

**ADDENDUM TO THE
RIDGE AT ORCHARD HILL PLANNED DEVELOPMENT OVERLAY
MITIGATED NEGATIVE DECLARATION**

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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 amendments to the City of Placerville General Plan Land Use Section and the Housing Element, establishing the Housing Opportunity (HO) Overlay land use designation, inserting description, and where applicable, references to the Housing Opportunity Overlay Zone (Zoning Ordinance Section 10-5-24). The Project also includes amendments to Housing Element Table 40 and Appendix E of the City of Placerville Potential Low Income Housing Land Inventory. In addition, the Project Under Consideration includes application of a Housing Opportunity Overlay land use designation and zone district to two properties, APN 323-220-06 and 323-220-08, generally located at southeast corner of the intersection of Mallard Lane and Macintosh Drive, within The Ridge at Orchard Hill Planned Development Overlay. The request would amend the General Plan Land Use Map and Zoning Map for both parcels.

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 “The Ridge at Orchard Hill – Planned Development Overlay,” was conditionally approved by the Placerville City Council on December 10, 2003. This Planned Development Overlay project involved approximately 30 acres of land area that included APN 323-220-06 and 323-220-08 as follows:

- a. A General Plan Amendment from Medium Density Residential to High Density Residential.
- b. A Zone Change from R1-6,000 to R3 (Multiple Family Residential).
- c. A four parcel Parcel Map.
- d. Site Plan Review for 176 senior apartment units to be located on Parcel 2.
- e. A subdivision of Parcel 4 into 54 senior restricted single family lots with a vesting tentative map.
- f. A conditional use permit to build and operate an 81 unit assisted living facility for seniors on Parcel 3.

Potential environmental effects were fully analyzed in a Mitigated Negative Declaration (State Clearinghouse Number 2003092025) that was approved by the Placerville City Council on December 10, 2003. 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 The Ridge at Orchard Hill – Planned Development Overlay 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 Ridge at Orchard Hill Planned Development project, to determine whether the

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proposed changes would result in any new significant environmental impacts that were not identified in The Ridge at Orchard Hill Planned Development Overlay 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 Approved Project 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 The Ridge at Orchard Hill – Planned Development Overlay MND. The evaluation of changes in circumstances and new information is focused on

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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 will be no more severe than those projected to result from implementation of The Ridge at Orchard Hill – 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 (“The Ridge at Orchard Hill – Planned Development Overlay”) involved approximately 30 acres of land area that included:

- a. A General Plan Amendment from Medium Density Residential to High Density Residential.
- b. A Zone Change from R1-6,000 to R3 (Multiple Family Residential).
- c. A four parcel Parcel Map.
- d. Site Plan Review for 176 senior apartment units to be located on Parcel 2.
- e. A subdivision of Parcel 4 into 54 senior restricted single family lots with a vesting tentative map.
- f. A conditional use permit to build and operate an 81 unit assisted living facility for seniors on Parcel 3.

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 onsite activities, as well as offsite 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 The Ridge at Orchard Hill – Planned Development Overlay MND for a complete description of the Approved Project.

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 Section and the Housing Element, establishing the Housing Opportunity (HO) Overlay land use designation, inserting description, and where applicable, references to the Housing Opportunity Overlay Zone (Zoning Ordinance Section 10-5-24); and, amendments to Housing Element Table 40 and Appendix E of the City of Placerville Potential Low Income Housing Land Inventory;
- Application of a Housing Opportunity Overlay land use designation and zone district to two properties totaling approximately six acres, generally located at southeast corner of the intersection of Mallard Lane and Macintosh Drive, within The Ridge at Orchard Hill Planned Development, APN 323-220-06 and 323-220-08. The request would amend the General Plan Land Use Map, the Zoning Map and The Ridge at Orchard Hill Planned Development for both parcels.

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 rezoned site was specified, only potential sites that the City could choose from, but not limited to, for subsequent rezoning.

