

**EL DORADO COUNTY DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT**



Agenda of: October 11, 2007
Item No.: 7.b.
Staff: Roman Anissi

REZONE, PLANNED DEVELOPMENT, TENTATIVE MAP

FILE NUMBER: Z07-0019/PD07-0014/TM06-1417

OWNER: Panorama View LLC

APPLICANT: Suzanne Sparacio, PhD

REQUEST: Request for a rezone from One-Family Residential (R1) to One-Family Residential-Planned Development (R1-PD), planned development, and tentative map to create and construct 18 single-family detached homes on lots ranging in size between 2,470 to 3,611 square feet, creation of a 43,500 square foot open space parcel, and to creation and construction a 3,812 square foot tot lot. Each home proposes 2-story construction with habitable and garage floor areas as follows: Lots 1 thru 7 will provide 1,383 square feet of living area with a 210 square foot garage, Lots 8 and 9 will provide 1,720 square feet of living area with a 210 square foot garage, Lots 10 thru 18 will provide 1,403 square feet of living area with a 208 square foot garage. With exception to the rear yard property line on Lots 10 thru 17 where a 6-foot sound barrier wall will be installed and on the eastern property line of Lots 9 and 18 where a 6-foot tall open black aluminum view fence will be installed, all other backyard fencing of residential private lots shall be constructed from wood. Front yards of residential lots, project site entry and the tot lot would be landscaped and irrigated. Four-foot wide sidewalks and on-street parking spaces will be available on the on-site road easement. Deviations with the PD requests to reduce minimum lot size from the required 6,000 square feet to allow lots ranging between 2,470 and 3,611 square feet, to reduce the lot width from the required 60 feet to 32 feet, to allow a one-car garage where two spaces not in tandem are required, to allow lot coverage between 30 and 44 percent where a maximum 35 percent is allowed, and to allow a three foot tall retaining wall on a common area open space lot near the entrance of

the subdivision. One of the 18 units will be designated as a moderate income unit for a period of 20 years to be sold to qualifying moderate income households.

LOCATION: South side of Panorama Drive directly south of the intersection of Panorama Drive and Blanchard Drive in the Diamond Springs-El Dorado Community Region, Supervisorial District III. (Exhibit B)

APN(s): 329-162-69

ACREAGE: 3.62 acres

GENERAL PLAN: High Density Residential (HDR) (Exhibit D)

ZONING: One-Family Residential (R1) (Exhibit E)

ENVIRONMENTAL DOCUMENT: Negative Declaration

SUMMARY RECOMMENDATION: Recommend conditional Approval

BACKGROUND:

This property is a portion of a 7.24-acre parcel A of a two-parcel tentative parcel map (78-140) approved on June 2, 1978. The County Surveyor issued the map certificate of conformance to the Subdivision Map Act and local ordinance for PM78-140 on July 12, 1978 and the County Recorder's Certificate filed this map on the same date in Book 20 of Parcel Maps at page 92 at the request of Nelson Dawson as County Recorder's Document Number 31334. The 3.62-acre portion of the 7.24-acre site was subsequently issued a Certificate of Compliance (COC 05-0050) in 2005 to legalize this smaller portion as a separate lot.

This project was initially submitted on June 5, 2006 to El Dorado County Planner Services as a six lot single-family residential subdivision and included a remainder lot that was to be set aside for future multi-family residential development. Based on the input received by the various County agencies at the project's October 2, 2006 Technical Advisory Committee (TAC) meeting, the applicant decided to redesign the project in order to achieve the maximum potential density of 18 units. The redesign resulted in the current application that provides a clustered single-family detached development concept, major road and infrastructure improvements, and innovative design solutions to maximize development while minimizing, to the greatest extent practical, impacts to sensitive site resources.

STAFF ANALYSIS

Project Description: The request is to rezone the 3.62-acre lot from the One-Family Residential (R1) zone in order to add the Planned Development (PD) combined zone and create the One-Family Residential-Planned Development (R1-PD) zone for this project. A PD application proposes to cluster development by providing innovative design that minimizes impacts to sensitive site resources, while providing the maximum development potential of 18 for-sale units with 17 to be market rate and one to be designated for qualifying moderate-income households. The tentative map identifies 18 residential lots to be developed as single-family detached homes, one common area open space lot, a tot lot, road improvements and widening, on and off-street parking, building footprints, and general improvements required for this subdivision. Building plans and elevations are included for consideration.

Site Description: The property is a vacant lot that gently slopes from a high point of 1750 feet in elevation along the south property line to lower points that average between 1705 and 1715 feet in elevation along the northern property line adjacent Blanchard Road. The majority of the site has slopes in the 0-10 and 11-20 percent categories, with a man-made cutback adjacent Blanchard Road that is at a 40 percent slope and greater. With exception to a limited number of off-road dirt vehicle tracks, most of the property is in its natural state and is comprised of a 65 percent oak woodland tree canopy. Most of the tree canopy occurs on the eastern portion of the property. Vegetation on the property includes annual grasslands, montane hardwood forest, and ruderal/disturbed areas. No wetlands or streams exist on the property.

Adjacent Land Uses: Exhibits C and D illustrate that the general area consists of a variety of zones and land use designations ranging from the less intense areas on the south of this property to more intense areas located north of this site and adjacent to Mother Lode Drive. The following table identifies current zoning, land use designations, and uses on adjacent parcels:

	Zoning	General Plan	Land Use/Improvements
Site	R1	HDR	Vacant
North	CP	C	'Highway Bible' Church
South	R1	HDR	Single-Family Residences (+/-) 1 acre lots
East	R1/R1-PD	HDR	Single-Family Residences lots ranging in size between 6,000 and 18,000 square feet and an open space lot
West	MP	MFR	Mobile Home Park

Project Issues: Discussion items for this project include land use and zone compatibility, planned development components, designation of a for-sale moderate-income unit, establishment of a Homeowner's Association (HOA) for parking and general open space maintenance, oak woodland preservation plan and biological resources, transportation improvements, water and wastewater facility improvements, fire safety, and grading and drainage.

Land Use and Zone Compatibility

This site's land use designation is High Density Residential (HDR) and the property is located within the Diamond Springs-El Dorado Community Region. The HDR land use designation of this property allows a density of one to five dwelling units per acre. Based on the 3.62-acre site, there is a potential to develop 3 to 18 units on this property. As illustrated by the General Plan Consistency Matrix Table 2-4, which defines compatible zones with the correct land use, the One-Family Residential (R1) zone is consistent with the HDR designation. This project requests to add the Planned Development (PD) combined zone overlay that would allow innovation in design and flexibility to deviate from development standards in order to provide the maximum potential density of 18 units.

The property is a semi-rural infill site that transitions between the less intense single-family residential development and land use designations on the south to the more intense commercial designations north of this site and closer to Mother Lode Drive. By providing 18 single-family detached units, the current design would remove the potential to develop a more intense and less appropriate residential apartment or condominium project on a portion of this property in the future. The proximity to County maintained roads and the general areas where this planned development is proposed makes this site suitable and compatible for an 18 unit single-family clustered residential development. A factor that has been considered for this project is the potential to develop this property at the maximum density based on whether the availability of infrastructure and services would be able to accommodate the proposal. Based on the information and the improvements that would be required with this project, such infrastructure and services would support the proposed 18 units.

For compatibility, this project would fit and would add to the character of this neighborhood. It would also provide housing opportunities that would be available for families that are within the median income range to assist the County meets its housing obligation under the Housing Element of the General Plan. Exhibit E illustrates the mobile home park on the west and the Blanchard Homes subdivision located on the east of the project site. There are existing single-family residential homes located on lots that average one acre and greater in size immediately south of this property.

The existing Blanchard Home subdivision located directly to the east of this property is most reflective of this project. That subdivision was approved with final map G-95 recorded in 1988 and it shares the HDR and R1 designations as this property. It also has the PD combining zone district, the district that would be combined with the zone on the proposed project. It is fitting that the Blanchard Homes subdivision is located at a further distance from Mother Lode Drive and provides

11 single-family residential lots ranging in size between 6,000 and 18,000 square feet with a ¾ to 1-acre common area lot. This site provides smaller lots that effectively transition the Blanchard Homes subdivision with the more intense mobile home park on the west and commercial development located north of this property.

Planned Development Components

As required by the General Plan for Planned Developments (PDs), 30 percent or 47,312 square feet of the property would be maintained as common area open space. This includes a 43,500 square foot common area open space lot that would be preserved in its natural state and a 3,812 square foot tot lot that would include installation of two benches, a table, swings, balance beams, and other features that would be used as an outdoor amenity by those that reside in this development.

Exhibits F, G, and H provide details for site design and architectural elements in support of the PD concept. With this concept, three home plan types A3A, A3B, and A3C are proposed. Although floorplans were not provided for consideration, a condition requiring that a Notice of Restriction (NOR) to be placed on the final map would limit all three plan types to three bedrooms because of the request for reduced off-street parking standards. Project-related parking is discussed in the next section of this report. A general detail for the home plan on each lot is noted below:

- Lots 1 thru 7 use plan A3B and would provide 1,383 square feet of living area, a 210 square foot one-car garage, and 55 square feet of outdoor porch area.
- Lots 8 and 9 use plan A3C and would provide 1,720 square feet of living area, a 210 square foot one-car garage, and 69 square feet of outdoor porch area.
- Lots 10 thru 18 use plan A3A and would provide 1,403 square feet of living area, a 208 square foot garage, and 55 square feet of outdoor porch area.

