all proposed parcels is via a new road, called "Brody Way". This road connects to Ray Lawyer Drive, approximately 40 feet east of the Placer Village Apartments driveway. Brody Way is approximately 650 feet in length. A vehicle turnaround is proposed approximately 40 feet west of the project's easterly property line. The subdivision was designed so that if the vacant property located east of the project were developed, Brody Way could continue east and serve this development. Primary access to the neighboring property will likely be via Ray Lawyer Drive, with Brody Way used as a secondary or tertiary access. Therefore, the construction of Brody Way is considered less than significant in its potential to induce substantial growth for the vacant property east of the site.

c) Displace existing housing, especially affordable housing? (5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project does not involve the removal of existing housing as the project is vacant land. No impacts are expected.

III. GEOLOGY . Would the proposal result in or expose people to potential impacts involving:

a) Fault rupture? (1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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No active faults or Special Studies Zones are located on the project site. An inactive geologic fault is located approximately one mile east of the project site. This pre-Quaternary fault called "Melones" is not expected to involve fault rupture, seismic shaking or ground failure due to its geologic inactivity. According to the Geotechnical Engineering Study (Youngdahl Consulting Group, Inc.) prepared for the project, the project site is 5.8 miles west and 1.6 miles east of the Foothills Fault Zone, inactive fault. The Youngdahl study recommends that the project be designed to meet the latest requirements of the California Building Code (CBC) specific to Seismic Risk Zone 3. Therefore design and construction to meet the CBC requirements will reduce the potential impact of site development to fault rupture or seismic shaking at the site to a less than significant level. City Code requires that all construction meet the most current CBC.

b) Seismic shaking? (1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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See Section III a) above.

c) Seismic ground failure, including liquefaction? (6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Subsurface geologic analysis for the site determined the presence of shallow sandy soils (0-4 feet of depth). However the site lacks permanent near surface water table, therefore liquefaction potential is "negligible."

Mitigation Monitoring and Sign-off footnotes:

(1) Prior to issuance of Building Permit; (2) Prior to onsite grading; (3) During construction; (4) Prior to occupancy.
 (A) Engineering Division; (B) Developer; (C) Contractor; (D) Planning Division; (E) Other agency.

Issues (and Supporting Information Sources)	Potentially Significant Impact	Potential Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Landslides or mudflows? (2, 6, 14)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Project construction activities involve the excavation and ground disturbance that total approximately 12,200 cubic yards of cut and approximately 11,800 cubic yards of fill on the 25% average slope. This disturbance activity has the potential to create a potential impact to the site that could involve landslides and erosion. Compliance with the following mitigation measures is expected to reduce potential impacts due to landslides, mudflows and erosion to a less than significant level.

Mitigation Measures

1. The applicant or his/her successors, heirs, assigns shall perform all grading activities and placement of fill in accordance with the City's Grading, Erosion and Sediment Control Regulations and the City Engineer. (1) (A) (B)
2. The applicant or his/her successors, heirs, assigns shall provide proof to the City Engineering Division that final grading plans are in compliance with the El Dorado County Resource Conservation District erosion control requirements. (1) (A) (E)

e) Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill? (2, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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See Section III (d) above for discussion and mitigation concerning erosion and changes in topography. Proposed mitigation measures are expected to minimize potential impacts from erosion or unstable soil conditions from grading to a less than significant level.

f) Subsidence of the land? (1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The site and the surrounding area are underlain by firm bedrock. Land subsidence is therefore not considered a significant concern. No evidence of subsidence is known to occur within the project site. No impacts are anticipated.

g) Expansive soils? (6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The geotechnical study prepared for the project site determined that soil materials at the surface and near-surface are non-plastic, therefore are considered non-expansive. Impacts if any from potential exposure of people to expansive soils is considered less than significant.

h) Unique geologic or physical features? (1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There are no known unique geologic features that exist on the project site. No impacts are anticipated.

IV. WATER. Would the proposal result in:

a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? (14)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Mitigation Monitoring and Sign-off footnotes:

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 (A) Engineering Division; (B) Developer; (C) Contractor; (D) Planning Division; (E) Other agency.

Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Proposed project grading for the construction of house pads, roads and underground utilities is likely to change the absorption rates and the rate and amount of runoff from the project site. The project includes a stormwater drainage collection system involving catch basins, drain inlets, pipes, storm drains and a detention system. The system is designed to accommodate the existing and project discharge for the site. It is expected to handle the 10-year and 100-year storm frequency. Based on project design, potential impacts to the environment are considered less than significant.

- b) Exposure of people or property to water related hazards such as flooding? (7)
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Due to the project site's upland location, with no known flood water drainages, the exposure of people or property to water related hazards is not expected.

- c) Discharge into surface waters or other alteration of surface water quality (e.g. temperature, dissolved oxygen or turbidity)? (14)
- | | | | |
|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|-------------------------------------|--------------------------|--------------------------|

The project proposes to disturb more than 1-acre. Therefore the project triggers compliance with the National Pollution Discharge Elimination System (NPDES) best management practices, with the Central Valley Regional Water Quality Control Board responsible for issuing NPDES permits. A component of the NPDES is a required Storm Water Pollution Prevention Plan (SWPPP) that establishes erosion, sediment, and chemical run-off controls during construction and post-construction activities. However no direct discharge of surface drainage to Hangtown Creek, the nearest surface water drainage, is proposed. The project proposes to convey surface drainage to the City maintained system along Placerville Drive. Adequate capacity exists within the City maintained storm water system to accommodate the project. Therefore potential impacts to the water quality of Hangtown Creek is considered less than significant with compliance with NPDES requirements.

Mitigation Measure

3. The applicant or his/her successors, heirs, assigns shall obtain all necessary permits/certifications from the Central Valley Regional Water Quality Control Board (CVRWQCB) regarding NPDES regulations and shall show evidence of compliance with the CVRWQCB regulations prior to final inspection of grading activities. (2)(A) (E)

- d) Changes in the amount of surface water in any water body? (5)
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project is not expected to change the surface water in any water body due to its physical distance from the nearest water body, Hangtown Creek, located approximately 700 feet north of the site. Storm water runoff is to be conveyed with a system of drainage inlets, stormdrains and an underground detention facility. The detention facility is designed to accommodate the post development 10-year and 100-year storm events, and holding runoff to pre-development levels.

- e) Changes in currents, or the course or direction of water movements? (5)
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Mitigation Monitoring and Sign-off footnotes:

(1) Prior to issuance of Building Permit; (2) Prior to onsite grading; (3) During construction; (4) Prior to occupancy. (A) Engineering Division; (B) Developer; (C) Contractor; (D) Planning Division; (E) Other agency.

Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project is not expected to change the current, the course or direction of water movements in any water body due to its physical distance from water courses. The nearest water body is Hangtown Creek located approximately 700 feet north of the site. Existing site drainage patterns were used and are proposed for site stormwater drainage at completion of project.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability? (3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Project domestic water supply is via the El Dorado Irrigation District water delivery system. No water wells are proposed for this project. Due to the 3.6-acre size of the project, including the greater than one acre of proposed open space, substantial loss of groundwater recharge capability due to the project is not anticipated.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g) Altered direction or rate of flow of groundwater? (5) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

See Section IV (f) above for discussion of groundwater.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| h) Impacts to groundwater quality? (5) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

See Section IV (f) above for discussion of groundwater.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| i) Substantial reduction in the amount of groundwater otherwise available for public water supplies? (5) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

See Section IV (f) above for discussion of groundwater.

V. AIR QUALITY. Would the proposal:

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a) Violate any air quality standard or contribute to an existing or projected air quality violation? (10) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

Project impacts to air quality standards or the potential for air quality violations were evaluated during an air quality analysis. This analysis determined the proposed operational project activities have less than significant effect on federal and state ambient air quality standards and the local Air Quality Management District assessment screening criteria of reactive organic gas (ROG), oxides of nitrogen (NOx). However, construction activities involving excavation and ground disturbance totaling approximately 12,200 cubic yards of cut, approximately 11,800 cubic yards of fill is expected to generate inhalable particulate matter or fugitive dust (PM₁₀). This impact is considered

Mitigation Monitoring and Sign-off footnotes:

(1) Prior to issuance of Building Permit; (2) Prior to onsite grading; (3) During construction; (4) Prior to occupancy.
 (A) Engineering Division; (B) Developer; (C) Contractor; (D) Planning Division; (E) Other agency.

Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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potentially significant. The following mitigation measures are expected to minimize construction related PM₁₀ emissions to a less than significant level.