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The Addendum considers the Housing Element's Program 3 implementation project on a program level involving text amendments to the Land Use and Housing Elements, and also a project-specific level for the application of a Housing Opportunity Overlay on two specific parcels, APN 323-220-06 and 323-220-08, located within The Ridge at Orchard Hill Planned Development Overlay site and the MND adopted for this project. The Project Under Consideration is consistent with that contemplated in The Ridge at Orchard Hill Planned Development Overlay MND and the City adopted conditions of project approval that make up The Ridge at Orchard Hill 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 Ridge at Orchard Hill Planned Development Overlay MND for the Approved Project. Under the Project Under Consideration, the Housing Opportunity Overlay, the housing opportunity site and proposed development regulations and City guidelines would result in housing development on currently undeveloped parcels that are planned for residential uses. The Project Under Consideration would not increase residential densities and land use densities beyond that contemplated in the Approved Project and considered in The Ridge at Orchard Hill Planned Development Overlay MND. The Ridge at Orchard Hill Planned Development Overlay MND addressed the Approved Project's potential for senior-restricted single family, multifamily and assisted living (community care facility) on the thirty-acre site, including housing development on the Project Under Consideration parcels. The Project Under Consideration encourages the development of non-age restricted multifamily housing, but would not change the potential of housing in comparison to the Approved Project.

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 The Ridge at Orchard Hill Planned Development Overlay 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. The Ridge at Orchard Hill Planned Development Overlay MND analyzed the impacts of residential development at the density and location under consideration for the Project Under Consideration. No new plans, policies or regulations that would result in new significant environmental impacts or increase in the severity of environmental impacts were identified.

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7.0 NEW INFORMATION

Changes in circumstances that have occurred to the Approved Project since the preparation of The Ridge at Orchard Hill Planned Development Overlay MND involve amendments in 2006 and 2009 made to the Planned Development that were approved by City Council.

In 2006, then owners of The Ridge site requested changes to the approved Planned Development and received approval to phase the Planned Development as follows:

- Phase 1: 53-lot senior-restricted subdivision (required a qualified resident be 55 years or older) on Parcel 4 of Parcel Map 03-06, totaling 8.704 acres;

Two subsequent phases:

- Phase 2: 19-lot non-age restricted single-family subdivision that was planned for all of APN 323-220-08 and approximately 30,000 sf of APN 323-220-06, replacing the 81-unit assisted living facility;
- Phase 2b: Eighty-four (84) unit non-age restricted townhome development with four units were to be built also on APN 323-220-06, with the remaining eighty (80) units on APN323-220-13, replacing the 176-unit senior apartment units.

Total Units: 156 (Phases 1, 2 and 2b)

In 2009, then owners of Phase 1 of the Planned Development requested and received approval amending the Planned Development, removing the senior-restricted covenant.

The 2006 and 2009 changes to the Approved Project did not result in new significant impacts or substantial increases in severity to previously identified significant impacts in association with the Approved Project, nor would they with the Project Under Consideration. No other additional information of substantial importance, which would require major revisions to earlier analysis that would warrant preparation of a subsequent EIR or MND pursuant to Section 15162 if the CEQA Guidelines, has been identified or received.

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 The Ridge at Orchard Hill Planned Development Overlay 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 if the CEQA Guidelines, an Addendum to the Ridge at Orchard Hill Planned Development MND provide the appropriate level of environmental review for the Project Under Consideration.