The exterior side and rear elevations of all buildings would be made of stucco with an option for each front elevation on Lots 1 thru 7 and 10 thru 18 to allow future homeowners to select between Craftsman, Country, or Tuscan themes. One of the building frontages on Lots 8 and 9 would be designed using the Tuscan theme, while the other would be either a Craftsman or a Country theme. To add further distinction in the design of the project, the buildings step with the existing topography of the property. This would reduce unnecessary site grading resulting in a 2-story front elevation of buildings on Lots 1 thru 9, while homes on Lots 10 thru 18 would have a 1-story front elevation. The project would allow the lots on the higher elevation near the south property line to have views over those lots closer to the northern property line as the entire development steps with the existing site topography down towards Blanchard Road.

The options for roofing and exterior color treatments would depend on the style chosen for the front elevation of each home. Future homeowners would make the final selection on this option. Existing homes in the area have mixed designs, including some that have been built with stucco and similar exteriors proposed by this project. The themes proposed for this project would add to the eclectic mix of architectural styles that exist in the area. Should a specific roof color or stone color not be available, a condition has been added to the permit that would require the Deputy Director of

Planning to approve such changes prior to the issuance of building permits. Overall, the general design elements for each theme would include:

- Craftsman would allow the option of roof materials to be either Burnt Sienna or Aged Bark color CertainTeed Landmark shingles. Front elevation stonework would be shale colored Cultured Ledge Stone. The woodwork of the front elevation would be Sand Pebble in color with either Bravado or a Villita trim option. The option for door and shutter treatments would be the Bravado or Villita color.
- Country would allow the option of roof materials to be either Resawn Shake or Chestnut color CertainTeed Landmark shingles. Front elevation stonework would be made of Mackinac Cultured River Rock. The woodwork of the front elevation would be either a Full Sun or Natural Raffia color option with a Swiss Coffee trim. The option for door and shutter treatments would be the Bravado or Green Thumb color.
- Tuscan would allow the option of roof materials to be either Terracotta Brown Blend or Medium Terracotta Brown Blend color Capistrano Sunrise Blend Roof Tiles. Front elevation stonework would be Carmel color Cultured Ledge Stone. The stucco of the front elevation would be either a Spanish Sand color with Simply Tan trim or a Gold Promise color with Oxford Brown trim. The option for door and shutter treatments would be the Bravado or Villita color.

Exhibit F provides lot-by-lot information for plan types, development regulations, and requested deviations from such regulations with the PD application. The following is a brief summary of the deviations that are being requested for this project:

- Reduced front yard setbacks below the required 25 feet on select lots to a minimum of 18 feet;
- Variable side yard setbacks of 3-feet/5-feet on all lots where 5-feet is required;
- Reduced lot sizes ranging between 2,470 square feet to 3,611 square feet where a minimum 6,000 feet is required;
- Reduced lot width to 32-feet on all lots where 60-feet is required;
- Allow lot coverage to exceed the 35 percent on select lots, to a maximum 44 percent;
- Allow for one permanent garage parking space where two off-street parking spaces, not in tandem, are required; and,
- Allow a maximum 3 foot tall retaining wall along the south side of the on-site road easement because the Zoning Ordinance is silent on retaining walls in common area, open space, and/or road frontage locations.

The project would observe the minimum required rear yard setbacks of 15 feet on each single-family lot. Each building would be a maximum 24 feet 9 inches in height where 40 feet is allowed by the One-Family Residential (R1) zone.

With exception to open fencing along the eastern property lines on Lots 9 and 18, along with a sound barrier wall on the rear property line on Lots 10 thru 17, all private yards would be enclosed with 6-foot tall wood fence and stained with either natural or brown stain. An added benefit of the wood fencing along the southern property line would buffer and provide privacy between this project and the adjacent homes on the south. The fencing along the eastern side yard on Lots 9 and 18 would be a maximum 6-foot tall high strength aluminum black open fence that would allow these properties to enjoy unobstructed views to the open space lot on the eastern boundary. A 6-foot tall sound barrier walls on the rear property line of Lots 10 thru 17 would be required because the project noise study identified that noise generated by Mother Lode would exceed the General Plan limits of 60 decibels at the residential property line by 2025. No fencing or enclosures are proposed for the open space or tot lot.

A preliminary landscape plan was submitted for review that would install landscape and irrigation along the front yards for each new residential lot, the tot lot, and near the entrance of the development. These areas are landscaped using a mix of drought tolerant species that are compatible with Zones 7 of the Sunset Western Garden Book. Trees include 51 (15)-gallon blue oak saplings with Blue Lilly of the Nile, Dwarf Coyote Bush, Sunset Rockrose, Orchid Rockrose, Common Thrift, Gold Coast Juniper, Compact English Lavender, Dwarf Heavenly Bamboo, Coffeeberry, and Teucrium, and Creeping Thyme shrubs. Other shrub groundcover would include Manzanita, Nandina, and Creeping Thyme. A limited amount of sod would be installed adjacent entryways within the front yards. A condition has been added to the permit that would require a final landscape plan to be designed to meet the Water Conservation Landscape Standards for review and approval by Development Services during the review of the building permit.

Designation of a For-Sale Moderate Income Unit

Based on the Planned Development (PD) request to deviate from certain base zone standards, this project proposes to provide an added public benefit because it would designate one of the 18 for-sale units as an affordable unit available only to qualifying moderate-income households. This would support the goals of the PD because the integration of an affordable unit would provide housing opportunities to a household in a newer neighborhood who may otherwise not have such an opportunity. In addition, the designated unit would meet *Policy HO-1g* that requires the County to encourage housing that is affordable to low and moderate income households. El Dorado County Human Services provided project conditions that would require one unit to be designated prior to the recordation of the final map, with deed restriction and updates about the unit to be provided over a 20-year period. During this period, the unit would only be allowed to be sold to households qualifying in the moderate income category.

Establishment of a Homeowner's Association (HOA) for Parking and General Maintenance

For this project, a Homeowner's Association must be formed in order to monitor and maintain the site based on the mitigation and conditions that are included in the project permit. A Notice of Restriction (NOR) would be required to be added to the final map stating that a Homeowner's Association (HOA) must be maintained in perpetuity with the approval of this project. As part of

the HOA, Covenants, Conditions, and Restrictions (CC&Rs) would be created and recorded for each property.

A component of the HOA oversight implemented through CC&Rs would require monitoring of the parking for this project. Because two spaces, not in tandem, are typically required for each unit for detached single-family units, the PD proposes to deviate from this standard by provide an alternative parking configuration that combines on- and off-street elements. The proposed configuration provides a minimum 10-foot wide by 18-foot long driveways in front of each home, as well as fourteen on-street parking spaces that would be available as temporary parking for residents and visitors to this development.

Of the fourteen on-street parking space, nine would be located on the north side of the on-site road easement. Five spaces each measuring 8-feet in width and 20-feet in length would be located on the south side of the easement adjacent to the tot lot. The El Dorado-Diamond Springs Fire Protection District considered the on-street parking configuration and would allow vehicular parking on both sides of a 100-foot portion of the road easement, even though the curb face to curb face measures 38 feet instead of the standard 40 feet, which is a California Fire and not a County adopted design standard. The justification is that fire apparatus would continue to be able to access the site with the slightly smaller width and because any added width would further impact oak woodland canopy. Other than the areas which area called out on the tentative map, additional on-street parking would not be allowed. The no parking areas would be red curbed and labeled as 'no parking' lanes. The design features associate to the on-street and driveway parking have been reviewed and considered appropriate by the Department of Transportation (DOT) and the Diamond Springs-El Dorado Fire District for this project.

Other items that the HOA would be required to be monitor and maintain common areas including the on-site road easement, open space and tot lot. The HOA would also monitor and provide replacement for any oak trees that do not survive during the monitoring period, further discussed in the oak tree preservation section of this report.

Oak Woodland Preservation and Biological Resources

The project would impact oak woodland tree canopy, which covers 65 percent, or 2.35 acres of this 3.62-acre property. General Plan Policy 7.4.4.4 requires 70 percent of this canopy, or 1.65 acres, be retained. Of the .71 acres of the canopy that could be removed, the project proposes to remove .70 acres for this project. However, any final design for grading and improvements could not remove any more than the .71 acres based on current County policies.