Mitigation Measures

4. The applicant or his/her successors, heirs, assigns shall during earthmoving activities, maintain soil moisture content at a minimum of 12 percent, as determined by ASTM method d-2216, or other equivalent method approved by El Dorado County AQMD. For areas which have optimum moisture content for compaction of less than 12 percent, as determined by ASTM method 1557 or other equivalent method approved by the AMQD, complete the compaction process as expeditiously as possible after achieving at least 70 percent of the optimum soil moisture content. (3) (A)
5. The applicant or his/her successors, heirs, assigns shall during cut or fill operations, conduct watering as necessary to prevent visible emissions from extending more than 100 feet beyond the active cut unless the area is inaccessible to watering vehicles due to slope conditions or other safety factors. (3) (A)
6. For all disturbed surface areas, except for completed grading areas, the applicant or his/her successors, heirs, assigns shall apply dust suppression in a sufficient quantity and frequency to maintain a stabilized surface. Any areas which can not be stabilized, i.e. wind driven dust, must have an application of water at least twice per day to at least 80 percent of the unstabilized area. (3) (A)
7. For disturbed surface areas in regards to completed grading areas, the applicant or his/her successors, heirs, assigns shall apply chemical stabilizers within 5 working days of completion of grading activities; or complete one of the following numbered items for inactive disturbed surface areas:
 - a. Apply water to at least 80 percent of all inactive disturbed surface areas on a daily basis when there is evidence of wind driven fugitive dust, excluding any areas which are inaccessible due to excessive slope or other safety conditions (3) (A); or,
 - b. Establish a vegetative ground cover within 21 days after active operations have ceased; the ground cover must be sufficient density to expose less than 30 percent of unstabilized ground within 90 days of planting, and at all times thereafter. (3) (A)
8. For unpaved roads, the applicant or his/her successors, heirs, assigns shall water all roads used for any vehicular traffic at least once per every two hours of active operations and restrict vehicle speed to 15 mph, or apply a chemical stabilizer to all unpaved road surfaces in sufficient quantity and frequency to maintain a stabilized surface.(3) (A)
9. For open storage piles, the applicant or his/her successors, heirs, assigns shall: 1) apply chemical stabilizer, or 2) apply water to at least 80 percent of the surface area for all storage piles on a daily basis when there is evidence of wind driven fugitive dust, or 3) cover with secured tarp. (3) (A)
10. For control of track-out of material onto the adjacent public streets, the applicant or his/her successors, heirs, assigns shall: 1) pave or apply chemical stabilization at sufficient concentration

Mitigation Monitoring and Sign-off footnotes:

- (1) Prior to issuance of Building Permit; (2) Prior to onsite grading; (3) During construction; (4) Prior to occupancy.
 (A) Engineering Division; (B) Developer; (C) Contractor; (D) Planning Division; (E) Other agency.

Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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and frequency to maintain a stabilized surface starting from the point of intersection with the public paved surface and extending for a centerline distance of at least 100 feet and a width of at least 20 feet, or 2) pave from the point of intersection with the public paved road surface and extending for a centerline distance of at least 25 feet and a width of at least 20 feet and install a track out control device immediately adjacent to the paved surface.(1)(A)

11. The applicant or his/her successors, heirs, assigns shall, prior to commencement of grading and excavation activities, submit a Fugitive Dust Prevention and Control Plan and Contingent Asbestos Hazard Dust Mitigation Plan to and be approved by the AQMD, in compliance with AQMD Rule No. 223, Fugitive Dust Emissions (AQMD 2002). (1)(A)(E: El Dorado County Air Quality Management District)

b) Expose sensitive receptors to pollutants? (10)

The project site is within 400 feet of the Montessori of Placerville School, and is adjacent to the Placer Village Apartments. Both uses are considered sensitive receptors. Fugitive dust is a potential project pollutant that could be generated from construction activities such as grading and site disturbance. Due to the school’s vicinity to the project site, there is a potential for children attending the school and apartment residents to be exposed to fugitive dust during project construction. The mitigation measures contained in Section V a) of this Initial Study are expected to minimize to a less than significant level project construction generated fugitive dust.

c) Alter air movement, moisture, or temperature, or cause any change in climate? (5)

As a result of site grading, the construction of dwellings, roads, and the removal of tree canopy, the project has the potential to alter air movement and temperature. Vehicle exhaust from construction activity, along with post-construction residential activity involving vehicle trips has the potential to result in a cumulative increase in greenhouse gas (GHG) emissions. Potential increases in project GHG emissions have the potential to cause a change in climate. However, due to the small scale of the proposed development and the lack of to date quantifiable thresholds of environmental significance set regarding localized, statewide, federal and global climate change, it is not possible to demonstrate that the project’s relatively minor incremental contribution to global GHG emissions would significantly contribute to global climate change effects.

The combination of project design and its physical location are expected to allow future residents with alternatives to vehicle use and therefore minimize the potential project impact of global climate change. The project includes components that have the potential to offset the project’s potential minor incremental contribution to global climate change. These include a sidewalk along the access street and its connection to sidewalks along Ray Lawyer Drive; the site’s walking proximity to employment sources (El Dorado County Center) and the Placerville Drive’s commercial corridor; and the site is within ½ mile of three El Dorado Transit Bus stops (Raley’s Supermarket, the Fairgrounds Park & Ride and the Placerville Library). Therefore, impacts are considered less than significant.

d) Create objectionable odors? (5)

Project grading, construction activities and residential uses are not expected to create objectionable odors. No impact is anticipated.

Mitigation Monitoring and Sign-off footnotes:

(1) Prior to issuance of Building Permit; (2) Prior to onsite grading; (3) During construction; (4) Prior to occupancy. (A) Engineering Division; (B) Developer; (C) Contractor; (D) Planning Division; (E) Other agency.

Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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VI. TRANSPORTATION/CIRCULATION.

Would the proposal result in:

- a) Increased vehicle trips, traffic congestion, or level of service? (5, 14)

Due to the vacant nature of the project site, each of the project's twenty single-family dwellings is expected to generate as many as 10 vehicle trips per day after residential structures are constructed and inhabited. Project traffic generation at project build out is therefore expected to be a maximum of 200 vehicle trips per day. The project addition of 200 vehicle trips would create an increase in vehicle trips along Ray Lawyer Drive and nearby Placerville Drive. As of May 2006, the most current available traffic data, Ray Lawyer Drive was operating at Level of Service (LOS) A; Placerville Drive was operating at LOS D/E. However, the project's potential increase of a maximum of 200 vehicle trips is not expected to reduce the level of service along Ray Lawyer Drive or along Placerville Drive. Per the Trip Generation Rates from the 7th Edition of the Institute of Transportation Engineers Report, of the overall project trips, 20 of these trips will occur during the PM peak hour (13 inbound and 7 outbound). Therefore the increase in project traffic is considered less than significant.

In addition, due to the project's proximity to public transit stop locations, the walkable vicinity of the County Center as a major employment source, and the commercial retail and services along Placerville Drive, there is a potential that some project vehicle trips may be eliminated. The actual number of eliminated trips is too speculative to quantify in this Initial Study, in that factors such as the employment of future homeowners within the project are unknown and are not possible to reasonably predict.

- b) Hazards to safety from design features (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)? (14, 20)

Vehicle access to the proposed subdivision is from a new private road named Brody Way. This new road provides project access to Ray Lawyer Drive and is designed at a width of 28'. An additional 4' wide walkway is proposed along the side of Brody Way containing Lot 1 through Lot 10. The intersection of Brody Way and Ray Lawyer Drive was analyzed by the Public Works Department's City Engineer for adequate sight distance for exiting vehicles in both the southbound and northbound Ray Lawyer Drive directions. Sight distance along Ray Lawyer Drive was determined by the City Engineer to be deficient in a southerly direction due to the curve of the road and existing obstructions from cyclone fencing and vegetation along the south side of Ray Lawyer Drive (El Dorado County property). The following mitigation measure is expected to reduce the potential sight distance hazard to a less than significant level.

Mitigation Measure

12. The applicant or his/her successors, heirs, assigns shall provide a plan for correcting the sight distance deficiency to the south on Ray Lawyer Drive, and shall cause said sight distance deficiency to be corrected prior to the start of any on site construction (2)(A).

Mitigation Monitoring and Sign-off footnotes:

(1) Prior to issuance of Building Permit; (2) Prior to onsite grading; (3) During construction; (4) Prior to occupancy. (A) Engineering Division; (B) Developer; (C) Contractor; (D) Planning Division; (E) Other agency.

Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) Inadequate emergency access or access to nearby uses? (1, 17)

Project access is via a new private road named Brody Way. This new road is stubbed near the northeast boundary of the site so that the road could continue to the vacant property located east of the site if or when such development occurs. The project was submitted to the El Dorado County Fire Protection District for comment. Proposed Brody Way road design exceeds the minimum road width of 20' wide required by the Fire District, with acceptable vehicle turnaround provided. No impacts therefore are anticipated.

- d) Insufficient parking capacity on-site or off-site? (5)

Two vehicle parking stalls are to be provided for each of the residential homes meeting City Code requirements for single-family uses. Guest or overflow parking for the project residents is not provided and is not required under City Code. A potential exists to create as many as 4 parallel, on street, guest parking stalls along the west side of Brody Way. These parallel stalls could begin where Brody Way turns to the northeast then extend southeasterly to the property boundary. No impacts are anticipated.

- e) Hazards or barriers for pedestrians or bicyclists? (5)

Project components include a pedestrian sidewalk that will connect to the existing sidewalk along Ray Lawyer Drive. Class II Bike Lanes exists along Ray Lawyer Drive. Hazards for pedestrians or bicyclists are therefore not expected.

- f) Conflicts with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)? (12)

There are three El Dorado Transit stops within a short walk of the project, at Raley's, the County Library and the Park & Ride lot at the El Dorado County Fairgrounds. A sidewalk is proposed along Brody Way to connect to existing sidewalks along Ray Lawyer Drive. No conflicts with alternative transportation are therefore anticipated.

- g) Rail or air traffic impacts? (5)

There is no railroad service within the City Limits. The Placerville Airport is approximately 2 miles east of the site. Therefore no impacts to rail or air traffic are expected.

VII. BIOLOGICAL RESOURCES.

Would the proposal result in substantial impacts to:

- a) Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)? (5, 8)

Mitigation Monitoring and Sign-off footnotes:

(1) Prior to issuance of Building Permit; (2) Prior to onsite grading; (3) During construction; (4) Prior to occupancy. (A) Engineering Division; (B) Developer; (C) Contractor; (D) Planning Division; (E) Other agency.

Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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The following species listed as endangered, threatened, or rare, or their habitats have been observed within the boundaries of the Placerville US Geological Survey quadrangle map or on adjacent quadrangle maps:

Federal	State
<ul style="list-style-type: none"> • valley elderberry longhorn beetle • delta smelt • Central Valley steelhead • Central Valley spring-run chinook salmon • winter-run chinook salmon, Sacramento River • California red-legged frog • Layne's butterweed 	<ul style="list-style-type: none"> • Stebbins' morning-glory • Pine Hill ceanothus • Pine Hill flannelbush • El Dorado bedstraw • Layne's ragwort

Only the elderberry shrub, potential habitat for the breeding and foraging for the Valley elderberry longhorn beetle (VELB), a species listed as Threatened by the federal government, was observed on the project site. No VELB species were found to occupy the elderberry shrub. The generalized VELB habitat is the riparian forest, including cottonwood, sycamore, Valley oak, willow and elderberry shrubs. The project site consists of upland vegetation species, ponderosa pine, black oak and live oak. The VELB has not been observed within Placerville. The closest recorded observation is at Folsom Reservoir. The applicant anticipates the removal of approximately 30 trees below (fill side) the location of mass pad grading for the installation of an underground stormwater drainage detention system. The location of the observed elderberry shrub is within the area of this tree removal and therefore a potential exists that construction activity could effect this shrub. Protection of the shrubs from project disturbance and operation is required by the U.S. Fish & Wildlife Service (USFWS) due to its potential habitat for a listed threatened species.

Therefore a potential exist that project activity could impact VELB habitat. The following mitigation measures are expected to avoid disturbance of the elderberry shrubs and therefore minimize potential significant impacts on site to a less than significant level.

Mitigation Measures

- 13. Prior to the commencement of earthmoving activities, the applicant, successors, heirs, or assigns, shall place orange fencing, a minimum of 20 feet outside the dripline of the elderberry shrub located at the northern portion of the project property (2)(D).
 - 14. Prior to the commencement of earthmoving activities, the applicant or his/her successors, heirs, or assigns, shall inform construction personnel of the location of the shrubs so as to avoid potential disturbance during construction activities (2)(D).
- b) Locally designated species (e.g. heritage trees)? (2)

The City has not designated specific vegetation species for protection. The City does have a Woodland And Forest Conservation ordinance that requires minimum canopy retention standards for any subdividable residential parcel. See Section VII c) for discussion of the project and canopy retention.

Mitigation Monitoring and Sign-off footnotes:

(1) Prior to issuance of Building Permit; (2) Prior to onsite grading; (3) During construction; (4) Prior to occupancy.
 (A) Engineering Division; (B) Developer; (C) Contractor; (D) Planning Division; (E) Other agency.

Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) Locally designated natural communities (e.g. oak forest, etc.)? (2, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Residential subdivisions are subject to City Code §8-13-1, Woodland and Forest Conservation, or what is termed the “canopy retention ordinance”. The project proposes to subdivide the 3.6-acre site into 20 parcels. Site tree canopy includes oaks and some pine species, covering nearly 75% of the site (117,164 square feet). Construction activity is estimated to remove 81,377 square feet of the existing tree canopy.

The proposed subdivision must consider City Code §8-13-1 for potential impacts to existing tree canopy. This code section requires the retention of a minimum level of existing tree canopy. Development having 75% existing canopy coverage is required under this code section to retain 52% of the canopy. Fifty-two percent of the existing 117,164 tree canopy equals 60,925 square feet that must be retained. Proposed tree canopy removal minus required retention results in a deficit of 20,452 square feet. However, the project proponent proposes the planting of approximately 100,000 square feet of tree canopy. This figure is an estimation of the tree size and canopy estimated at maturity per the Sunset Garden Book. Therefore, potential impacts to woodland canopy are minimized to a less than significant level by the addition of tree canopy proposed within the Landscape Plan submitted.

d) Wetland habitat (e.g. marsh, riparian and vernal pool)? (5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No known wetland habitat exists on the site due to its upland location. No impacts are therefore anticipated.

e) Wildlife dispersal or migration corridors? (15, 16)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Hangtown Creek, located approximately 700’ north and off the project site, serves as a migration corridor for birds and non-bird wildlife. Project grading activities are not expected to disturb this corridor.

However, raptors have been observed on the site and within the project vicinity. Therefore a potential exists that project construction activities will disturb nesting raptor species that may utilize mature oaks and pines within the project site and adjacent land. The following mitigation measure is expected to minimize potential project impacts to nesting raptor species.

Mitigation Measure

- The applicant, successors, heirs or assigns will retain the services of a qualified biological resource specialist to conduct visual surveys for nesting raptors in mature oaks and pines within and adjacent to the area of disturbance (areas slated for grading and construction) performed at least one week prior to construction if construction occurs between March 1 and August 31 (raptor breeding season), otherwise surveys are not needed. A written report on the results of the visual surveys shall be submitted to the Planning Division a minimum of 48 hours prior to the beginning of construction activity.

Potential raptor nesting trees identified in visual surveys that are subject to removal will be removed prior to March 1, or the start of the nesting season, or after August 31, the fledging season, if nests

Mitigation Monitoring and Sign-off footnotes:

- (1) Prior to issuance of Building Permit; (2) Prior to onsite grading; (3) During construction; (4) Prior to occupancy.
 (A) Engineering Division; (B) Developer; (C) Contractor; (D) Planning Division; (E) Other agency.

Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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are identified and found to be active. In the event that active raptor nests are identified between March and August and prior to construction, but are located in trees not to be removed, then a no construction activity buffer zone would be established around the nests for the duration of the

nesting season in accordance with California Department of Fish and Game guidelines for the applicable raptor species.

The construction contractor shall be responsible for construction scheduling. If construction is planned during the breeding season, the construction contractor shall be responsible for ensuring that a qualified biologist performs the raptor nest surveys within 1 week of planned tree removal. The Department shall approve construction progress based on the results of the surveys.

This mitigation measure is expected to minimize impacts to nesting raptor species to a less than significant level (2) (D).

VIII. ENERGY AND MINERAL RESOURCES.

Would the proposal:

- a) Conflict with adopted energy conservation plans? (5)

The proposed subdivision has the potential to construct a single-family residential structure on each of the proposed 20 parcels. Construction of each residence is subject to the California Building Code Title 24 Energy Conservation requirements. The City's Building Division is required to evaluate submitted plans and inspect the development for compliance with state energy conservation requirements. Therefore, City evaluation and inspection to insure compliance with state requirements is not expected to conflict with adopted energy requirements. No impact is anticipated.

- b) Use non-renewable resources in a wasteful and inefficient manner? (5)

Due to the nature of the proposed project, no evidence exists that the project will use a non-renewable resource in a wasteful and inefficient manner.

- c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State? (5)

Due to the nature of the proposed project, no evidence exists that the project will use a mineral resource that would be of future value to the region and the residents of the state.

Mitigation Monitoring and Sign-off footnotes:
(1) Prior to issuance of Building Permit; (2) Prior to onsite grading; (3) During construction; (4) Prior to occupancy.
(A) Engineering Division; (B) Developer; (C) Contractor; (D) Planning Division; (E) Other agency.

Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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IX. HAZARDS. Would the proposal involve:

- a) A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)? (14)
-

Proposed grading, or the storage of fuel for construction equipment, could involve accidental spill(s) of fuel that possibly could impact flora and fauna and water drainages on site. However, Best Management Practices for hazardous spill prevention and spill cleanup are a component of the SWPPP that will be prepared for CVRWQCB NPDES permit review and approval process. Adherence to NPDES permit conditions is expected to minimize the risk of potential significant impacts caused by accidental release of a hazardous material. See Section IV c) for discussion and mitigation measure concerning the NPDES and SWPPP requirements.

- b) Possible interference with an emergency response plan or emergency evacuation plan? (11)
-

Based on the submitted project and the characteristics contained in it, there is no indication that the proposed grading project would interfere with the City's emergency response plan or evacuation plan

- c) The creation of any health hazard or potential health hazard? (11, 14)
-

See Section IX a) and IV c) for discussion and mitigation of potential hazardous material used on site.

- d) Exposure of people to existing sources of potential health hazards? (1, 5)
-

See Section X b) for discussion and mitigation of potential noise hazards from neighboring Speedway operations.

- e) Increased fire hazard in areas with flammable brush, grass, or trees? (1)
-

Site vegetative cover includes mature oak and pine tree canopy that encompass approximately 75% of the total project site. Fire hazards are expected to be reduced due to the proposed installation of three fire hydrants and the improved access within the site via Brody Way. An increase in fire hazards is therefore not anticipated.

X. NOISE. Would the proposal result in:

- a) Increase in existing noise levels? (5)
-

Mitigation Monitoring and Sign-off footnotes:

(1) Prior to issuance of Building Permit; (2) Prior to onsite grading; (3) During construction; (4) Prior to occupancy. (A) Engineering Division; (B) Developer; (C) Contractor; (D) Planning Division; (E) Other agency.

Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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During grading and subsequent single-family residence construction, a temporary increase in ambient noise levels is likely. This impact is expected to be of short duration and therefore is expected to be minimized to a less than significant level with the following mitigation measure:

Mitigation Measure

16. To reduce the potential impact of construction noise within the vicinity of the project site to a less than significant level, the applicant or his/her successors, heirs, assigns shall perform all construction related to development on the project site between 7:00 a.m. and 7:00 p.m., Monday through Friday, and between 7:00 a.m. and 5:00 p.m. on Saturday. No construction shall be allowed on Sunday unless in an emergency and with written permission from the City. (3) (A) (E)

b) Exposure of people to severe noise levels? (1, 19, 5)

The project is approximately 900 feet northwest of Placerville Speedway racetrack. The Speedway is located within the El Dorado County Fairgrounds. The track is an open air dirt surface facility, constructed at the 1,750' elevation. The racetrack operates approximately 25 Saturdays per year, from March to September. Each Saturday event is required to end all races by 11:00 PM. Lap time laps begin around 4:00 PM, with qualifying races beginning at 6:30 PM. However, no noise measurement data is available for the project site or the racetrack.

Proposed site grading for road and home construction will alter the site as discussed within this Initial Study. The elevation of Ray Lawyer Drive at the intersection with proposed Brody Way is approximately 1,840'. In addition, each of the proposed pad elevations for each of the detached single family dwellings are shown on the Grading and Drainage Plan. The closest lots to the racetrack are Lot 1 and Lot 2. Pad elevations for these two lots are 1,837' and 1,832' respectively, and are within 8 feet of the 1,840' elevation (the highest known site elevation). Lots 3 through 20 range in elevation from approximately 1,764' to 1,825'. These eighteen lots are proposed northwest and downslope of the ridgeline that crosses the site at the southeast corner.