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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>

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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 expansive soil?</p>	<p>Site potential for expansive soils was determined in the Orchard Hill EIR to be possible due to the existence of weathered clay soils. A final Geotechnical Report for the project site should be completed to evaluate the site’s soil expansion potential.</p> <p>Mitigation Measure The project applicant or his/her successors, heirs, assigns shall submit a final design geotechnical report prior to the recordation of the Final Subdivision Map for TSM 03-02 and before a grading permit for onsite project grading is issued. The final geotechnical report will include an evaluation of the expansion potential of soil on designed roads and building foundations. If expansive soil exist onsite, grading practices that reduce the effect of expansive soil on designed roads and building foundations shall be implemented and become a requirement of subsequent grading permit(s). (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 potential geologic impacts and would not increase the significance of any geologic impact as mitigated.</p>
<p>Water Issue Would the proposal result in changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?</p>	<p>Grading activity will change the absorption rate, drainage pattern and surface runoff on the site from the approximately 230,000 cubic yards of cut and 230,000 cubic yards of fill. The impact is potentially significant. Storm drainage collection system proposed onsite includes drop inlets and underground pipes that distribute storm water to two proposed surface features located near the northwest corner of the project site. A grass-lined swale will receive the piped storm water drainage before the drainage would empty into a silt pond then eventually into Hangtown Creek. It is anticipated that the mitigation measures proposed along including final system design approvals using current engineering principles and practices that the project expected increase in surface runoff can be minimized to a less than significant level.</p> <p>Mitigation Measure 1. The applicant or his/her successors, heirs, assigns shall provide a Hydrologic Report that includes drainage for Hangtown Creek that determines the means by which the anticipated increases in flood flows will be conveyed. If it is determined that channel improvements must be undertaken, the project proponent shall provide a fair share portion of funds to undertake these works. If out of stream controls within an individual watershed are to be used to reduce peak flows, the project proponent shall be responsible for the construction and operation of these controls to the satisfaction of the City’s Public Works Department. (1,B)</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 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>

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	<p>2. 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 to include Best Management Practices for temporary erosion control. (1) (A) (B)</p> <p>3. Storm water drainage system and facilities proposed shall be required to be constructed using current engineering practices. System design will require review and approval of the City’s Public Works Department. (1) (A)</p>	
<p>Water Issue 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>Because the site surface disturbance exceeds 5-acres, a Storm Water Pollution Prevention Plan (SWPPP) that establishes erosion, sediment, and chemical run-off controls for both during and after construction activities is required. Therefore, the project triggers compliance with the National Pollution Discharge Elimination System (NPDES) best management practices. These practices dictate treatment of storm water prior to discharge into Hangtown Creek, which under the Tributary Rule is in the American River Watershed and is therefore listed by and protected within the federal Clean Water Act. The City is not responsible for approving the SWPPP or ensuring that it is implemented. The Central Valley Regional Water Quality Control Board is responsible for enforcing NPDES regulations. Compliance with NPDES requirements is expected to reduce potential impacts due to storm water runoff to a less than significant level.</p> <p>Mitigation Measure 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 on site grading activities. (2), (A), (E)</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 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>

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Environmental Issues	Approved Project-Impacts Less -Than - Significant With Mitigation Measure	Project Under Consideration Impacts
<p>Air Quality Issue Would the proposal violate any air quality standard or contribute to an existing or projected air quality violation?</p>	<p>The proposed excavation of surface material on site from grading during the construction of roads, drainage improvements, homesites and utility installation has a potential to impact air quality from fugitive dust. Additionally, air quality impacts from asphalt paving have the potential to be environmentally significant. However, the implementation of the following mitigation measure should reduce this impact to a less than significant level.</p> <p>Mitigation Measures</p> <ol style="list-style-type: none"> 1. To reduce the potential impact to air quality from fugitive dust as a result of the proposed grading and transport removal of excavated material to a less than significant level, the applicant or his/her successors heirs, assigns shall submit a Fugitive Dust Prevention and Control Plan to and be approved by the El Dorado County Air Pollution Control District prior to issuance of a grading permit (2, E). 2. During earthmoving, maintain soil moisture content at a minimum of 12 percent, as determined by ASTM method D-2216, or other equivalent method approved by the ELCAPCD; for areas which have an optimum moisture content for compaction of less than 12 percent, as determined by ASTM method 1557 or other equivalent method approved by the District, complete the compaction process as expeditiously as possible after achieving at least 70 percent of the optimum soil moisture content. (3) (D) (E) 3. During cut or fill operations, conduct watering as necessary to prevent visible emissions from extending more than 100 feet beyond active cut areas unless the area is inaccessible to watering vehicles due to slope conditions or other safety factors. (3) (D) (E) 4. For all disturbed surface areas, apply dust suppression in a sufficient quantity and frequency to maintain a stabilized surface; any areas which cannot be stabilized, as evidenced by wind driven dust, must have an application of water at least twice per day to at least 80 percent of the un-stabilized area. Apply chemical stabilizers within 5 working days of grading completion. (3) (D) (E) 5. Water all roads on-site used for any vehicular traffic at least once per every two hours of active grading period operations and restrict vehicle 	<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>