The applicant has prepared a replanting plan for the .70 acres of trees that would be removed and proposes to replace those that are removed with a mix of oak acorns and oak saplings. Of the .70 acres to be removed, .26 acres would be replaced with 51 (15) gallon blue oak saplings at a ratio of 200 saplings per acre of canopy, which is a larger planting than the 1-gallon oak sapling replacement standard required under current County policy. Two hundred sixty-seven (267) oak acorns at the 3:1 acorn versus sapling ratio would replace the remaining .45 acres removed. Mitigation and

conditions have been added to the project permit to address the replacement of removed oak trees. Blue oak saplings shall be planted between driveways within the front yard setback of each lot, as identified on the landscape plans. Apart from the blue oaks to be replaced, a qualified professional shall also identify and provide exact recommendations about the types and care of accord replacement that would occur on the project with the grading plan to be reviewed by Planning Services and prior to the approval of grading permits. A mitigation measure developed for this project requires that a progress report be developed by a qualified professional that would provide a progress report prior to the issuance of the first occupancy permit for this project.

Continued monitoring of replanted oaks would require that a Notice of Restriction (NOR) be placed on the final map and would require the HOA to be responsible for the progress of replanted oaks. The restriction would require that a HOA provide one year, three years, five years, and ten years for both acorns and saplings, and a fifteen-year update for planted acorns. Should any replanted oaks be found not to survive during that period, the HOA would be responsible to replace such oak trees using (1) gallon saplings and would ensure their survival with follow-up progress letters to the County.

There were no special status plant species or wetlands found on the property. Based on the Biological Study provided for this project; however, there are two special-status bird species, the songbird and raptor, that have the potential to nest in the trees located on the property. Depending on whether project related grading activity would occur during the breeding season for raptors and songbirds, a site survey would be required to verify whether such species exists. In the event that such species are discovered during their respective breeding season, then specific mitigation has been included in the project permit that would require a 200-foot non-building buffers between nesting areas and areas where grading would occur. A letter follow-up would also be required to ensure that discovered species have fledged before allowing grading to occur within the buffers during the breeding period.

Transportation Improvements

The County Department of Transportation (DOT), Diamond Spring-El Dorado Fire Protection District, and Planning Services provided comment and analysis for required transportation improvements for this project. A traffic study was approved by the DOT. As part of that review, it was identified that the County is processing their Capital Improvement Program (CIP) for the Missouri Flat at Highway 50 road interchange to address the level of service on circulation road serving this site. The issues have been considered as part of this project and the payment of Traffic Impact Mitigation (TIM) fees, as well as project-specific on- and off-site road improvements and dedications would be required with the processing of this project.

Off-site improvements would require dedication of 30 feet of right-of-way on Panorama Drive and 25 feet of right-of-way on Blanchard Road. Both of these dedications would be offered and accepted by the County in the form of an Irrevocable Offer to Dedicate (IOD). The improvements that would be necessary along both of these roads would be the same and would include half road

width improvements of 12 feet plus a new 6-foot wide shoulder to Design and Improvements Standards Manual (DISM) Standard Plan 101B and 104.

For on-site, a new 50 foot wide road easement would extend from Panorama Drive to serve each of the 18 new lots. This easement would be approximately 450 feet in length to include a 30-foot wide paved road section measured from face of curb to face of curb extending to the end of the cul-de-sac to DISM Standard plan 101B and 104. Both sides of the on-site road easement and the cul-de-sac would provide a .83-foot curb section and a 4-foot wide sidewalk for the entire on-site portion of the internal road. The cul-de-sac would provide a 50-foot radius measured from center to face of curb and 60 feet measured to the outer edge of the sidewalk within the road easement.

At the request of the Department of Transportation (DOT), the applicant tapers a small 20-foot length of improved road shoulder along the eastern property line where the site transitions to the parcel to the south. The request was made by DOT because the extreme topography along this section of the road easement prevents the applicant from making such improvements.

Water and Wastewater Facility Improvements

This site is located within the El Dorado Irrigation District (EID) service area. The El Dorado Irrigation District (EID) provided a Facilities Improvement Letter (FIL) for this project outlining the necessary improvements that would be required to deliver water and provide sewer services for the 18 unit residential development. There are existing water and sewer lines located near this property.

The applicant provided an on- and off-site utility plan to address the improvements that would be necessary based on the Facilities Improvement Letter (FIL). For water services, there is an existing 6-inch water line located in Blanchard Road at the Clarion Court intersection. There is another 6-inch water line located about 150 feet north of Blanchard Road. In order to provide the necessary fire flow of 1000 gallons per minute for a two-hour duration at 20 pounds per square inch of pressure for homes less than 3,600 square feet in size, these two water lines would need to be connected to form a looped water system. The improvements for the water delivery system would include:

- Installation of 510 linear feet of 6-inch water line to loop the water system located within Blanchard Road and along a utility easement and driveway that extends north of Blanchard Road; and,
- Installation of 735 linear feet of 6-inch water line to connect the project and each property to the newly looped water system.

Water improvements north of Blanchard Road would not impact any off-site or sensitive resources. Such improvements would occur within an exiting public utility easement that follows the alignment of a small road that serves a few properties just north of this site.

For wastewater, there is currently a 6-inch gravity sewer line located within Panorama Drive that connects to the line located in Blanchard Road and extends north to Mother Lode Drive. The

existing sewer facilities have adequate capacity for this project. The improvements necessary for this project to connect to the sewer system would include the following:

- Installation of 792 linear feet of 6-inch sewer lateral on-site and connections to the existing sewer line off-site; and,
- Installation of seven (7) manholes in order to accommodate the necessary access to the sewer system for this project.

Fire Safety Issues

The project would provide two new fire hydrants, which are illustrated on the tentative map; however, the Diamond Springs-El Dorado Fire Protection District has added a condition that would require additional hydrants to be installed at undisclosed locations either on or off the project site as part of the district's final review. Based on the improvements for water delivery that would be required for this project, adequate water pressure would be available for this project. A Fire Safe Plan would need to be submitted by the applicant and reviewed by the Fire District during the review of grading, improvements, and/or building permit review phase to ensure that proper Fire Safe Standards are implemented into the final design of this project.

The Diamond Springs-El Dorado Fire Protection District would also require this development to become part of the Community Facilities District (CFD) 2006-01 that would allow the project to pay its fair share of the district's fire facility fees for new development. The Fire District has reviewed this requirement for this project and concluded that the subdivision could be included in this district. A permit condition has been added to address this requirement.

Grading and Drainage

Site grading is sensitive in that road improvements and the home sites would, to a large degree, step naturally with the exiting topography of the property. In particular, preliminary pad elevations for Lots 1 thru 9 which are the properties located along the southern property line show a design that is sensitive to the adjacent residential lots located south of the project site. The finished floor elevation for the garages on these lots would be at about 1735 feet. Although not exactly known, the pad areas for the existing homes on the three larger lots located south of the site seem to have been built at an approximate elevation of 1750 feet or higher, or about a 15-foot differential with the proposed project. The installation of a proposed 6-foot tall safety and privacy wood fence would further separate the new lots from the existing lots on the south. These design features, along with the maximum building height of 24 feet from the garage pad on Lots 1 thru 9 feature implemented into the architectural renderings for the project would promote sensitivity when compared to these adjacent homes. Pads for lots 10 thru 18 would further step down as the site transition to about 1700 feet in elevation along Blanchard Road.

A preliminary grading plan was provided for review that identifies 3,000 cubic yards of fill be distributed for this project in order to prepare the site for road and home site improvements. Of that figure, 2,200 cubic yards would be excavated on the property while 650 cubic yards would originate

from the excavation for improvements required in the Blanchard Road easement. The remaining 150 cubic yards would need to be imported from another source. There would be one three-foot tall retaining wall located along the southeast property line at the entrance of this development.

A drainage study was also submitted for the project that identifies site drainage on the eastern and western boundary of the property. This project would not drain into any of the facilities that may be located along the eastern boundary. The additional 1.59 cubic feet per second of water run-off that would be generated by this development would drain into the system located along the western boundary that flows into the existing culverts that extending under Panorama Drive toward Mother Lode Drive.

The drainage study recommends certain improvement in order to accommodate the additional flow. Two new and upgraded drainage inlets will be installed along the north property line and the existing 8-inch and 12-inch culverts located under Panorama Drive would be upgraded to 18-inch culverts in order to accommodate the additional flow.

Final grading and drainage plan will be designed to meet the County's Grading, Erosion, and Sediment Control Ordinance. This would include pre-and post construction Best Management Practices (BMPs) that would be designed into the project in order to limit runoff during improvement activities.

Public Services

There are a number of public amenities in the form of public parks and recreational opportunities within the County, and many are close to the area. As with all subdivisions, this project shall be required to pay Quimby fees for the acquisition of parklands. In addition, the El Dorado Union High School District provides public high school services, and the Mother Lode Union School District provides two elementary and one middle school for residents. School impact fees shall be assessed during the review of building permits to address any school impacts that may be created with the approval of this project.

General Plan: This project is consistent with the policies of the adopted 2004 El Dorado County General Plan. Findings for consistency with the General Plan are provided in Attachment 2. The policies and issues that affect this project are discussed below.

Policy 2.2.3.1 allows Planned Development (PD) combined zone districts to be implemented through the Zoning Ordinance to permit residential land uses consistent with the density outlined by the General Plan. The 18 units proposed meet the intent of the PD policies for clustered developed subject to the High Density Residential (HDR) land use designation. The HDR allows for single-family detached products and the project provides the 30 percent common area open space in the form of an open space and an outdoor amenity tot lot.