A "severe noise level" is not defined within City Code or within the General Plan. "Acceptable and Unacceptable" are terms however used within the General Plan to describe noise and its relation to land use. "Acceptable noise level" for single family residential land uses is 70 dBA (A-weighted decibel) or less. Racetrack operation activities have the potential to create noise levels that exceed the General Plan acceptable level standard of 70 dBA on those proposed lots that have a exposure to and not attenuated by site and proposed topography. Lots 1 and 2 are likely to be exposed to racetrack noise in excess of 70 dBA during track activities. The duration of possible unacceptable racetrack noise is expected to be limited to Saturday race events. In order to minimize the potential noise impact racetrack noise on Lots 1 and 2, the following mitigation measures are proposed that are expected to reduce this impact to a less than significant level.

Mitigation Measure

17 a. The applicant or his/her successors, heirs, assigns shall grant to the City of Placerville a Noise Protection Easement over the entire area of Lots 1 and 2 of Tentative Subdivision Map 07-01. This easement is for the mitigation of present and anticipated future excess noise levels on residential uses of the affected Lots 1 and 2 due to the Placerville Speedway Racetrack operations located within the El Dorado County Fairgrounds, **OR**

Mitigation Monitoring and Sign-off footnotes:

(1) Prior to issuance of Building Permit; (2) Prior to onsite grading; (3) During construction; (4) Prior to occupancy. (A) Engineering Division; (B) Developer; (C) Contractor; (D) Planning Division; (E) Other agency.

Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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17 b. The applicant or his/her successors, heirs, assigns shall submit an acoustical analysis of the project site, prepared by an acoustical consultant in the field of environmental noise assessment for staff to review, that provides evidence that Lots 1 and 2 are not affected by the potential impact of racetrack operation noise generation.

XI. PUBLIC SERVICES. Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:

- a) Fire protection? (24)

The site is located within the response area of the El Dorado County Fire Protection District. Subsequent residential construction development is expected to potentially impact the City's fire protection services due to the additional residents and structures anticipated as a result of future project build-out. Construction permit procedure requires that concurrently to the issuance of a building permit for the construction of a single family dwelling, the property owner pay El Dorado County Fire Protection District Mitigation Impact Fees to offset impacts to Fire District services. The Impact Fee is expected to reduce the potential impact of each single family dwelling on Fire District services to a less than significant level. As of the date of this Initial Study, this fee is \$500.00 per each residence.

- b) Police protection (21)

The project was submitted to the City of Placerville Police Department for comment. No objections or comments were provided by Police Chief, George Nielsen.

- c) Schools? (25)

The site is located within the El Dorado County Office of Education, Placerville Union School District boundary. Subsequent residential construction development is expected to potentially impact the District's education services due to the additional residents anticipated as a result of project build-out. Construction Permit procedure requires that concurrently to the issuance of a permit for single family dwelling construction, the project proponent pay the Office of Education Mitigation Impact Fees to offset impacts to District schools. The Impact Fee is expected to reduce the potential impact to the school District to a less than significant level. As of the date of this Initial Study, this fee is \$3.07 per square foot.

- d) Maintenance of public facilities, including roads? (23)

Subsequent residential construction development is expected to potentially impact the City's public streets from resident vehicle use at project build-out. Standard development construction permit procedure requires that concurrently to the issuance of a building permit for the construction of a single family dwelling, the property owner pay City Traffic Mitigation Impact Fees to offset impacts to City roads. The Impact Fee is expected to reduce the potential impact of each single family dwelling on the City roads to a less than significant level. As of the date of this Initial Study, this fee is \$7,603.00 per each residence.

- e) Other governmental services? (5)

Based on the proposed project, a need for new or altered other government services are not anticipated. No impacts are expected.

Mitigation Monitoring and Sign-off footnotes:

- (1) Prior to issuance of Building Permit; (2) Prior to onsite grading; (3) During construction; (4) Prior to occupancy.
 (A) Engineering Division; (B) Developer; (C) Contractor; (D) Planning Division; (E) Other agency.

Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XII. UTILITIES AND SERVICE SYSTEMS. Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:

- a) Power or propane? (5)

Electrical power from Pacific Gas and Electric (PG&E) and a propane distribution system is proposed to serve each parcel of the subdivision. The project site is within an underground utility district, established by Ordinance 1377 in 1985 (City Code §8-12-11 (A-6)). Per Ordinance 1377 and City Code §8-12-1 et al., new buildings within the underground utility district shall place underground all electric, communication or similar associate service.

Existing PG&E electric utilities are located within the Ray Lawyer Drive right-of-way. The applicant proposes to connect each parcel within the subdivision to this existing PG&E transmission line through an underground conduit system within Brody Way. Due to the local nature of the proposed electric power distribution, substantial alterations to the PG&E utility system are not anticipated. Therefore impacts if any are considered less than significant.

A centralized propane tank and distribution system is proposed for the subdivision. Each project parcel will be served by this distribution system. Although no tank size was disclosed, the tank is to be placed underground, south and west of Parcel 20 but on the project site. This new system serves the project only and therefore significant or cumulative impacts are considered less than significant.

- b) Communications systems? (5)

Substantial alterations to the existing AT&T communication system within the Ray Lawyer Drive corridor are not anticipated as a result of the project due to the project's size and scope. Each proposed parcel will have the ability to connect to the new underground AT&T service lateral to serve the subdivision.

- c) Local or regional water treatment or distribution facilities? (14)

No new systems or substantial alterations to local or regional water treatment or distribution facilities are anticipated as a result of the project's grading nature.

- d) Sewer or septic tanks? (14)

Each parcel will be connected to the City's sewer main. Utility plans indicate that sewer laterals for each project parcel will connect to a trunk line within Brody Way. This sewer line will then connect by gravity to the City Sewer service within Placerville Drive. Three possible sewer connection routes from Brody Way to the City's Placerville Drive infrastructure are proposed. Both involve securing easements over property not owned by the applicant. The route selected will not likely be determined until final improvement plans are prepared for the Final Map along with necessary easement right acquisition. Substantial alterations to City's sewer system are not anticipated as a result of the project. There is existing capacity within the City's sewer facility. Impacts are considered less than significant.

- e) Storm water drainage? (14)

See Section IV a) for discussion of storm water drainage.

Mitigation Monitoring and Sign-off footnotes:
 (1) Prior to issuance of Building Permit; (2) Prior to onsite grading; (3) During construction; (4) Prior to occupancy.
 (A) Engineering Division; (B) Developer; (C) Contractor; (D) Planning Division; (E) Other agency.

Issues (and Supporting Information Sources)	Potentially Significant Impact	Potential Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Solid waste disposal? (5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Local or regional water supplies? (22)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

No new systems or alterations to existing solid waste disposal systems are anticipated. El Dorado Disposal currently serves the vicinity of the site and therefore no impacts are anticipated.

Local water supplies that serve the vicinity of the project site are provided by the El Dorado Irrigation District (EID). An existing EID water line is located in Ray Lawyer Drive near the southeast corner of the site. The project proponent intends to connect each of the proposed parcels to the EID water system. EID will require the project proponent provide a water service lateral from the site to the EID water line. This system is localized and impacts are considered less than significant. This Initial Study was submitted to EID for comment.

XIII. AESTHETICS. Would the proposal:

a) Have a substantial adverse effect on a scenic vista? (1, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The City General Plan designates that a “secondary ridgeline” bisects the southwestern portion of project site (General Plan Background Report Figure IX-1). This ridgeline extends from the Oetting property east of the site, through the site, continuing west to and beyond the neighboring Placer Village apartment complex. The ridgeline encompasses the elevations 1,835 feet and above within the project site.

A General Plan goal and policy within the Community Design Element address scenic aesthetic resources such as ridgelines, with the intent to preserve the ridgelines and minimize the need for substantial grading and vegetation removal. Proposed parcels 1 & 2 are located within or partially within the pre-project 1,835 feet or greater elevation contour. Extensive grading is proposed in this area for the construction of the new access road, retaining wall and the housepads for Parcel 1 & 2. Grading will cause the removal of nearly all vegetation at the 1,835 feet or greater elevation contour. Therefore, there is potential the project may result in potential impacts to the secondary ridgeline, a City designated scenic resource.

However, a comprehensive project landscape plan involving the planting of trees, such as ponderosa pine, black oak, live oak and western red cedar is proposed within the 1,835 feet or greater elevation is proposed. Tree planting will mitigate for the tree canopy removal during project grading and subsequent construction along the secondary ridgeline. This proposed species planting when at full maturity of height and breadth are expected to provide a vegetative screen that will minimize anticipated impacts to the scenic ridgeline from grading and construction activity to a less than significant level.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (1, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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There are no buildings or scenic rock outcroppings located onsite. The applicant has proposed a tree planting and soil stabilization plan as mitigation for those trees and shrubs removed due to constructed and proposed grading activities on site. Therefore, impacts from tree removal have been reduced to a less than significant level with the mitigation proposed by the applicant.

Mitigation Monitoring and Sign-off footnotes:

- (1) Prior to issuance of Building Permit; (2) Prior to onsite grading; (3) During construction; (4) Prior to occupancy.
 (A) Engineering Division; (B) Developer; (C) Contractor; (D) Planning Division; (E) Other agency.

Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Impacts to scenic highway resources are not anticipated in that the scenic highway corridor for US 50 begins approximately 4,800 lineal feet east of the project site. The project site is not visible from US 50.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? (1) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

See Section XIII (a) above.