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	<p>speed to 15 mph; or apply chemical stabilizer to all unpaved road surfaces in sufficient quantity and frequency to maintain a stabilized surface. (3) (D) (E)</p> <p>6. Apply chemical stabilizers or apply water to at least 80 percent of the surface areas of all open storage piles on a daily basis when there is evidence of wind driven fugitive dust. (3) (D) (E)</p> <p>7. To control track-out of material to public streets, 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 width of at least 20 feet; or 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 such that exiting vehicles do not travel on any unpaved road surface after passing through the track-out control device. In the unlikely event public road surfaces are soiled with material from onsite ground disturbing activities, road surfaces effected will be cleaned thoroughly at the end of the day by the applicant or his/her successors, heirs, assigns, or as required by the Planning Division. Sediment should be removed by sweeping/shoveling and properly disposed. The street may then be washed. (2) (D) (E)</p> <p>8. Cover or wet at all times loads within open-bodied trucks, trailers or other vehicles transporting loose materials such as soil. (3) (D) (E)</p> <p>9. The applicant or his/her successors heirs, assigns shall adhere to El Dorado County Air Pollution Control District's Rule 224-Cutback and Emulsified Asphalt Paving Materials for all asphalt paving proposed on site and submit paving plan to the District to determine compliance with Rule Standards (3, E).</p>	
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Environmental Issues	Approved Project-Impacts Less – Than - Significant With Mitigation Measure	Project Under Consideration Impacts
<p>Air Quality Issue Would the proposal create objectionable odors?</p>	<p>Project construction improvements (roads, apartments, homes) are not expected to create objectionable odors. No impacts are anticipated. In the event land clearing operations involve the burning of vegetative material the following mitigation measure shall apply.</p> <p>Mitigation Measure The applicant or his/her successors, heirs, assigns shall obtain all necessary permits from the El Dorado County Air Pollution Control District prior to issuance of onsite burning of vegetative material (2, E).</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 increased vehicle trips, traffic congestion, or reduction in level of service?</p>	<p>A Traffic Impact Analysis for the project was prepared. The City street that provides access to the project site is Mallard Lane. The Analysis determined that Mallard Lane has a daily vehicle volume of approximately 5,400 and operates at a Level of Service C using the analysis techniques presented in the 2000 Highway Capacity Manual. This volume when it is compared with the General Plan level of service table for a two-lane hilly street corresponds to a Level of Service A.</p> <p>Mallard Lane terminates at Green Valley Road located southeast of the project site. Northeast of Mallard Lane, Green Valley Road terminates at the intersection of Placerville Drive and Ray Lawyer Drive. The Traffic Analysis determined daily vehicle volume on Green Valley Road northeast of Mallard Lane is approximately 8,400 and it operates at Level of Service D. The 8,400 traffic volume is also considered Level of Service D by the General Plan.</p> <p>Southwest of the Mallard Lane, Green Valley Road daily vehicle volume is approximately 4,800 and it operates at Level of Service C per the Traffic Analysis. However this volume is considered Level of Service A in the General Plan.</p> <p>The Analysis found the project is expected to generate approximately 1,100 vehicle trips from the combination of detached senior single-family, senior attached multiple-family units and from a senior assisted living facility. Correspondingly, the daily traffic volume along Mallard Lane with the project will increase to approximately 6,500 or Level of Service C; Green Valley Road northeast of Mallard Lane daily traffic volume will increase with the project to approximately 9,300, or Level of Service D; Green Valley Road southwest of Mallard Lane will increase with project traffic volume to approximately 5,000 or Level of Service C. Comparing these</p>	<p>The Project Under Consideration would have a realistic development potential of 72 apartment units. These units, when added to the 53-lot existing subdivision, and the 80 townhomes that could be built on the remaining Ridge at Orchard Hill Planned Development Overlay site would total 205 units. The 205 units are 50 fewer units from the 2003 approved Planned Development Overlay.</p> <p>The daily trips for HO Overlay plus townhome plus Single-Family Residential PD would be 312 more (1,449 – 1,137= 312) than under the daily trips of the original Planned Development approval. In addition, PM Peak Hour trips would be increased by 53 (121 - 68= 53). This increase in daily trips would not change the Level of Service on the following road segments:</p> <ul style="list-style-type: none"> • Green Valley Rd – NE of Mallard Ln 10,950 + 250 = 11,200: LOS D; • Green Valley Rd – SW of Mallard Ln 6,210 + 31 = 6,241: LOS A; • Mallard Ln – NW of Green Valley 6,840 + 31 = 6,871: LOS A <p>Therefore the Project Under Consideration would not result in any new transportation/circulation impacts and would not increase the significance of any transportation/circulation impacts as mitigated.</p>