The High Density Residential (HDR) land use designation is consistent with the One-Family Residential (R1) zone of General Plan compatibility matrix Table 2-4. The request to add the Planned Development (PD) combining zone district would not necessitate a comprehensive evaluation based on *Policy 2.2.5.3*, even though staff has reviewed overall policy issues and assessed the correct level of planning based on *Policy 2.2.5.16* to determine General Plan consistency, which is discussed in this section of the report.

The location and design of this project is compatible with the surrounding area as required by *Policy 2.2.5.21*, as this site is the transition lot between the less intense single-family residential neighborhood on the south to the commercial and more intense area north of this site and closer to Mother Lode Drive. A planned development with a clustered component was previously approved east of this property and a more intense use of a mobile home park is located west of this site.

This project would be consistent with *Policy TC-1b* because of the on and off-site road improvements and dedications of road easement that would be necessary as part of the project. Sidewalks are provided within this subdivision to satisfy *Policy TC-5a*. Because the traffic study and the County's Capital Improvement Program (CIP) road improvements for the Missouri Flat at Highway 50 road interchange has already been programmed, this project would only be subject to the payment of Traffic Impact Mitigation (TIM) fees to be paid during the building permit review phase of this project.

This project would have minor positive effects on the Housing Element of the General Plan. Because this project provides the density at the higher end of the density range designated by the High Density Residential (HDR) land use designation, it adds necessary units that the County could use in meeting its housing obligations under state law. Although there are no income limited units or truly affordable moderately low, low, or extremely low income units proposed with this project, the product types mostly ranging in the 1,383 and 1,403 square foot range are expected to provide homeownership opportunities targeting individuals and families generating moderate or slightly above moderate incomes.

Based on the Housing Element, the moderate income group is typical of 1-person generating \$48,150 in annual income, 2-individuals with \$55,000 in annual income, and up as identified on Table HO-13. This project would be consistent with *Policies HO-1b, HO-1e, HO-1f, and HO-1g* because it provides the maximum potential density for a site located within the Community Region and would designate one unit as moderate income housing with the other 17 units to be sold at market rate.

This project would also be consistent with *Policies 5.1.2.1, 5.2.1.2, 5.2.1.3, 5.2.1.4, 5.3.1.1, and 5.3.1.7* because there would be adequate water and wastewater services available for this project with the improvements that would be necessary for this project. The project would connect to the El Dorado Irrigation District (EID) water and sewer line, which is the preferred option for projects located within the Community Region.

Policy 5.7.1.1, 6.2.3.1, and 6.2.3.2 address fire suppression and services, which are being satisfied with the design of this project. Because this project is located within the El Dorado-Diamond Spring Fire District, there is adequate and nearby fire services available for this project. The Fire District would require the project to pay its fair share of fire services by including this project within the Community Facilities District.

The project would be consistent with *Policy 6.5.1.3* for noise. There would be no impacts from noise to this project because homes would be built at higher elevations than all adjacent roads and there would be a 6-foot tall sound wall installed on the rear yard property lines on Lots 10 thru 17. A noise study prepared for the project identified that noise would exceed the 60 decibels (dB) at the rear property line by 2025 and by installing the noise walls, that noise would be attenuated to meet the General Plan standards limiting the noise at the property line to 60 dB. There would also be a 6-foot tall wood fence installed for most other back yard areas that would also attenuate outdoor noise. Necessary design standards would be implemented during the building permit review phase to attenuate interior noise levels to meet the objectives of Tables 6-1 and 6-2.

Only about 5 percent of the site is comprised of slopes that exceed 30 percent, which is a man-made slope adjacent Blanchard Road. The road improvements necessary for widening Blanchard Road would affect these slopes. However, access and road improvements are allowed in such areas based on *Policy 7.1.2.1* because such impacts are the minimum necessary to make County road improvements. The remaining 95 percent of the property has slopes within the 0 to 10 and 11 to 20 percent categories and this project proposes a sensitive grading solution that minimizes site grading.

This project is consistent with *Policy 7.4.4.4* for oak woodland preservation. Because the property is comprised of 65 percent canopy, or 2.35 acres, 70 percent of that canopy or 1.65 acres must be retained. This project proposes to retain 1.65 acres in order to meet the retention standard. Based on the impacts of .70-acres, the replacement that would be required for this project is 51 (15)-gallon oak saplings and 267 oak acorns to be replanted and maintained by a Homeowner's Association (HOA) for this project.

This project is consistent with *Policy 7.4.1.1* for the protection of rare, threatened, and endangered species. Future residential development would be required to pay Mitigation Area 2 in lieu fees for project related impacts. In addition, the environmental review identified specific mitigation to be incorporated during grading review should grading be proposed during the breeding season of March through August for raptors and February through August 15 for songbird. Specific buffers and follow-up surveys would be required should such species be found during the survey if grading is proposed during the breeding period.

A 2006 Cultural Resources Study was prepared for the project to address *Policy 7.5.1.3* which identified a highly unlikelihood to find any subsurface artifacts or discoveries on this property. Standard permit conditions have been added to address any accidental subsurface discoveries that may occur during grading and improvement activities.

Zoning: As designed, this planned development requests deviations from the underlying zone One-Family Residential (R1) zone. The deviations are listed in Exhibit F. These deviations were discussed in the Planned Development (PD) Components section outlined earlier in this report that identify innovation in design that would support the request for the deviations that have been requested with this project. Overall, with a PD application such deviations are appropriate because a planned development considers flexibility in design standards that would promote innovation in design while allowing the project to develop the maximum density of 18 units allowed on this property. The findings necessary to support the Planned Development (PD) are included in Attachment 2 of this report.

Agency and Public Comments: Appropriate conditions from each reviewing agency are included in the project permit. The following agencies provided comments and/or conditions for this project:

Diamond Springs-El Dorado Fire Prevention District
El Dorado County Department of Transportation
El Dorado County Environmental Management
El Dorado County Air Quality Management District
Office of the County Surveyor
El Dorado County Human Services
El Dorado Irrigation District

ENVIRONMENTAL REVIEW

Staff prepared an Initial Study (Exhibit M) to determine any project-related impacts on the environment. Based on the Initial Study, staff determined that this project would reduce the potential of significant impacts by implantation of mitigation measures and a Mitigated Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

NOTE: This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), and was forwarded to the California Department of Fish and Game for review and comments. In accordance with State Legislation (California Department of Fish and Game Code Section 711.4 and Senate Bill 1535), the project is subject to a fee of \$1,800.⁰⁰ after approval, but prior to the County filing the Notice of Determination on the project. This fee, plus a \$50.⁰⁰ processing fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The fee is used to help defray the cost of managing and protecting the state's fish and wildlife resources and will be forwarded to the California Department of Fish and Game via the County Recorder's Office.

RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation that the Board of Supervisors take the following action:

1. Adopt the findings, including CEQA (Attachment 2);
2. Adopt the Mitigated Negative Declaration based on the Initial Study (Exhibit M); and
3. Approve Z07-0019, PD07-0014, TM06-1417, adopting the development plan as the official development plan, subject to the conditions in Attachment 1.

SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1	Conditions of Approval
Attachment 2	Findings
Exhibit A	Vicinity Map
Exhibit B	Aerial Map
Exhibit C	General Plan Land Use Map
Exhibit D	Zone Map
Exhibit E	Project Site vs. Blanchard Homes Subdivision
Exhibit F	Plan Types, Development Regulations, PD Deviations
Exhibit G	Plan Set
Exhibit H	Lot-by-Lot Floorplans, Elevations, Materials
Exhibit I	Fault Buffer Map
Exhibit J	Soils Map
Exhibit K	Parcel Map (20-92)
Exhibit L	Assessor's Map
Exhibit M	Initial Study (CEQA)

ATTACHMENT 1

CONDITIONS OF APPROVAL

FILE NUMBER Z07-0019/PD07-0014/TM06-1417

Project Description

1. This rezone, planned development, and tentative map is based upon and limited to compliance with the project description, the Planning Commission hearing exhibits marked Exhibits A-M dated October 11, 2007, and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

The project description is as follows:

Approval of this project allows only the following: rezone from One-Family Residential (R1) to One-Family Residential-Planned Development (R1-PD), PD and tentative map to create and construct 18 single-family detached homes on lots ranging in size between 2,470 square feet to 3,611 square feet, to create a 43,500 square foot open space parcel, and to create and construct a 3,812 square foot tot lot. Each home is to be 2-story construction with habitable and garage floor areas as follows: Lots 1 thru 7 will provide 1,383 square feet of living area with a 210 square foot garage, Lots 8 and 9 will provide 1,720 square feet of living area with a 210 square foot garage, Lots 10 thru 18 will provide 1,403 square feet of living area with a 208 square foot garage. Each new residence shall be allowed to have a maximum of three bedrooms. Each unit provides a private back yard area to be enclosed by 6-foot tall fencing. With exception to a solid block wall on the rear yard property line on Lots 10 thru 17 and open aluminum view fencing on the eastern property line for Lots 9 and 18, all other private residential fencing will be made of wood. Front yards of residential lots, project site entry and the tot lot would be landscaped and irrigated. Four-foot wide sidewalks and on-street parking spaces will be available on the on-site road easement. A Homeowner's Association (HOA) shall be formed to ensure that common areas are maintained, that all on and off-street parking is managed, and replaced oak trees survive the growing and replacement cycles. One of the 18 units will be designated as a moderate income unit for a period of 20 years to be sold to qualifying moderate income households.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

CONDITIONS FROM THE MITIGATED NEGATIVE DECLARATION

All mitigation measures listed in this section shall be placed as a plan sheet on all grading and/or improvement plan sets.