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (2, 5) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Substantial light or glare from site disturbance or the subdivision at single-family residential build-out is not anticipated. Each dwelling unit built on proposed parcels is expected to install exterior light fixtures for safety and security purposes. No street lights are included with the project's Development Plan. However, should street lights become a reality, City Code requires that they be fully shielded with light directed downward. Compliance with City Code exterior lighting ordinance is expected to minimize potential glare to a less than significant level.

XIV. CULTURAL RESOURCES. Would the proposal:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Disturb paleontological resources? (15, 16) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The Mitigated Negative Declaration for the Home Depot project, the Oetting Grading Plan project and the E.I.R. prepared for the Western Placerville Interchange project were evaluated for paleontological and archaeological resources for their sites. No known paleontological, archaeological or significant historical resources were identified during the cultural resources evaluation. Although these studies did not evaluate conditions on the Placerville Heritage Homes project site, due to the upland location of the site from Hangtown Creek, and the pre-project site slope of greater than 25%, it is unlikely that cultural resources exist on the site.

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Disturb archaeological resources? (15, 16) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

See Section XIV (a) of this Initial Study for discussion concerning cultural resources.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Affect historical resources? (15, 16) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

See Section XIV (b) of this Initial Study for discussion concerning cultural resources.

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| d) Have the potential to cause a physical change which would affect unique ethnic cultural values? (15, 16) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

There are no known unique ethnic cultural values that exist on the project site or surrounding area. However, in the event that human remains are discovered during project construction, the following mitigation measure is expected to minimize this discovery to a less than significant level.

Mitigation Monitoring and Sign-off footnotes:

- (1) Prior to issuance of Building Permit; (2) Prior to onsite grading; (3) During construction; (4) Prior to occupancy.
 (A) Engineering Division; (B) Developer; (C) Contractor; (D) Planning Division; (E) Other agency.

Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation Measure

18. In the unlikely event human remains are discovered during ground-disturbing activities, the applicant or his/her successors, heirs, or assigns, shall comply with Public Resources Code §21083.2 pertaining to the discovery of human remains. This shall include the applicant or his/her successors, heirs, or assigns, contacting the City Planning Department, cease all work on site in the area of the find, and limited adjacent areas as appropriate; the applicant shall contact the El Dorado County Coroner to investigate and determine that no investigation of the cause of death is required. If the Coroner determines the remains are not of Native American origin, the applicant shall contact representatives from the El Dorado County Pioneers Cemetery Commission and the El Dorado County Museum. The applicant shall coordinate re-interment of burial finds with the Pioneers Cemetery Commission. If the Coroner determines the remains are those of a Native American origin, the coroner must contact the California Native American Heritage Commission. Work on the site will cease to allow for an archaeologist, at the expense of the applicant, to evaluate the finds, coordinate with the City of Placerville and the Heritage Commission for mediation (3) (D)(E)

- e) Restrict existing religious or sacred uses within the potential impact area? (5)

The project is vacant and no known sacred or religious uses are known to exist within the site or surrounding area. No impacts are anticipated.

XV. RECREATION. Would the proposal:

- a) Increase the demand for neighborhood or regional parks or other recreational facilities? (23)

Demand for neighborhood parks or other recreational facilities as a result of the project's single-family residential subdivision is anticipated. Recreation facilities nearest the project site are the El Dorado County Fairgrounds located south. With the exception of the skate park that is located within the Fairgrounds, the Fairgrounds are predominately for rent and not available on a daily basis.

Potential impacts to existing City parks or recreation facilities are offset by the City's adoption of a Parks and Recreation Facilities Development Fee. This impact fee is assessed at the issuance of a construction permit for a residence. The purpose of this fee is for the planning, acquisition, improvement and expansion of public parks, playgrounds and recreation facilities to serve the increasing population of the city and the means of providing additional revenues with which to finance such public facilities. As of the date of this Initial Study, this fee is \$1,320.00 per each residence. The payment of the Parks and Recreation Facilities Development Fee is expected to reduce the potential impact to neighborhood parks or recreation facilities to a less than significant level.

- b) Affect existing recreational opportunities? (5)

The site does not contain existing recreational services or uses. The site is fenced and is zoned and designated for residential uses.

Mitigation Monitoring and Sign-off footnotes:

- (1) Prior to issuance of Building Permit; (2) Prior to onsite grading; (3) During construction; (4) Prior to occupancy.
- (A) Engineering Division; (B) Developer; (C) Contractor; (D) Planning Division; (E) Other agency.

Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVI. MANDATORY FINDINGS OF SIGNIFICANCE

- a) Does the project 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?
-

See Section VII for discussion of the project’s potential impacts to raptors and their habitat, along with Section XIV for discussion and mitigation measure to be performed in the unlikely event of discovery of human remains during project construction activity. However, these potential impacts are reduced to a less than significant level with the proposed mitigation and mitigation monitoring provided.

- b) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?
-

See Section IX, HAZARDS, and Section X, NOISE, for discussion of the project’s potential substantial adverse effects on humans. Proposed mitigation measures for the short term construction noise and long term exposure of residents to Placerville Speedway noise, are expected to be minimized to a less than significant level.

- c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project is considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)
-

See Section V, AIR QUALITY, for discussion and mitigation measures concerning temporary, short-term project emissions of fugitive dust (PM₁₀) pollutants. In addition, Section V also contains a discussion and mitigation measure relating to the project’s potential contribution to cumulative climate change.

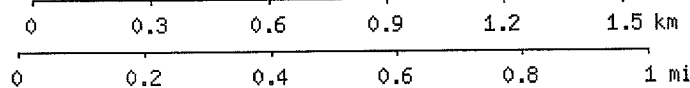
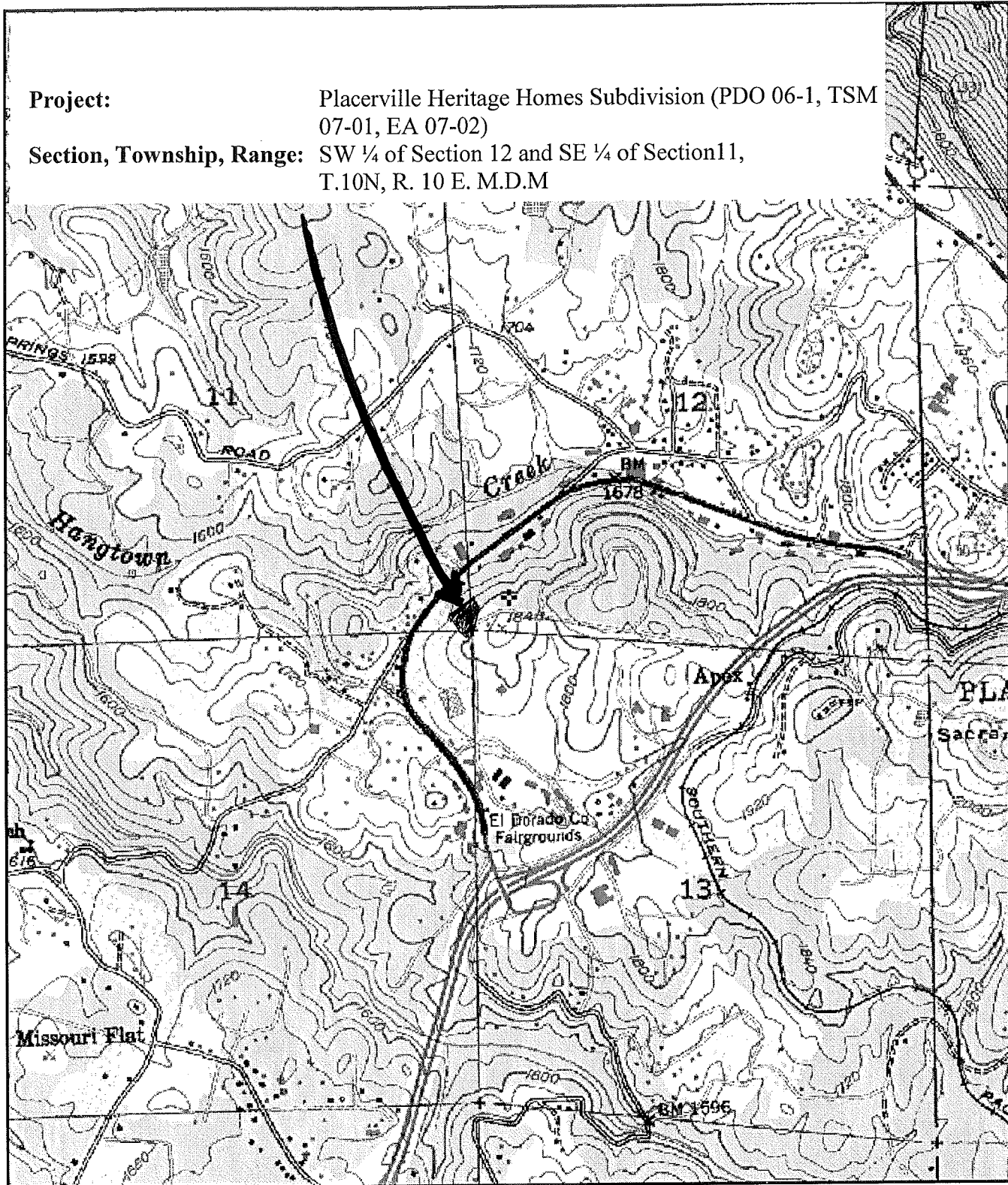
Mitigation Monitoring and Sign-off footnotes:
(1) Prior to issuance of Building Permit; (2) Prior to onsite grading; (3) During construction; (4) Prior to occupancy.
(A) Engineering Division; (B) Developer; (C) Contractor; (D) Planning Division; (E) Other agency.