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	<p>anticipated traffic volumes with the General Plan level of service tables, Mallard Lane with project would result in Level of Service A but it approaches B. Green Valley Road northeast of Mallard Lane would be a Level of Service D but it approaches Level of Service E. Green Valley Road southwest of Mallard Lane would remain Level of Service A.</p> <p>Based on the reduction in vehicle Level of Service along Green Valley Road between Mallard Lane and the Ray Lawyer Drive/Placerville Drive intersection as a result of this project and the fact that this road section is substandard and contains numerous uncontrolled encroachments, the following mitigation measures are expected to reduce the potential significant impact to traffic to a less than significant level.</p> <p>Mitigation Measures</p> <ol style="list-style-type: none"> 1. The project applicant or his/her successors, heirs, assigns shall provide payment of the City's Public Works Traffic Impact Mitigation Fees prior to the issuance of a building permit to reduce this potential impact to City streets to a less than significant level. (1) (A) 2. a. At the location of the existing twin drainage culverts at Debbie Lane, widen both lanes of Green Valley Road to a width of 12 feet travel lane, plus four (4) feet of paved shoulder. Remove guard rail on south side, raise drain inlet and reshape roadside ditch for vehicular safety. On west side, remove existing guard rail and replace at edge of new shoulder with Caltrans standard, including end-treatment for safety. b. To eliminate dangerous angled parking (and backouts) between the front of the G&O Body Shop building and the southbound travel lane, improve the space with double chip seal and stripe for parallel parking lengths of 25 feet. Erect parking control signs. 	
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Environmental Issues	Approved Project-Impacts Less – Than - Significant With Mitigation Measure	Project Under Consideration Impacts
<p>Hazards Would the proposal involve the creation of any health hazard or potential health hazard?</p>	<p>This property was a former pear orchard, which experienced extensive application of organochlorine pesticides. The environmental assessment of the Orchard Hill development (part of the same original pear orchard) revealed levels of concern of these pesticides still present in the soils on site.</p> <p>Mitigation Measure</p> <ol style="list-style-type: none"> 1. It is a recommendation of the El Dorado County Environmental Management Department that an environmental assessment of this development area be conducted. A sampling program shall be developed which adequately characterizes the limits of soil contamination. The plan must be submitted to their office for review. Any assessment work performed must be conducted under permit from their office. 2. The developers shall also obtain coverage under the Storm Water Statewide General Permit for Construction Discharge, and implement a Storm Water Pollution Prevention Plan. The plan shall include permanent source and treatment controls such as those included in the County’s Storm Water Management Plan. 	<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>Noise Would the proposal result in an increase in existing noise levels or expose people to severe noise levels?</p>	<p>The nature of the proposed residential use to be developed on site is not expected to generate, expose or increase noise levels permanently in excess of General Plan Noise Element standards. However, during grading and construction of site improvements, a temporary increase in ambient noise to levels in excess of what the General Plan states is “Normally Unacceptable” is anticipated from equipment sources and possible blasting.</p> <p>Mitigation Measure</p> <ol style="list-style-type: none"> 1. To reduce the potential impact of construction noise within the vicinity of the project site to a less than significant level, all construction related to development on the project site shall be limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday, and between 8:00 a.m. and 5:00 p.m. on Saturday. In the event that blasting with explosives should be necessary for grading, City Code Section 3-6-2 requires written permission from the Fire Chief before blasting can occur. All blasting approved by the Fire Chief, if necessary, shall be conducted between 9:00 a.m. and 3:00 p.m. Monday through Friday. (3) (A) (E) 2. Rock-crushing equipment should be strategically placed away from adjacent businesses. If noise levels from rock crushing exceed 70 decibels (averaged over one hour) at the property line of adjacent businesses or 60 	<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>