2. Prior to the issuance of building permits, the applicant shall pay the Rare Plant Mitigation Area 2 in-lieu fee for single-family residential development that is in effect at the time of building permit issuance. This fee can be paid at one time for all 18 units. At the applicant's request, this fee can also be paid on a lot-by-lot basis should building permits be issued separately for each residential unit on each lot. The fee will offset impacts within this mitigation area based on adopted County policies. **[MM Bio-1]**
3. Prior to the issuance of the first grading permit, the applicant shall provide a survey to Planning Services to be prepared by a qualified biologist should such activities be proposed during the breeding season for raptors (March through August) and songbirds (February through August 15). In the event that active nesting raptors and/or songbirds are discovered during the survey, the applicant shall establish a 200-foot non-building buffer around nesting sites, to be illustrated on the grading and/or construction plans. The buffer must be implemented on the property during such activities with temporary low-impact fencing that separate construction areas from non-building nesting areas. Should active nests be discovered during the breeding period, grading and/or construction activities shall not be allowed within the 200-foot non-building buffer, or unless a biologist provides a letter that states that all juvenile raptors and/or songbirds have fledged from the occupied nests and stating that grading and construction could begin or continue. **[MM Bio-2]**
4. Concurrent with the submittal of the grading permits, the applicant shall submit an oak woodland replacement plan to be prepared by a qualified professional to identify all affected oak woodland canopy that would be removed and replaced. The removal of oak trees shall substantially conform with the approved oak woodland preservation plan established and approved for this project, which identifies 65 percent of the site, or 2.35-acres is comprised of oak woodland tree canopy. The project shall retain, at a minimum, 70 percent, or 1.65-acres of oak woodland tree canopy. Any oak woodland canopy plan developed for and prior to grading permit approvals, must clearly identify existing oak canopy, the removed quantity of canopy, and the replacement based on the 70 percent retention standard that applies to this project, and based on adopted County policies. **[MM Bio-3]**
5. At a minimum, the applicant shall illustrate and replant .70 acres of oak woodland canopy impacts, or .71-acres should the maximum impacts to oak canopy occur. This maximum is allowed based on the 70 percent retention standard, in order to accommodate all on and/or off-site improvements. At no time shall more than .71 acres of oak woodland tree canopy be removed as a combined total for all on- and/or off-site impacts. Based on .70 acres of impacts established as the baseline for this project, the replacement standard for this project

is 51 (15)-gallon oak saplings and 267 oak acorns. Blue oak saplings shall be planted between driveways within the front yard areas of each lot. In addition, a qualified professional shall identify and provide exact recommendations about the types of oaks acorn replacement that would occur on the project with the grading plan to be reviewed by Planning Services and prior to the approval of grading permits. Should the maximum .71-acres of oak woodland canopy be impacted, the qualified professional shall prepare a replacement plan that conforms to County policies and standards. Notes and techniques recommended by the qualified professional for proper caring and maintenance of oak sapling replacement shall be included on the grading plans to conform to County policies and standards. **[MM Bio-4]**

6. Prior to the issuance of the first occupancy permit, the applicant shall provide an update letter to be prepared by a qualified professional about the health and progress of the planted oak acorns and/or oak saplings for this project. A Notice of Restriction (NOR) shall also be placed on the final map that will require similar reports to be provided following one year, three years, five years, and ten years for both acorns and saplings, and a fifteen year update for planted acorns. Either the applicant and/or the newly established Homeowner's Association (HOA) will be responsible in providing report updates. A qualified professional must prepare the reports. Any acorns and/or saplings found not to survive or show adequate progress during each reporting period shall be replaced with (1) gallon oak saplings by the applicant and/or Homeowner's Association (HOA). A qualified professional shall provide a letter update about such replacements, to include specific care and maintenance instructions that would promote the survival of replacements. **[MM Bio-5]**
7. Prior to the approval of grading permits, the applicant shall illustrate a 6-foot tall solid masonry block wall (or similar) at the rear property line for Lots 10 thru 17 on the grading plans and shall construct those walls prior to County issuance of final occupancy permits for any residence on Lots 1 thru 18. The location of the block wall shall conform to the Site Plan prepared for the noise study and the design shall substantially conform to a Basalite, Proto II type D345 Split Face color wall with optional crown, as shown on the 'Sound Barrier Rear Fence: Lots 1 thru 17 Only' exhibit. **[MM Noise-1]**
8. The project will require that a Homeowner's Association (HOA) be legally established for this planned development. The Homeowner's Association (HOA) will be required to develop Conditions, Covenants and Restrictions (CCRs) that would include a parking plan to address parking restrictions on the property. For the parking section of the Conditions, Covenants and Restrictions (CCRs) must include the following provisions:
 - a) All units shall be limited to a maximum of three bedrooms at all times;
 - b) All garages shall be kept free and clear at all times in order to allow for parking of the primary vehicle owned by the owner and/or occupant of the premises;

- c) Garages shall not be used for the sole purpose of storage of household and/or related items and shall not be converted to living or habitable area, at any time;
- d) Private driveways shall only be used as temporary car parking for visitors to the planned development and shall not be occupied by any vehicle for periods in excess of 72 hours at any one time;
- e) Parking on the on-site road easement shall be used as temporary car parking for visitors to the planned development and shall not be occupied by any vehicle for periods in excess of 72 hours at any one time;
- f) Recreational vehicles, boats, and/or large equipment shall not be allowed to permanently park on private lots, road easement, driveways, and/or within garages within this planned development and shall only be allowed to park for a maximum of 2 hours at any one time on the road easement or driveways; and
- g) Residents of this planned development cannot use any portion of Blanchard Road or Panorama Drive to store or park recreational vehicles, boats, and/or large equipment, on either a temporary and/or permanent basis. Such items must be stored at a pay for storage facility and/or outside of a one-mile radius of this planned development. **[MM Traffic-1]**

CONDITIONS OF APPROVAL

Planning

9. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action, as provided in Section 66474.9(b) of the California Government Code.

The subdivider shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a subdivision, which action is brought within the time period provided for in Section 66499.37. County shall notify the subdivider of any claim, action, or proceeding and County will cooperate fully in the defense.

10. This tentative map shall expire within 36 months from date of approval unless a timely extension has been filed.

11. The applicant shall make the actual and full payment of planning processing fees for the rezone, planned development, and tentative map application prior to the County Recorder processing the final map.
12. Prior to the issuance of building permits, the applicant shall make a payment from Quimby in-lieu fees to Planning Services pursuant to Subdivision Ordinance Section 16.12.090. The applicant shall be subject to a \$150.⁰⁰ appraisal fee payable to the El Dorado County Assessor for the determination of parkland dedication in-lieu fees.
13. Prior to the approval of a final parcel map, the applicant shall provide evidence that a looped water system for the 6-inch water lines located at the intersection of Blanchard Road and Clarion Court is connected to the 6-inch water line located 150 feet north of Blanchard Road. A 6-inch water line shall connect this project to that looped water system for potable and fire suppression purposes. The EID and Diamond Springs-El Dorado Fire Protection District have determined that the minimum fire flow for this project is 1000 gallons per minute (gpm) for a period of 2-hours while maintaining 20 pounds per square inch (psi) for residual pressure can be achieved with the looped and connection to the looped water line.
14. A Notice of Restriction (NOR) shall be recorded with the final map stating that an Homeowner's Association (HOA) must be established and maintained in perpetuity with this project.
15. The applicant shall form a Homeowner's Association (HOA) concurrent with the filing of the final map and shall develop Covenants, Conditions, and Restrictions (CCR's) to address common area maintenance, on and off-street parking, oak tree survival, and other mitigation and permit conditions required for this project. The El Dorado Planning Services and County Counsel shall review and approve the Homeowner's Association (HOA) and Covenants, Conditions, and Restrictions (CCR's) to ensure consistency with project mitigation, permit conditions, and county standards.
16. Exterior colors and materials for buildings and fencing shall substantially conform to the following:
 - a) Craftsman design would allow the option of roof materials to be either Burnt Sienna or Aged Bark color CertainTeed Landmark shingles. Front elevation stonework would be shale colored Cultured Ledge Stone. The woodwork of the front elevation would be Sand Pebble in color with either Bravado or a Villita trim option. The option for door and shutter treatments would be the Bravado or Villita color.
 - b) Country design would allow the option of roof materials to be either Resawn Shake or Chestnut color CertainTeed Landmark shingles. Front elevation stonework would be made of Mackinac Cultured River Rock. The woodwork of the front elevation would be either a