SOURCE CITATIONS

1. *City of Placerville General Plan (1990)*
2. City Code of Placerville
3. City of Placerville Land Use Map
4. City of Placerville Zoning Map
5. Staff Determination/Experience
6. *Geotechnical Engineering Study for Placerville Heritage Homes* – Youngdahl Consulting Group, Inc. (December 19, 2005)
7. Federal Emergency Management Agency Federal Insurance Rate Map, Community Panel Number 060041 0001B, Effective Date 9/30/83
8. Jeff Little, Sycamore Environmental Consultants, Inc., letter dated June 8, 2007. Subject: Elderberry Shrub Survey for the Placerville Heritage Homes Project.
9. Landscape Plans for Integrity Ventures Group Inc. – Placerville Heritage Homes. February 2007.
10. *Air Quality Analysis for the Placerville Heritage Homes Project* – EN2 Resources, Inc. (June 2, 2005)
11. *City of Placerville Emergency Response Plan*
12. Letter from Mindy Jackson, Transit Director, El Dorado Transit, date March 5, 2007.
13. California Environmental Quality Act Guidelines
14. Consultation with City Engineer, City of Placerville
15. Mitigated Negative Declaration for Home Depot Project (SCH # 2003012025)
16. Western Placerville Interchanges Project Environmental Impact Report (SCH # 2003122137)
17. Consultation with Mark Johnson, Fire Marshal, El Dorado County Fire Protection District
18. Letter from Brian Cooper of the El Dorado Irrigation District to Lynette Ropp, date January 24, 2005.
19. Email from Jody W. Gray, El Dorado County Fair, CEO, dated November 16, 2007.
20. Site Distance Exhibit – Lebeck – Young Engineering, Inc., April 2006.
21. Consultation with George Nielsen, Police Chief, City of Placerville
22. El Dorado Irrigation District, Water Delivery System Map
23. City of Placerville Fee Schedule, Adopted per Resolution 6535, as amended.

24. El Dorado County Fire Protection District Fire Prevention Bureau Fee Schedule 2005
25. El Dorado County Office of Education, "City school fee flyer 041607_EDUHSD Change.doc"

Project: Placerville Heritage Homes Subdivision (PDO 06-1, TSM 07-01, EA 07-02)
Section, Township, Range: SW ¼ of Section 12 and SE ¼ of Section 11, T.10N, R. 10 E. M.D.M



UTM 10 688462E 4288861N (NAD27)
USGS PLACERVILLE (CA) Quadrangle
 Projection is UTM Zone 10 NAD83 Datum



M=14.584
 G=1.356



City of Placerville

Development Services Department
3101 Center Street, Placerville, CA 95667

CONDITIONS OF APPROVAL

Project Name: PLACERVILLE HERITAGE HOMES SUBDIVISION – PLANNED DEVELOPMENT

File Number(s): PD06-01, TSM07-01, EA07-02

Approved: By City Council on June 24, 2008

Prepared by: AP.

City of Placerville Engineering Division

General

1. This Subdivision (development) project shall comply with all pertinent City Ordinances and City standard street cross-section details available at the office of the City Engineer. All remaining Public Works items, except for sewer and water, will be designed in accordance with the County of El Dorado Design and Improvement Standards Manual as revised May 18, 1990, the County of El Dorado Drainage Manual dated March 14, 1995, and the State of California Department of Transportation (Caltrans) Standard Plans and Standard Specifications dated May 2006. Sewer will be designed and constructed in accordance with El Dorado Irrigation District (EID) Design and Construction Standards dated July 1999 except when otherwise directed by the City Engineer. Water distribution is within the EID Service area and must comply with their conditions of approval and design and construction standards.
2. The Owner shall reimburse the City for associated project costs incurred by the City for any outside consultants, City staff time, and other expenses for special design needs above and beyond normal items covered by the City's fee schedule.
3. The Developer shall be responsible for maintenance and upkeep of all slopes, landscaped areas and irrigation systems within the development until such time as those operations are the responsibility of the individual homeowners, a homeowners association, or any other successor-in-interest.
4. Appropriate land rights shall be obtained from the affected property owners as required allowing the proposed grading and/or facilities to be installed outside the development boundaries. A copy of the written authorization(s) shall be included with the final improvement plan submittal.
5. All Capital and Impact Fees are to be calculated and paid at time of Building Permit issuance.
6. All improvements required of this development and as described in these conditions of approval shall be shown on construction drawings (the final improvement plans) to be submitted prior to the submittal of the Final Map to the City Engineer for review and approval. An encroachment permit shall be obtained from the City Engineer prior to beginning any work on this development.

Map

7. All existing easements within the development boundaries shall be revised as appropriate to conform to the new development layout. Easements to be abandoned shall be abandoned prior to or concurrent with the Final Map. Abandonment shall be in accordance with the Utility's and the City's requirements.

8. All commonly shared private improvements shall be located within non-exclusive private easements. The easements shall also grant the right to enter thereon, to the personnel, agents, and equipment from the City, EID, Fire District and all required utilities, as appropriate.
9. The Final Map shall show all drainage easements for improvements such as, but not limited to, drainage swales, ditches, pipelines, etc., consistent with the County of El Dorado Drainage Manual, the Final Drainage Plan, and the final improvement plans and shall be offered for dedication to the City. The Final Map shall note that said easements "shall be kept free of buildings and obstructions". The City will consent to the offer, but not accept for maintenance.
10. Where the Developer is required to make improvements on land which neither the Developer nor the City has sufficient title or interest to make such improvements, the Developer shall make every effort to acquire all necessary land rights prior to the filing of the Final Map. If the Developer is unsuccessful in obtaining those land rights prior to filing of any Final Map, the Developer shall submit to the City Engineer for approval:
 - a) A legal description prepared by a civil engineer or land surveyor of the land necessary to be acquired to complete the off-site improvements.
 - b) Improvement plans prepared by a civil engineer of the required off-site improvements.
 - c) An appraisal prepared by a professional appraiser of the cost of land necessary to complete the off-site improvements.

Prior to the filing of the Final Map, the Developer shall enter into an agreement pursuant to government code Section 66462.5 to complete the required off-site improvements including the full costs of acquiring any real property interests necessary to complete the required improvements.

In addition to the agreement, the Developer 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 the City Attorney.

11. One third-order survey control point will be required to be located within the subdivision. The control point shall be located within the paved roadway section and set in a Type D monument per Caltrans Standard Plans A74, or as directed by the City Engineer. All calculations for said monumentation shall be provided to and approved by the County Surveyor prior to the recording of the Final Map, or as agreed upon in the subdivision agreement.
12. All city utility easements shall be 7.5 feet wide from centerline of the utility. Easements for drainage swales shall be 5 feet wide from centerline of swale. Easements for other agencies shall be to a width acceptable to that agency. All easements within the development shall be dedicated on the Final Map. All easements outside of the development boundaries shall be submitted for approval with the final improvement plans.

Home Owners, CC&R, Agreements, and Districts

13. A Property Owners Association or Homeowners Association ("Association") shall be established over the entire planned development. Covenants, Conditions and Restrictions (CC&R's) shall be created and recorded with the Final Map to implement requirements of the City and these conditions of approval. The Association shall execute agreements with the city to operate and maintain all public improvements including roadways, street lighting, storm water drainage facilities, curbs, gutters, and sidewalks. It shall also assume responsibility for all private shared improvements such as common area landscape and irrigation, pedestrian paths, open space vegetation, grading, slopes, and similar private improvements.
14. CC&R's shall contain the following provision verbatim: "The management and maintenance of the "common area" shall include the following best management practices (BMP's) to reduce storm water pollution: the Homeowners Association is required to implement trash management and litter control procedures in the common areas aimed at reducing pollution of drainage water. The Homeowners

Association may contract with their landscape maintenance firms to provide this service during regularly scheduled maintenance, which should consist of litter patrol, emptying trash receptacles in common areas, noting trash disposal violations by homeowners or businesses, and reporting the violations to the association for investigation. The Homeowners Association is required to have its privately owned streets and parking lots swept prior to the storm season, no later than October 15th of each year”.

Water System

15. Improvements must comply with Fire District requirements, including locations and spacing of fire hydrants, building sprinkler requirements, fire flows, and traffic and emergency circulation. The final improvement plans shall be signed off by the El Dorado Fire Protection District.
16. The required water system, including all fire hydrants, shall be installed and accepted by EID and the El Dorado County Fire Protection District prior to any combustible building material being placed on an individual lot.
17. Comply with EID Conditions of Approval for water service to each lot. Improvement Plans shall show existing and proposed water mains on street plan and profiles together with all other underground utilities. The front sheet of the final improvement plans shall include an appropriate signature block for EID.
18. A meter award letter or similar document from EID shall be provided by the Developer prior to filing the Final Map.

Sewer Facilities

19. Provide sewer service to each lot and mark location.
20. Sewer and water laterals shall have a 10 foot minimum separation from connections at the respective mains to the point of connection with the structure.
21. All sanitary sewer facilities, with the exception of service laterals, in private streets and easements, and within public streets and easements shall be publicly owned, operated and maintained, and conform to City requirements. All service laterals shall have a 2-way cleanout installed at the street right-of-way, or easement limit line. The property owner is responsible for sewer lateral maintenance upstream of the 2-way cleanout.
22. Where the finished floor elevation of a dwelling is less than 6 inches above the upstream manhole lid elevation provide backwater valve installation per EID standards or protect with other method as approved by the City Engineer.
23. The Final Map and the final improvement plans shall designate any lots that require pumped sewer services.
24. Provide all weather access to all utility manholes. Utility lines shall be clearly marked where they cross property lines as shall manholes using markers approved by the City Engineer.
25. Submit a final report on the sewer alignment proposed by the Developer for review and approval by the City Engineer prior to final improvement plan submittal. The tentative map submittal includes 3 different alternative schematic plans for connecting to the downstream sewer main which currently exists in Placerville Drive. Final report shall include but not be limited to:
 1. final alignment, topography, pipeline and manhole plans and profiles, property line and easement details;
 2. plan and profile of all weather access roads to sewer manholes;

3. proposed permanent and construction easements to be obtained and Developer's plan to obtain easements for dedication to City;
4. geotechnical engineers review and recommendations for sewer construction over steep terrain;
5. special design criteria required for sewer facilities over steep terrain.