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	<p>dBA at the nearest residences, then either temporary shielding or a reduced hourly duty cycle should be used to keep noise levels (from construction activities) below an hourly average of 70 dBA at property lines of adjacent businesses and 60 dBA at the nearest residences. (3) (D) (E)</p> <p>3. In the event blasting is required during the grading process, a blasting plan for construction must be prepared by the project applicant or his/her successors, heirs, assigns and shall include the following:</p> <ol style="list-style-type: none"> 1) The Blasting Plan must meet the approval of the El Dorado County Fire Protection District. They have jurisdiction over blasting within City Limits. 2) Primary components of the Blasting Plan shall include: <ol style="list-style-type: none"> a.) Identification of blast officer; b.) Scaled drawings of blast locations, and neighboring buildings, streets, or other locations which could be inhabited; c.) Blasting notification procedures, lead times, and list of those notified. Public notification to potentially affected vibration receptors describing the expected extent and duration of the blasting; d.) Description of means for transportation and on-site storage and security of explosives in accordance with local, state and federal regulations; e.) Minimum acceptable weather conditions for blasting and safety provisions for potential stray current (if electric detonation); f.) Traffic control standards and traffic safety measures (if applicable); g.) Require personal protective equipment; h.) Minimum standoff distances and description of blast impact zones and procedures for clearing and controlling access to blast danger; 	
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	<p>i.) Procedures for handling, setting, wiring, and firing explosives. Also procedures for handling misfires per Federal code;</p> <p>j.) Type and quantity of explosives and description of detonation device. Sequence and schedule of blasting rounds, including general method of excavation, lift heights, etc.;</p> <p>k.) Methods of matting or covering of blast area to prevent flyrock and excessive air blast pressure;</p> <p>l.) Description of blast vibration and air blast monitoring programs;</p> <p>m.) Dust control measures in compliance with applicable air pollution control regulations (to interface with general construction dust control plan);</p> <p>n.) Emergency Action Plan to provide emergency telephone numbers and directions to medical facilities. Procedures for action in the event of injury;</p> <p>o.) Material Safety Data Sheets for each explosive or other hazardous materials to be used;</p> <p>p.) Evidence of licensing, experience, and qualifications of blasters; and</p> <p>q.) Description of insurance for the blasting work.</p> <p>3) A Blast Survey Workplan shall be prepared by the blaster. The Plan shall establish vibration limits in order to protect structures from blasting activities and identify specific monitoring points. At a minimum, a pre-blast survey shall be conducted of any potentially affected structures and underground utilities within 500 feet of a blast area, as well as the nearest commercial or residential structure, prior to blasting.</p> <p>4) The survey shall include visual inspection of the structures, documentation of structures by means of photographs, video, and a level survey of the ground floor of structures or the crown of major and critical</p>	
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	<p>utility lines, and these shall be submitted to the City. This documentation shall be reviewed with the individual owners prior to any blasting operations. The City and impacted property owners will be notified at least 48 hours prior to the visual inspections.</p> <p>5) Vibration and settlement threshold criteria (for example peak particle velocity of 0.5 inches per second) shall be submitted by the blaster to the City for review and approval during the design process. If the settlement or vibration criteria are exceeded at any time or if damage is observed at any of the structures or utilities, then blasting shall immediately cease and the City immediately notified. The stability of segmental retaining walls, existing slopes, creek canals, etc. shall be monitored and any evidence of instability due to blasting operations shall result in immediate termination of blasting. The blaster shall modify the blasting procedures or use alternative means of excavating in order to reduce the vibrations to below the threshold values, prevent further settlement, slope instability, and prevent further damage.</p> <p>6) Air blast overpressure limits and monitoring shall be conducted at the property line closest to the blast and at other above ground structures identified in the Plan for vibration monitoring. Air blast overpressure limits shall be in accordance with applicable law and shall be established to prevent damage to adjacent properties, new construction, and to prevent injuries to persons on-site and off-site.</p> <p>7) Prior to full-scale production blasting, the blaster shall conduct a series of test blasts at the sites where blasting is to occur. The tests shall start with reduced charge weights and shall increase incrementally to that of a full-scale production round. Monitoring shall be conducted as described in the Plan.</p> <p>8) Post-construction monitoring of structures to identify (and repair if necessary) all damage, if any, from blasting vibrations. Any damage shall be documented by photograph, video, etc. This documentation shall be review with the individual property owners.</p> <p>9) Reports of the results of the blast monitoring shall be provided to the City, and the El Dorado County Fire Protection District, and owners of any buried utilities on or adjacent to the site within 24 hours following blasting. Reports documenting damage, excessive vibrations, etc. shall be provided to the City and impacted property owners. (3) (D) (E)</p>	
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Environmental Issues	Approved Project-Impacts Less - Than - Significant With Mitigation Measure	Project Under Consideration Impacts
<p>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:</p> <ul style="list-style-type: none"> • Fire Protection? • Schools? • Maintenance of public facilities, including roads? 	<p>Fire Protection: The proposed project is expected to potentially impact the City’s fire protection services due to the addition of a commercial structure within their coverage area.</p> <p>Mitigation Measure: The project applicant or his/her successors, heirs, assigns shall provide payment of the El Dorado County Fire Protection District Mitigation Impact Fees concurrently to the issuance of a building permit to reduce this potential impact to the Protection District to a less than significant level.</p> <p>Schools: El Dorado County Office of Education has determined that commercial residential development within their school districts can have an impact on their schools and school districts. The Office of Education has implemented school impact fees for this.</p> <p>Mitigation Measure The project applicant or his/her successors, heirs, assigns shall provide payment of the El Dorado County Office of Education Mitigation Impact Fees concurrently to the issuance of a building permit to reduce this potential impact to a less than significant level.</p> <p>Road Impact The proposed project is expected to impact the City’s road and sewer systems due to the additional traffic generated by the site.</p> <p>Mitigation Measure The project applicant or his/her successors, heirs, assigns shall provide payment of the City’s Public Works Traffic Impact Mitigation Fees prior to the issuance of a building permit to reduce this potential impact to City streets to a less than significant level.</p>	<p>The construction of new residential uses would be subject to impact fees assessed by the fire district, school district and public facilities as mitigated. Therefore the Project Under Consideration would not result in any new public service impacts and would not increase the significance of any public service impacts as mitigated.</p>
<p>Utilities and Services Would the proposal result in a need for new systems or supplies, or substantial alterations to Storm water drainage?</p>	<p>The project proposes to discharge surface drainage from the site into City storm drainage facilities Hangtown Creek. A potential impact to the water quality of the Creek from this discharge is possible. Because the site surface disturbance exceeds 5-acres, a Storm Water Pollution Prevention Plan (SWPPP) that establishes erosion, sediment, and chemical run-off controls for both during and after construction activities is required. Therefore, the project triggers compliance with the National Pollution Discharge Elimination System (NPDES) best management practices. These practices dictate treatment of storm water prior to discharge into Hangtown Creek,</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 impacts to utilities and services and would not increase the significance of any impacts to utilities and services as mitigated.</p>