Full Sun or Natural Raffia color option with a Swiss Coffee trim. The option for door and shutter treatments would be the Bravado or Green Thumb color.

c) Tuscan design would allow the option of roof materials to be either Terracotta Brown Blend or Medium Terracotta Brown Blend color Capistrano Sunrise Blend Roof Tiles. Front elevation stonework would be Carmel color Cultured Ledge Stone. The stucco of the front elevation would be either a Spanish Sand color with Simply Tan trim or a Gold Promise color with Oxford Brown trim. The option for door and shutter treatments would be the Bravado or Villita color.

d) Except as noted in condition 16(e and f), a 6-foot tall wood fence shall be installed along the property line of all privately owned lots. Such fencing shall be painted with either a natural or a brown stain. All wood fencing shall be maintained in good visual repair at all times.

e) A 6-foot tall high strength aluminum black open fence shall be installed on the eastern property line on Lots 9 and 18. The 6-foot tall high strength aluminum black open fence shall be maintained in good visual repair at all times.

f) A solid block noise wall shall be built on the rear yards on Lots 10 thru 17, as noted by MM Noise-1.

g) Should a specified roof tile color and/or stone color be unavailable or out-of stock, the applicant shall provide Planning Services a replacement color to be reviewed and approved by the Deputy Director of Planning Services with a letter approval, prior to the County approving such changes on any building permit plans. The letter approval shall be placed in the project file for reference.

17. All fencing shall be designed to meet the County's Fence Ordinance Section 17.14.155. All fencing shall be kept free of graffiti and each property owner shall be responsible to meet this requirement.
18. Gates shall not be installed on the on-site road easement, at any time.
19. Common area lighting is not permitted. All necessary outdoor lighting shall be designed to meet the County's Lighting Ordinance Section 17.14.170.
20. Refuse and recycling materials shall be stored out of public view and shall only be located curbside on trash/recycling pick-up days.
21. Outdoor air conditioning units shall be located in the rear yard and/or patio area of each unit and shall be screened from public views. Roof mounted air conditioning units shall not be allowed.

22. Propane tanks shall be located underground. The location of propane tanks shall be shown on the site improvement/grading plans.
23. The final landscape plan shall meet Zoning Code Chapter 17.18.090, and General Plan Policies 7.3.5.1, 7.3.5.2, and 7.4.4.4. The final landscape plan and Water Conservation Landscape Standards form shall be provided to and be approved by the Deputy Planning Director or designee prior to issuance of a building permit. Applicant shall install and maintain landscaping in accordance with the approved final landscaping plan in perpetuity or unless otherwise modified through any future permit.
24. Prior to the approval of occupancy permits, the applicant shall schedule an inspection with Planning Services for verification of compliance with applicable conditions of approval numbered 10 thru 23. The applicant shall provide evidence that each of these conditions have been satisfied and such information shall be included in the project file for reference.
25. In the event a heritage resource or other item of historical or archaeological interest is discovered during grading and construction activities, the applicant shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place and determine its significance. If the find is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities may resume after the appropriate measures are taken or the site is determined not to be of significance. Planning Services shall review the grading plans prior to the issuance of a grading permit.
26. In the event of the discovery of human remains, all work is to stop and the County coroner shall be immediately notified pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission. Planning Services shall review the grading plans prior to the issuance of a grading permit.

Human Services

27. In exchange for consideration of the Planned Development (PD) request to deviate from certain base zone regulations, El Dorado County Human Services shall require one (1) of the 18 single-family units shall be designated as affordable or 'inclusionary' housing for families of moderate income. Moderate income level is defined as those households earning between 80-120 percent of the median family income as established for El Dorado County. According to the details of your project, all are three (3) bedroom single-family, detached homes. Deed restrictions for these specific units shall be recorded prior to approval of the final map.

28. An affordable housing plan, to include but not be limited to financing arrangements, monitoring program, and 20-year deed restrictions, shall be established by the applicant through the Department of Human Services, Housing Authority. A copy of the affordable housing plan shall be submitted to Planning Services prior to final occupancy of the first single-family unit.
29. In accordance with General Plan *Policy HO-3j*, the property owner(s) shall provide notice to the California Department of Housing and Community Development, the County Department of Human Services, and the existing tenants at least two years prior to the conversion of the affordable housing units to market rate.

Department of Transportation

30. The applicant shall construct the following roadways as specified in Table 1. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the recordation of the final map:

TABLE 1			
ROAD NAME	DISM PLAN TYPE(S)	ROAD WIDTH	EXCEPTIONS/NOTES
On-site Access Roadway	StdPlan101B StdPlan104	30ft (50ft R/W)	Type 1 rolled curb with 4* ft sidewalk.
Blanchard Road	StdPlan101B StdPlan104	18ft from exist. roadway centerline (25ft R/W from centerline)	Type 2 vertical curb per DISM Std Plan 104, 6 ft wide shoulder in lieu of sidewalk on south and southwest side only with required edge line striping.
Panorama Drive	StdPlan101B StdPlan104	18ft from exist. roadway centerline (30ft R/W from centerline)	Type 2 vertical curb per DISM Std Plan 104, 6 ft wide shoulder in lieu of sidewalk on east side only with required edge line striping.

Notes for Condition 1 Table 1:

Road widths in the preceding table are measured from curb face to curb face.

Curb face for rolled curb and gutter is 6" from the back of the curb.

*With approved waiver.

31. The applicant shall replace the existing 8 inch and 12 inch culvert crossing under Panorama Drive at its intersection with Blanchard Road with a minimum 18 inch culvert, as required in the approved drainage report. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the recordation of the final map.
32. The applicant shall provide a thermoplastic edge (of travel way) line stripe according to the Caltrans Standard Specifications and Traffic Manual or as required by DOT. This

required edge line stripe shall be placed along the edge of the travel way along the entire roadway frontage of Blanchard Road and Panorama Drive. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the recordation of the final map.

33. The applicant shall obtain an encroachment permit from DOT and shall construct the roadway encroachment (with the minimum required sight distance) from the on-site access roadway onto Panorama Drive to the provisions of County Standard Plan 103C, prior to the recordation of the map.
34. The applicant shall irrevocably offer to dedicate, in fee, 25 feet of right of way, with slope easements where necessary, along the entire project frontage for Blanchard Road, as required by the General Plan, prior to the recordation of the final map. This offer will be accepted by the County of El Dorado.
35. The applicant shall irrevocably offer to dedicate, in fee, 30 feet of right of way, with slope easements where necessary, along the entire project frontage for Panorama Drive, as required by the General Plan, prior to the recordation of the final map. This offer will be accepted by the County of El Dorado.
36. The applicant shall provide a 50-foot wide non-exclusive road and public utility easement (R & PUE) for the on-site access roadway and a 60-foot wide radius (R & PUE) for the cul-de-sac prior to the recordation of the final map.
37. The applicant shall form and/or verify the existence of an entity, to the satisfaction of DOT, for maintenance of all on-site roadway and drainage facilities, prior to the recordation of the final map.
38. A vehicular access restriction shall be established on the final map along the entire frontage of Panorama Drive and Blanchard Road, except for the proposed encroachment onto Panorama Drive.
39. The applicant shall adhere to all DOT standard conditions as specified on Attachment A, which were provided to the applicant on June 26, 2007.
40. The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual from the County Department of Transportation, and pay all applicable fees prior to filing the final map.
41. The developer shall enter into an Improvement Agreement with the County and provide security to guarantee performance of the Improvement Agreement as set forth within the County of El Dorado Major Land Division Ordinance, prior to filing the final map.

42. The construction of all required improvements shall be completed with the presentation of the final map to the Planning Director before presentation of the final map to the Board of Supervisors for its approval. For improvements not completed, the subdivider shall provide a 100 percent performance surety and a 50 percent labor and materialmen surety by separate bond, cash deposit, assignment, or letter of credit from a financial institution. For improvements which have been completed, the subdivider shall provide a ten percent maintenance surety in any of the above-mentioned forms. Verification of construction, or partial construction, and cost of completion shall be determined by the County Department of Transportation. The developer shall pay the traffic impact fees in effect at the time a building permit is issued for any parcel created by the subdivision.
43. A notice of restriction shall be recorded on all lots where off street parking is required in lieu of the additional on street parking spaces or bays. As an alternative, the project CC&Rs shall include a provision for off street parking to compensate for lack of parking normally required on the street.
44. The final map shall show all utility, road and drainage easements per the recommendation of the utility purveyors and the County Engineer. Final determination of the location of said easements shall be made by the County Engineer. Said easements shall be irrevocably offered to the County.
45. A final drainage study shall be prepared by the project proponent and submitted with the subdivision grading and improvement plans to the approval of the Department of Transportation. All drainage facilities identified in the drainage study shall be included in the subdivision grading and improvement plans.
46. All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to Sacramento County Standard Drawing 11-10. All stamps shall be approved by the El Dorado County inspector prior to being used.
47. The applicant shall submit a soils and geologic hazards report (meeting the requirements for such reports provided in the El Dorado County Grading Ordinance) to, and receive approval from the El Dorado County Department of Transportation. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations.
48. Grading plans shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance and El Dorado County Storm Water Management Plan. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation, and the potential discharge of pollutants into drainages.