Sewer plan checks for additional alternatives after the final sewer report is approved will be charged additional plan check fees as described in #2 above.

Other Utilities

26. Electric, telephone, and cable TV shall be underground from the point of connection on Ray Lawyer Drive to each onsite lot.
27. Provide 15 foot public utility easements for these utilities where necessary for installation, and continued operation and maintenance outside of the street right of way. Public Utility Easements shall be dedicated on the Final Map.
28. Should the Developer choose to install consolidated liquefied propane gas service, the Developer shall submit a security plan of the gas tank area to the Chief of Police and the Fire Marshall for review and approval, construction of which must be approved by same prior to use of the system. In addition, plans shall also be submitted to P.G.&E., A.T.&T., and Comcast.

Drainage Facilities

29. A Final Drainage Plan shall be prepared for review and approval by the City Engineer. Downstream facilities shall be improved or increased in capacity as necessary to accommodate increased flows which result from this development. Drainage facilities shall be designed and included in the final improvement plan submittal consistent with the Final Drainage Plan. As an alternative, detention facilities may be provided to keep post-development flows at or below pre-development levels. Changes to historical and existing drainage patterns will not be allowed without specific approval by the City Engineer. All areas of concentrated drainage flow shall be contained in a pipeline or improved channel to a city-approved discharge point approved by the City Engineer. Downstream properties shall be protected from damage from any increase in drainage flow resulting from this development.
30. Developer shall provide geotechnical review and recommendations for the proposed detention facility, and shall provide an all weather maintenance access to the proposed detention facility. Drainage easements shall be offered for dedication on the Final Map for the detention facility and for overland drainage escape routes. Easements for any offsite drainage improvements shall be submitted with the final improvement plans for review and approval.
31. The drainage plan concentrates post-development flows at the outlet of the proposed detention system. The final report shall include a review of the downstream system that carries these flows to Hangtown Creek, and shall discuss maintenance requirements of these facilities. Drainage facilities to the point of connection to the city's maintained system shall be maintained by the homeowners association as discussed above. Drainage facilities shared with other property owners may be maintained jointly with a common maintenance agreement approved by the City Engineer.
32. All drainage inlets shall be marked "Do not Dump – Flows to Creek".
33. Provide all weather access to any storm water detention facility and its appurtenances.
34. Drainage facilities shall be designed to accommodate flows from a 10-year storm with no static head, and flows from a 100-year storm shall be contained within the gutter and shall leave at least one 12' travel lane open.

35. Overland drainage escape routes shall be provided and shall be secured with a drainage easement.
36. Surface drainage of drainage swales or concentrated lot drainage across sidewalks or curbs is not allowed.

Roadways

37. Internal roadways shall be constructed to the following City standards.
Brody Way Local Street 28'c-c in 40' ROW

Roadway section shall have concrete curb and gutter on one side and rolled concrete curb, gutter and sidewalk on the other. Brody Way shall be dedicated as a public street. Street maintenance shall be by the homeowners association as described above. Street types and widths shall be as listed above.

38. Street structural section shall be designed based upon a traffic index of 6.0 and shall have a minimum section of 3" AC over 6" AB.
39. Install barricade at end of Brody Way to prevent vehicular access to neighboring property but still allow emergency vehicle secondary access. Install permanent sign at this location advising residents that this street is planned to be extended as a thru street when the neighboring property develops. Advise homeowners in the CC&R's of this future road extension and their perpetual maintenance requirement. The street shall be signed, "Not a Publicly Maintained Road".
40. Parcel Map 20-108 (filed May 1978) provided for access to this parcel to be at the location shown on this tentative map. A sight distance analysis has been submitted by the Developer for this location. The Developer shall provide a plan for correcting the sight distance deficiency to the south on Ray Lawyer Drive, and shall cause said sight distance deficiency to be corrected prior to the start of any on site construction. Developer shall provide the necessary documents to the City to allow for the City to abandon its interests in the existing irrevocable offer of dedication for a cul-de-sac bulb at this location concurrently with the filing of this Final Map.
41. All striping shall be thermoplastic.
42. Construct standard local street knuckle in lieu of substandard radius curve at 90 degree bend in Brody Way as approved by the City Engineer.
43. The proposed hammerhead shall meet City and El Dorado County Emergency Vehicle Access Standards as approved by the City Engineer and the Fire District.
44. Street lighting shall be provided at the new Ray Lawyer Drive/Brody Way intersection, the knuckle, the proposed hammerhead, and as required by the City Engineer. All street lighting shall be fully shielded to prevent excess glare and light, and shall comply with PG&E standards.
45. All roads shall be named by filing a completed road-naming petition for each proposed road with the City Engineer prior to filing the Final Map. (Brody Way is also labeled Heritage Hill Lane on some tentative map sheets).
46. Provide subdrains on all roadways subject to seasonal wet areas or as required by the Geotechnical Engineer. Outlet subdrains to approved drainage locations.
47. Unobstructed concrete sidewalks shall be provided throughout the project area in that parking, if available due to driveway spacing, shall only be provided on the opposite side of the street as the sidewalk. Sidewalks shall be constructed at locations shown on the "Pathway Exhibit" and shall extend to the end of Brody Way at the barricade location. Rolled concrete curb, gutter, and sidewalk shall be designed to accept H-20 wheel loading allowing for fire truck usage.

48. Install handicap ramps at the entrance of Brody Way off Ray Lawyer Drive.

Driveways

49. Provide a minimum of 20 feet between the back of concrete curbs, or back of sidewalk when a sidewalk is present, to the face of garage roll up doors to allow for on site parking without encroaching into the street or sidewalk areas. If conventional swing-out doors are used, an additional 4 feet will be required. Side entry garages shall comply with minimum building setback requirements.

Grading

50. All grading shall conform to the City Grading Ordinance, and all other relevant laws, rules and regulations governing grading in the City of Placerville. Prior to commencing any grading, which includes 50 or more cubic yards, the Developer shall obtain a grading permit from the Public Works Department.

51. Install minimum 42-inch height permanent fencing at the top of all bluffs or cut-and-fill slopes exceeding 10 feet in height, and greater than 2:1 slope. Fencing shall be green or black in color.

52. All retaining walls shall be reviewed and approved by the City prior to construction, including material types, colors, surface finishes.

53. Prepare a final Geotechnical Report based on final approved layout and offsite utility plans. Provide final recommendations regarding storm water detention structures and pipeline construction in steep terrain, including any special recommendations to limit the possibilities of slope failures in areas where utilities are proposed to be constructed. The Geotechnical Engineer shall review and sign off on the final grading and site improvement plans for conformance to recommendations contained in the final Geotechnical Report.

54. Construct Brody Way up to proposed barricade as shown on the tentative map. Grade Brody Way beyond this point up to the property line to provide for future emergency access road as shown on the submitted exhibit. Dedicate full Brody Way public right of way and slope easements to the easterly property line on the Final Map.

55. The improvement plans shall include an erosion and sediment control plan, which incorporates standard erosion control practices and best management practices, subject to the approval of the City Engineer and Resource Conservation District. The plan shall be prepared by a Registered Civil Engineer or Certified Professional Hydrologist in accordance with the High Sierra Resource Conservation and Development Council Guidelines for Erosion and Sediment Control, and shall be included in an agreement with the construction contractor prior to the issuance of a grading permit. The following measures shall be included:

- a) Any mass grading shall be restricted to dry weather periods between April 1 and October 31.
- b) If other grading activity is to be undertaken in wet-weather months, permanent erosion and sediment controls shall be in place by October 15, and construction shall be limited to areas as approved by the City Engineer. A winterization plan must be submitted by September 15 and implemented by October 15.
- c) In the event construction activity including clearing, grading, disturbances to the ground, such as stockpiling, or excavation result in soil disturbances of at least one acre of total land area, the Developer shall obtain and provide a Notice of Intent (NOI) from the Regional Water Quality Control Board.
- d) Should a NOI be required, Storm Water Pollution Prevention Plan (SWPPP) shall be provided prior to issuing a construction permit. The SWPPP shall have provisions to provide at minimum monthly monitoring reports to the City during wet weather and to 1 year after completion of construction.

- e) Projects less than one acre are exempt from obtaining a NOI unless construction activity is expected to create soil disturbances that could cause significant water quality impairment.
 - f) The internet site for information and application on the NOI can be found at: <http://www.waterboards.ca.gov/stormwtr/docs/finalconstpermit.pdf>.
 - g) Sedimentation basins, traps, or similar BMP controls shall be installed prior to the start of grading.
 - h) Mulching, hydro seeding, or other suitable revegetation measures shall be implemented. Planting shall also occur on areas of cut and fill to reduce erosion and stabilize exposed areas of later construction phases. All disturbed areas with a slope greater than 5% shall receive erosion control.
 - i) Excavated materials shall not be deposited or stored where the materials could be washed away by storm water runoff.
56. The improvement plans shall include a dust control plan which takes all necessary measures to control dust. This plan shall be implemented by the Developer during grading as required by the City and the El Dorado County Air Quality Management District (AQMD). A permit from AQMD shall be submitted to the Public Works Department prior to approval of the final improvement plans.
57. Grade slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved by the geotechnical engineer.
58. Obtain proper permits prior to demolition or grading of any hazardous materials, underground storage tanks, septic systems, water wells, or other existing underground utilities or unknown feature. Requirement to obtain additional permits shall be clearly stated on the grading plans.
59. In instances where a grading plan involves import or export, prior to obtaining a grading permit, the Developer shall have obtained approval for the import/export location from the City Engineer. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Department for review, comment, and approval. Haul routes utilizing city streets shall be submitted to the City Engineer for review and approval, and may require an assessment of existing street conditions and additional protection measures.