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	<p>which under the Tributary Rule is in the American River Watershed and is therefore listed by and protected within the federal Clean Water Act. The City is not responsible for approving the SWPPP or ensuring that it is implemented. The Central Valley Regional Water Quality Control Board is responsible for enforcing NPDES regulations. Compliance with NPDES requirements is expected to reduce potential impacts due to storm water to a less than significant level.</p> <p>Mitigation Measure 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 on site grading activities. (2), (A), (E)</p>	
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Environmental Issues	Approved Project-Impacts Less - Than - Significant With Mitigation Measure	Project Under Consideration Impacts
<p>Aesthetics Would the proposal have a substantial adverse effect on a scenic vista, a state scenic highway, or damage a scenic resource?</p>	<p>Located along the western property line of the project site is a primary ridgeline that extends across the City from Newtown Road near upper Broadway to the east, then west to include Texas and Sacramento Hills and then continuing further west through the site where it is called Orchard Hill. The peak elevation for Orchard Hill is 1,740 feet to the southeast of the subject site. The City's General Plan considers this ridgeline as a scenic resource and sets forth a goal and several policies that are designed to protect and enhance these resources (Goal I, Policies: 2 and 3, Natural, Cultural and Scenic Resources Element).</p> <p>The preliminary grading plan submitted shows grading elevations for the attached and detached senior housing units that are located along the west, southwest and southerly periphery of project site. Extensive grading is shown between building pad elevations, access and parking area and their closest property lines. While no construction is proposed along the top of the ridgeline proper, the rooflines for Units A-2 and A-10 through A-17 may breach the height of the ridgeline. The extent of conflict with the above Goal and Policies is not clear. If it is determined that there is a conflict with the above Goal and Policies, then a modification to the site plan may be warranted, such as a reduction in building height for the units identified above or a modification to the grading plan considered.</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. Any proposed development under the Housing Opportunity Overlay would be evaluated against objective standards in the General Plan policies Therefore the new project would not result in any new aesthetic impacts and would not increase the significance of any aesthetic impacts as mitigated.</p>