49. Grading plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Department of Transportation. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Department of Transportation shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. The County shall issue no building permits until the Department of Transportation approves the final grading and erosion control plans and the grading is completed.
50. The timing of construction and method of revegetation shall be coordinated with the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to the Department of Transportation. The Department of Transportation shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.
51. This project disturbs more than one acre of land area (43,560 square feet). At the time that an application is submitted for improvement plans or a grading permit, the applicant shall file a "Notice of Intent" (NOI) to comply with the Statewide General NPDES Permit for storm water discharges associated with construction activity with the State Water Resources Control Board (SWRCB). This condition is mandated by the State of California. A filing form, a filing fee, a location map, and a Storm Water Pollution Prevention Plan (SWPPP) are required for this filing. A copy of the Application shall be submitted to the SWRCB, with a duplicate copy submitted to the County, prior to building permit issuance, and by state law must be done prior to commencing construction.
52. All curb returns, at pedestrian crossing, shall include a pedestrian ramp with truncated domes per Caltrans Standard A88A and four feet of sidewalk/landing at the back of the ramp.
53. Subdivision improvements shall include rough grading of driveways for all lots with street cuts or fills along the frontage of six feet or more difference in elevation, or as found necessary for reasonable access by the County Engineer. Construction of said driveways shall conform to the Design and Improvements Standards Manual and the Encroachment Ordinance. As an alternative, a Notice of Restriction shall be filed against all downhill lots with fill in excess of 6 feet which allows structural driveway access only.
54. The responsibility for, and access rights for, maintenance of any fences and walls constructed on property lines shall be included in the Covenants, Conditions, and Restrictions (CC&Rs).
55. Cross lot drainage shall be avoided. When cross lot drainage does occur, it shall be contained within dedicated drainage easements, and included in the County Service Area Zone of Benefit (ZOB), Home Owners Association, or other entity acceptable to the County.

This drainage shall be conveyed via closed conduit or v-ditch, to either a natural drainage course of adequate size or an appropriately sized storm drain system within the public roadway.

56. Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to DOT with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.
57. Construction activities shall be conducted in accordance with the County noise regulation or limited to the following hours and days: 7 a.m. and 7 p.m., Monday through Friday, and 8 a.m. and 5 p.m. on weekends, and on federally-recognized holidays. Exceptions are allowed if it can be shown that construction beyond these times is necessary to alleviate traffic congestion and safety hazards.

Diamond Springs-El Dorado Fire Prevention District

58. Prior to the issuance of building permits and issuance of the final parcel map, the applicant must consult with the Diamond Springs-El Dorado Fire Prevention District about required fees, plan reviews, and/or site visits for this project. The district plan review fee structure is as follows:
 - a. Application fee is \$50.
 - b. Six or more lots are a fee of \$300 plus \$10 for each additional lot.
59. The tentative map identifies on-street parking. The areas not identified on the tentative map for on-street parking shall be fire lanes and shall not allow parking for any vehicle other than fire apparatus, at any time. The applicant shall paint all fire lane curbs with red paint and shall provide white stenciled lettering identifying 'no parking at any time, fire lane' on such curbs and as approved by the Fire District.
60. Minimum fire flow required is 1500 gallons per minute (gpm) at 20 pounds per square inch (psi) for a period of two hours for residential units larger than 3,600 square feet. If the square footage is below 3,600 square feet, the minimum fire flow will be 1,000 gallons per minute (gpm) at 20 pounds per square inch (psi) for a period of two hours.
61. Provide document from El Dorado Irrigation District (EID) to show that the system will meet required fire flow for this project. Per EID they can meet this if a loop water line is provided.
62. Additional hydrants will be required for this project. The Fire District will determine hydrant locations.

63. All driveways shall provide a minimum 12-foot traffic lane, with unobstructed horizontal clearance of 14 feet and unobstructed vertical clearance of 15 feet along its entire length, and be capable of supporting a 40,000 pound load.
64. All roadways will be a minimum of 20 feet wide, all weather surfaces, to El Dorado County Standards. If there will be parking on one side of the road, the road shall be 30 feet minimum width. Parking on both sides of the road will require 40 feet minimum road width, or as approved by the Diamond Springs-El Dorado Fire Protection District should the road width be minimally smaller in width on limited sections of the project road easement, and as shown for a 100-foot portion of the road easement on the tentative parcel map. A portion of the project will be allowed to provide parking on both sides of the street, as illustrated on the tentative parcel map.
65. A turnaround shall be provided to all building sites with driveways over 300 feet in length. Turnarounds shall be within 50 feet of the building with a minimum turning radius of 40 feet from the centerline of the road. The applicant may use a hammerhead “T,” a modified “T” or a modified “Y” in lieu of a circular type turnaround, per El Dorado County Department of Transportation (DOT) Standard Plan 101C.
66. Disposal, including chipping, burying, burning, or removal to a landfill site approved by the local jurisdiction, or flammable vegetation and fuels caused by site development and construction, road and driveway construction, and fuel modification shall be completed prior to completion of road construction or final inspection of a building permit.
67. Subdivision and other developments, which propose greenbelt as a part of the development plan, shall located said greenbelt strategically, as a separation between wildland fuels and structures. The locations shall be approved by the inspection.
68. Prior to the recording of the final map, the applicant shall ensure that the financing mechanism associated to public safety and fire protection is place, including inclusion within, or annexation into, a Community Facilities District (CFD) established under the Mello-Roos Community Facilities Act of 1982 (Government Code Section 53311 et seq.), established by the Diamond Springs-El Dorado Fire Protection District for the provision of public services permitted under Government Code Section 53313, including fire suppression services, emergency medical services, fire prevention activities, and other services (collectively Public Services), and as such, shall be subject to the special tax approved with the formation of such CFD with the Tract’s inclusion or annexation into the CFD.

Environmental Management

69. Prior to approval of grading and/or improvement plans, the applicant shall provide a Fugitive Dust Mitigation Plan (FDMP) and application with the appropriate fees to be reviewed and

approved by the County Air Quality Management District (AQMD). The FDMP shall comply with the requirements of Rule 223 and 223.1.

70. All project construction activities shall adhere to AQMD Rule 224 for Cutback and Emulsified Paving Materials.
71. All project architectural coatings shall adhere to AQMD Rule 215.
72. Any burning of wastes that result from 'Land Development Clearing' must be permitted through the AQMD. Only vegetative waste material may be disposed of using an open outdoor fire pursuant to AQMD Rule 300.
73. The following measures shall be implemented during construction activities to maintain the air quality standards established by the AQMD. The standards include: use of low emission on-site mobile construction equipment, maintenance of on-site equipment to manufacturer's specifications, retardation of on-site diesel engine injection timing by two to four degrees, use of electricity from power poles rather than temporary gasoline or diesel generators, use of reformulated low-emission diesel fuel, use of catalytic converters on gasoline powered equipment, substitution of electric and gasoline powered equipment for diesel-powered equipment where feasible, inactive construction equipment shall not remain idling for periods in excess of two minutes, materials shall be scheduled for delivery during off-peak hours, configure construction parking to minimize traffic interference, and develop a construction traffic management plan.
74. Prior to the construction or installation of any new point source emission units or non-permitted emission units such as gasoline dispensing facilities, boilers, internal combustion engines, the applicant shall submit an authority to construct application to be reviewed and approved by the AQMD. Submittal of the application shall include facility diagram(s), equipment specifications, and emission factors.

County Surveyor

75. All survey monuments must be set prior to the presentation of the final map to the Board of Supervisors for approval, or the developer shall have surety of work to be done by bond or cash deposit. Verification of set survey monuments, or amount of bond or deposit shall be coordinated with the County Surveyors Office.
76. The roads serving the development shall be named by filing out a completed Road Name Petition with the County Surveyors Office prior to filing the final map.

ATTACHMENT 2 **FINDINGS**

FILE NUMBER Z07-0019/PD07-0014/TM06-1417

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made:

1.0 CEQA FINDINGS

1.1 El Dorado County has considered the Mitigated Negative Declaration together with the comments received during the public review process. The Mitigated Negative Declaration reflects the independent judgment of the County, has been completed in compliance with CEQA, and is adequate for this project.

1.2 The Initial Study identifies that this project proposes a less than significant impact on the environment with specific mitigation outlined within the Biological Resources and Transportation/Traffic categories. By including mitigation for these two categories, the effects on the Mandatory Findings of Significant section are also reduced below a level of significance for this project.

1.3 The documents and other materials, which constitute the record of proceedings upon which this decision is based, are in the custody of the Development Services Department - Planning Services at 2850 Fairlane Court, Placerville, CA 95667.

1.4 Public Resources Code Section 21081.6 requires the County to adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment. The approved project description and conditions of approval, with their corresponding permit monitoring requirements, are hereby adopted as the monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.