Planning Division

60. Street light location and designs shall be subject to review and approval by the Community Development Department. It is noted that architectural style light fixtures shall be in keeping with the proposed development are highly encouraged and that said fixtures shall have full cutoff shielding.
61. The applicant shall apply for separate permits for sales trailers, model homes, sales offices in model homes, master planned units, temporary electric or gas distribution systems.
62. Submit final documents for the Homeowners Association and final Covenants, Conditions & Restrictions to Planning Commission for review and approval prior to recordation.
63. Submit a final site, size and species specific Landscaping and Irrigation Plans, prepared by a California licensed landscape architect for review and approval by the Planning Commission prior to recordation of the first Final Map of phased Tentative Subdivision Map 07-01. The replacement of trees shall be a composition of the same species removed (excluded any planted street trees).
64. Submit final building elevations for proposed structures, including the proposed residential care facility, for review and approval by the Planning Commission prior to recordation of the first Final Map of phased Tentative Subdivision Map 07-01.

Mitigated Negative Declaration

65. The applicant or his/her successors, heirs, assigns shall perform all grading activities and placement of fill in accordance with the City's Grading, Erosion and Sediment Control Regulations and the City Engineer.
66. The applicant or his/her successors, heirs, assigns shall provide proof to the City Engineering Division that final grading plans are in compliance with the El Dorado County Resource Conservation District erosion control requirements.
67. The applicant or his/her successors, heirs, assigns shall obtain all necessary permits/certifications from the Central Valley Regional Water Quality Control Board (CVRWQCB) regarding NPDES regulations and shall show evidence of compliance with the CVRWQCB regulations prior to final inspection of grading activities.
68. The applicant or his/her successors, heirs, assigns shall during earthmoving activities, maintain soil moisture content at a minimum of 12 percent, as determined by ASTM method d-2216, or other equivalent method approved by El Dorado County AQMD. For areas which have optimum moisture content for compaction of less than 12 percent, as determined by ASTM method 1557 or other equivalent method approved by the AMQD, complete the compaction process as expeditiously as possible after achieving at least 70 percent of the optimum soil moisture content.
69. The applicant or his/her successors, heirs, assigns shall during cut or fill operations, conduct watering as necessary to prevent visible emissions from extending more than 100 feet beyond the active cut unless the area is inaccessible to watering vehicles due to slope conditions or other safety factors.
70. For all disturbed surface areas, except for completed grading areas, the applicant or his/her successors, heirs, assigns shall apply dust suppression in a sufficient quantity and frequency to maintain a stabilized surface. Any areas which can not be stabilized, i.e. wind driven dust, must have an application of water at least twice per day to at least 80 percent of the unstabilized area.
71. For disturbed surface areas in regards to completed grading areas, the applicant or his/her successors, heirs, assigns shall apply chemical stabilizers within 5 working days of completion of grading activities; or complete one of the following numbered items for inactive disturbed surface areas:
 - a) Apply water to at least 80 percent of all inactive disturbed surface areas on a daily basis when there is evidence of wind driven fugitive dust, excluding any areas which are inaccessible due to excessive slope or other safety conditions, or
 - b) Establish a vegetative ground cover within 21 days after active operations have ceased; the ground cover must be sufficient density to expose less than 30 percent of unstabilized ground within 90 days of planting, and at all times thereafter.
72. For unpaved roads, the applicant or his/her successors, heirs, assigns shall water all roads used for any vehicular traffic at least once per every two hours of active operations and restrict vehicle speed to 15 mph, or apply a chemical stabilizer to all unpaved road surfaces in sufficient quantity and frequency to maintain a stabilized surface.
73. For open storage piles, the applicant or his/her successors, heirs, assigns shall: 1) apply chemical stabilizer, or 2) apply water to at least 80 percent of the surface area for all storage piles on a daily basis when there is evidence of wind driven fugitive dust, or 3) cover with secured tarp.
74. For control of track-out of material onto the adjacent public streets, the applicant or his/her successors, heirs, assigns shall: 1) pave or apply chemical stabilization at sufficient concentration and frequency to maintain a stabilized surface starting from the point of intersection with the public paved surface and extending for a centerline distance of at least 100 feet and a width of at least 20 feet, or 2) pave from the point of intersection with the public paved road surface and extending for a centerline distance of at least 25 feet and a width of at least 20 feet and install a track out control device immediately adjacent to the paved surface.

75. The applicant or his/her successors, heirs, or assigns shall, prior to commencement of grading and excavation activities, submit a Fugitive Dust Prevention and Control Plan and Contingent Asbestos Hazard Dust Mitigation Plan to and be approved by the AQMD, in compliance with AQMD Rule No. 223, Fugitive Dust Emissions (AQMD 2002).
76. The applicant or his/her successors, heirs, or assigns shall provide a plan for correcting the sight distance deficiency to the south on Ray Lawyer Drive, and shall cause said sight distance deficiency to be corrected prior to the start of any on site construction.
77. Prior to the commencement of earthmoving activities, the applicant, successors, heirs, or assigns shall place orange fencing, a minimum of 20 feet outside the drip line of the elderberry shrub located at the northern portion of the project property.
78. Prior to the commencement of earthmoving activities, the applicant or his/her successors, heirs, or assigns shall inform construction personnel of the location of the shrubs so as to avoid potential disturbance during construction activities.
79. The applicant, successors, heirs or assigns shall retain the services of a qualified biological resource specialist to conduct visual surveys for nesting raptors in mature oaks and pines within and adjacent to the area of disturbance (areas slated for grading and construction) performed at least one week prior to construction if construction occurs between March 1 and August 31 (raptor breeding season), otherwise surveys are not needed. A written report on the results of the visual surveys shall be submitted to the Planning Division a minimum of 48 hours prior to the beginning of construction activity.

Potential raptor nesting trees identified in visual surveys that are subject to removal will be removed prior to March 1, or the start of the nesting season, or after August 31, the fledging season, if nests are identified and found to be active. In the event that active raptor nests are identified between March and August and prior to construction, but are located in trees not to be removed, then a no construction activity buffer zone would be established around the nests for the duration of the nesting season in accordance with California Department of Fish and Game guidelines for the applicable raptor species.

The construction contractor shall be responsible for construction scheduling. If construction is planned during the breeding season, the construction contractor shall be responsible for ensuring that a qualified biologist performs the raptor nest surveys within 1 week of planned tree removal. The Department shall approve construction progress based on the results of the surveys.

This mitigation measure is expected to minimize impacts to nesting raptor species to a less than significant level.

80. To reduce the potential impact of construction noise within the vicinity of the project site to a less than significant level, the applicant or his/her successors, heirs, or assigns shall perform all construction related to development on the project site between 7:00 a.m. and 7:00 p.m., Monday through Friday. No construction shall be allowed on Saturdays or Sundays unless in an emergency and with written permission from the City.
- 81 a. The applicant or his/her successors, heirs, or assigns shall grant to the City of Placerville a Noise Protection Easement over the entire area of Lots 1 and 2 of Tentative Subdivision Map 07-01. This easement is for the mitigation of present and anticipated future excess noise levels on residential uses of the affected Lots 1 and 2 due to the Placerville Speedway Racetrack operations located within the El Dorado County Fairgrounds, OR
- 81 b. The applicant or his/her successors, heirs, or assigns shall submit an acoustical analysis of the project site, prepared by an acoustical consultant in the field of environmental noise assessment for

staff to review, that provides evidence that Lots 1 and 2 are not affected by the potential impact of racetrack operation noise generation.

82. In the unlikely event human remains are discovered during ground-disturbing activities, the applicant or his/her successors, heirs, or assigns, shall comply with Public Resources Code §21083.2 pertaining to the discovery of human remains. This shall include the applicant or his/her successors, heirs, or assigns, contacting the City Planning Department, cease all work on site in the area of the find, and limited adjacent areas as appropriate; the applicant shall contact the El Dorado County Coroner to investigate and determine that no investigation of the cause of death is required. If the Coroner determines the remains are not of Native American origin, the applicant shall contact representatives from the El Dorado County Pioneers Cemetery Commission and the El Dorado County Museum. The applicant shall coordinate re-interment of burial finds with the Pioneers Cemetery Commission. If the Coroner determines the remains are those of a Native American origin, the Coroner must contact the California Native American Heritage Commission. Work on the site will cease to allow for an archaeologist, at the expense of the applicant, to evaluate the finds, coordinate with the City of Placerville and the Heritage Commission for mediation.

El Dorado County Fire Protection District

83. Site plan review fee of \$ 150.00.
84. Buildings over 3,600 sq. ft. will require an engineered fire sprinkler system. Buildings less than 3,600 sq. ft. will require an NFPA 72 Fire Alarm System.
85. Provide three Mueller Centurion 200 hydrants within 150' of all points of the structures. Hydrant locations to be determined by the Fire District.
86. Fire flow is based on building type, size and available water. Fire flow for a 3,600 sq. ft. or less type V-N building with an approved sprinkler system is 1500gpm for 2 hrs. @ 20 psi.
87. Provide documentation from Placerville City Engineering and the Fire District to show that the system will meet required fire flow for this project.
88. Turn-a-round must meet Fire District and City of Placerville standards.
89. Road grades shall not exceed 12%.
90. Road widths of 28' require no parking on the sidewalk side; sidewalks to be reinforced to withstand loading of fire apparatus and have a roll-curb.
91. Additional requirements may be necessary depending on building construction and use.
92. Prior to, or concurrent with, the filing of the Final Map for Placerville Heritage Homes, the developer shall record a disclosure separate and distinct to the "Noise" easement which sufficiently notifies future property owners of the activities of the Placerville Raceway and accessory uses and which holds the County Fair (El Dorado County) harmless for noise and related activities. Such Disclosure shall be subject to approval of the City of Placerville Community Development Department Planning Division and the City Attorney prior to recordation.
93. Handicap ramps shall be provided at each corner of the hammerhead as it abuts Brody Way.