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<p>Recreation Would the proposal increase the demand for neighborhood or regional parks or other recreational facilities?</p>	<p>With the proposed addition of 176 senior apartments and 54 detached single-family senior lots onsite, the project is expected to increase the potential usage of the City's parks and other recreational facilities. However, the assisted living facility will provide recreation for facility residents onsite and therefore limited impacts to recreation opportunities and facilities are expected from this project component.</p> <p>Mitigation Measure The project applicant or his/her successors, heirs, assigns shall provide payment of the City's Park Development Impact Fees concurrently to the issuance of a building permit to minimize this potential impact to the City's park and recreation facilities to a less than significant level. (1) (D</p>	<p>The construction of new residential uses would be subject to impact fees assessed to minimize impacts on the City's park and recreation facilities. Therefore the Project Under Consideration would not result in any new impacts on recreation facilities and would not increase the significance of any recreation impacts as mitigated.</p>

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REFERENCES

City of Placerville General Plan, 1990.

City of Placerville Municipal Code.

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

City of Placerville Zoning Map.

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

The Ridge at Orchard Hill – Planned Development Overlay - Mitigated Negative Declaration (State Clearinghouse Number 2003092025)

Mitigation Monitoring and Reporting Program and Conditions of Approval for The Ridge at Orchard Hill – Planned Development Overlay.

The Ridge at Orchard Hill – Planned Development Overlay –Official Development Plan.