2.0 REZONE FINDING

2.1. *That the rezone is consistent with the adopted 2004 General Plan Land Use Designation and the policies of the General Plan.*

The rezone would add the Planned Development (PD) combined zone district to the existing One-Family Residential (R1) zone. The PD that has been developed for this project that clusters development of 18 single-family residential units, while providing outdoor common open space area of 30 percent with a 43,500 square foot open space lot and a 3,812 square foot tot lot meets the policy of the General Plan for a planned development. The PD provides innovative design by combining effective road improvements and access, placement of individual lots on the least sensitive portions of the property, sensitive site grading and building design, as well as a host of architectural design features that promote a balanced subdivision. Such innovation requires that certain development standards be reduced in order for this project to achieve the appropriate density

of the High Density Residential (HDR) General Plan land use designation of this lot. This project also meets applicable policies outlined by the General Plan including, those for public road and services, utilities, improvements that will be necessary for this project, removal and replanting of oak woodland tree canopy to meet the policies of the General Plan. The project also designates one unit that will be affordable to moderate income households for a period of 20 years.

3.0 PLANNED DEVELOPMENT FINDINGS

3.1 That the Planned Development (PD) is consistent with the General Plan.

As proposed, the Planned Development (PD) application and necessary improvements are consistent with the policies and land use designation of the adopted 2004 General Plan. The project meets the High Density Residential (HDR) designation because it provides an 18 unit clustered single-family detached product, where 18 units are allowed. PD criteria are being addressed concurrent with site design that provides an innovative clustered concept. The deviations that are requested with the PD are appropriate based on the overall project design, with the understanding that there is an added public benefit being provided by this project with inclusion of one unit available to only qualifying moderate income households. The flexibilities in design standards are required in order to justify the project and provide the necessary density of the High Density Residential (HDR) land use designation and the base zone. The flexibilities will allow the project to support the goals established for a PD and those established by the General Plan for the protection of site resources such as oak woodland tree canopy. The 18 units are compatible with the surrounding pattern of development, in that this lot is a transition lot from the less intense single family residential development on the south to the more intense commercial areas located closer to Mother Lode Drive to the north. Other similarly designed projects with comparable densities exist in the immediate area.

3.2 The proposed development is designed to provide a desirable environment within its own boundaries.

This project provides 30 percent common open space area where 30 percent is required based on PD standards. The site incorporates the gentle slope and topography of the site into the overall design by stepping buildings on the higher elevations of the parcel away from Blanchard Road. Combined with the siting and clustering of buildings, the use of tasteful architectural elements including the Craftsman, Country, and Tuscan themes, private homeownership opportunities, adequate spacing between structures, proper landscaping, replanting of blue oak saplings within the front yard of each home, and other site improvements, this project creates a sensible and desirable environment within the project boundaries.

3.3 *That any exception to the standard requirements of the zone regulations are justified by the design or existing topography.*

The project proposes to deviate from most of the underlying One-Family Residential (R1) zone development standards because it provides innovative design in the project layout with an added public benefit that designates one of the 18 units as an affordable unit for moderate income households for a period of 20 years. The project will minimize site grading and provides buildings that step in order to minimize the required grading necessary for this project. The project provides adequate improvements for necessary on and off-site roads in order to improve access into this subdivision as well as improvements that would upgrade the surrounding neighborhood. The project also provides a practical single-family design solution for detached units that would each comprise of a private and enclosed back yard. There is a large common are open space lot that will be maintained in its natural state, as well as a tot lot that can be used by residents or those that visit the residents of this subdivision. The project is within a Community Region and requests the deviations in order to achieve the density potential available by clustering development. As a result, this development is well suited for this property and fits well within the area.

3.4 *The site is physically suited for the proposed use.*

This property is located within the Diamond Springs-El Dorado Community Region and is designated for single and/or multi-family residential development. The property is a transition lot that buffers the less intense single-family residential properties on the south from the more intense commercial zones and uses located north and closer to Mother Lode Drive on the north. The site is predominantly a semi-rural infill site because it is surrounded by existing and similar single-family residential development. As an infill lot, direct access is available onto Panorama Drive which is in close proximity to Mother Lode Drive. A 6-foot solid block wall at the rear property line of Lots 10 thru 17 will attenuate any noise at the residential property line to meet the General Plan requirement of 60 decibels. With the transportation improvements necessary for this project, this project proposes to upgrade the immediate roads in order to enhance the circulation for the neighboring area. As a result, this site is physically suited for the proposed single-family residential use.

3.5 *That adequate services are available for the proposed uses, including but not limited to, water supply, sewage disposal, roads, and utilities.*

Adequate public services are available or will be provided as conditioned by installation of road, water and wastewater upgrades and improvements, and fire suppression facilities such as additional fire hydrants and roads that can be accessible by fire apparatus. Adequate fire and police protection, parks and recreational opportunities, as well as schools, exist in the area. These public services will be available for this planned development.

3.6 *That the proposed uses do not significantly detract from the natural and scenic values of the site.*

This 3.62-acre site is a semi-rural infill lot that is surrounded by existing and similarly developed properties. As designed, the project proposes a sensitive site design that incorporates landform grading techniques and building siting to create a balanced and aesthetically pleasing product that fits within the neighborhood. The majority of the oak trees will be retained and those that are to be removed shall be replaced to meet both the retention and replacement standards of the General Plan policies. By preserving these oak trees, the project proposes to integrate the necessary disturbance required for this project with the natural and scenic qualities that exist at this property. Exterior colors and materials of buildings will add to the eclectic character of the neighborhood by providing aesthetically pleasing design themes of Craftsman, Country and Tuscan. The selected colors will blend the buildings with the existing earth tone colors that are characteristic of the property and the surrounding neighborhood.

4.0 TENTATIVE MAP FINDINGS

4.1 *The proposed tentative map, including design and improvements, is consistent with the General Plan.*

All necessary improvements have been considered by the reviewing disciplines in order to determine that this tentative map, including design and improvements, is consistent with the policies of the General Plan. The General Plan HDR land use designation allows a maximum density of one to five units per acre. The tentative map proposes to subdivide a 3.62-acre site to allow 18 single-family residential lots clustered as part of a planned development concept. Each residential lot ranges in size between 2,470 and 3,611 square feet in size with each lot having direct driveway access onto a road easement. The road easement provides direct access onto Panorama Drive that connects to Blanchard Road extending to Mother Lode, which are County maintained roads. As part of the project, infrastructure such as those necessary for road widening and improvements, water and wastewater utility improvements and connections onto the El Dorado Irrigation District (EID) system, fire hydrants and adequate water pressure will be implemented during the processing of the final parcel map or during the review of building and grading permit applications. With the mitigation that has been established for this project, the impacts have been assessed and it has been found that there will be a less than significant level of impact to biological resources, including oak trees, will be required. The project will implement County grading and drainage standards to ensure proper grading and improvements area included in the final design.

4.2 *The proposed tentative map conforms to the applicable standards and requirements of the County's zoning regulations and Minor Land Division Ordinance.*

With the rezone, the Planned Development (PD) combined zone would be added to the underlying One-Family Residential (R1) zone of the property. That would allow the project to deviate from the required development standards required within the R1 because the project provides innovation in site design by providing the requires 30 percent common area open space and options to building and design frontage using either a Craftsman, Country, or Tuscan theme with appropriate materials

and color palettes. The project provides the required on-site road improvement of 30 feet with four foot wide sidewalks within an easement of 50 feet, as well as an appropriate cul-de-sac for circulation and access, all of which would be maintained by a newly established Homeowner's Association (HOA). Off-site road improvements and dedications on the Panorama Drive and Blanchard Road easements will be required. All on and off-site roads will be designed to meet the County's Design and Improvements Standards Manual (DISM) Standard Plan 101B and 104. Panorama Drive will have a half road width improvement of 12 feet plus 6 feet of shoulder and will be required to dedicate 30 feet of right of way. Blanchard Road will be improved with a half road width improvement of 12 feet plus 6 feet of shoulder and will be required to dedicate 25 feet of right of way. All grading, drainage, and improvements shall be designed to meet the County standards during the review of final grading and improvement plans. As such, the project conforms to the standards and requirements of the County's Zoning Ordinance and Minor Land Division Ordinance.

4.3 *The site is physically suitable for the proposed type and densities of development.*

This property is well suited within an established neighborhood in order to accommodate a Planned Development (PD) clustered concept with the High Density Residential (HDR) designation. The proposed subdivision of 18 new single-family lots can accommodate new single-family residential development. The location of the home sites are situated on the least sensitive portions of the property.

4.4 *The proposed subdivision is not likely to cause substantial environmental damage*

As designed, the Planned Development (PD) clusters development of 18 units will not have a significant impact on the environment. Development will be directed to the least sensitive portions of the property. Oak trees and oak woodland tree canopy shall be removed and replanted based on the maximum allowed by the General Plan. Since the project is located within Rare Plant Mitigation Area 2, an in-lieu fee will be assessed during the building permit review phase which is suitable for impacts within this area. No wetlands exist on this property. Because there is a potential for raptors and songbirds to nest on-site, a site survey would be required should grading activities be proposed during the breeding period and certain mitigation would need to be included in the form of non-building buffers should nesting species be discovered.