

AUBURN/BOWMAN COMMUNITY PLAN

IV. ENVIRONMENTAL RESOURCES MANAGEMENT ELEMENT

A. INTRODUCTION

The Environmental Resources Management Element (ERME) is presented in three major sections; Natural Resources, Open Space, and Cultural Resources. The element presents goals and policies intended to protect or conserve environmental resources within the Auburn/Bowman Community Plan area. The majority of the technical data and descriptive information relating to each of the sections below is contained in the Background Report which accompanies the Plan and the Plan EIR.

1. Constraints Map

The Plan area contains several resource constraints which, when viewed individually or together as a composite, represent impediments to the use of land, water and air. The natural and open space resources identified in this element present various levels of constraints to urban and rural development. The absence or reduced existence of natural constraints also presents the opportunity for development with the least potential for environmental impact. Figure 13 shows a composite map of constraints made up of those factors which most clearly affect the location, type, and extent of potential development (high erosion hazard/steep slopes, serpentine formation, Williamson Act lands, and Foothill Valley Riparian Vegetation). However, several other constraints exist which should be considered in the review of any development proposal. These include wetlands which are closely correlated with riparian vegetation areas; fire hazard areas which are correlated with steep slopes, and; hydric soils, which are not considered a development constraint in themselves, but which present the greatest opportunity for land banking for riparian and wetland replacement. These constraints and their level of development restriction are discussed in the Background Report.

B. NATURAL RESOURCES

Natural resources include soils, geology, hydrology, vegetation, fish and wildlife, and air quality. Together, these natural resources comprise the physical environment. The goals and policies contained in each of the following sections will allow for the necessary compromise in the competition for limited resources.

1. Soils

a. GOALS

- (1) CONSERVATION OF SOILS AS A VALUABLE NATURAL RESOURCE.
- (2) MINIMIZE SOIL LOSS DUE TO ACCELERATED EROSION.
- (3) MINIMIZE THE CONVERSION OF SOILS SUITABLE FOR AGRICULTURAL PURPOSES TO NON-AGRICULTURAL USES.

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b. Policies

- (1) Utilize the existing inventory of important soil types to serve as a means of identifying unique and important resources prior to project development. In the absence of more detailed site specific studies, determination of soil suitability for particular land uses shall be made according to the Soil Conservation Service's Soil Survey of Placer County.
- (2) Coordinate with local, state and federal agencies with a trustee responsibility for the management of natural resources when land development activities affect soil resource conservation and management efforts.
- (3) Require slope analysis maps during the environmental review process or at the first available opportunity of project review, as needed, to assess future grading activity, building location impacts, and road construction impacts.
- (4) Ensure implementation of the Placer County Grading Ordinance to protect against sedimentation and soil erosion.
- (5) Support and encourage existing special district, state, and federal soil conservation and restoration programs.
- (6) Developers shall provide adequate drainage and erosion control during construction as described in the Placer County Land Development Manual.
- (7) Discourage the use of off-road motor vehicles in areas where topsoil destruction or reduction of valuable habitat could result.
- (8) Discourage the conversion of land designated for agricultural uses to non-agricultural uses by encouraging Williamson Act Preserves, by maintaining large minimum parcel sizes in agricultural areas in order to prevent fragmentation of land ownership patterns that lead to the loss of open space and economic agricultural units, and by supporting an agricultural buffer zone which would result in directing "urban and suburban" uses into areas appropriately zoned for such uses.
- (9) Consider recreation facilities and activities such as fishing, camping, equestrian activities, and parks as appropriate uses in areas of agricultural operations.

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Figure 13

c. Discussion

Soil limitations (physical and chemical) are typically recognized as constraints to urban development and generally include the following considerations:

- (1) Water features and relationships
- (2) Engineering properties
- (3) Sanitary waste absorption properties
- (4) Properties to support wildlife
- (5) Properties to support woodland, rangeland, agriculture

Information for each of these limitations is included in Placer County's Soil Survey and discussed in general by the Soil Classification System.

2. Geology

a. GOALS

- (1) MINIMIZE LOSS OF LIFE, INJURY, DAMAGE TO PROPERTY, AND IMPACTS TO HUMAN HEALTH RESULTING FROM GEOLOGIC HAZARDS.
- (2) IDENTIFY AND PROTECT IMPORTANT GEOLOGIC AND MINERAL RESOURCES IN THE PLAN AREA.

b. Policies

- (1) Require a detailed geological report during the environmental review process (could be deferred until the improvement plan process) for public and private development projects in high hazard areas (15%-30% or more slopes). Such reports shall be completed by a registered geologist, or other qualified specialist, and shall conform to standards adopted by the County of Placer.
- (2) Require a soils report on all building permits and grading permits within areas of known slope instability or where significant potential hazard has been identified.
- (3) Discourage, through precise zoning for large parcel sizes, new development on serpentine formations which require individual wells, septic systems, or water recharge areas.
- (4) During project review, consider the development limitations of geologic formations.
- (5) The goals and policies of the Placer County Mineral Resource Conservation Element are included by reference as a part of the

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A/BCP.

- (6) Project drainage plans should direct runoff and drainage away from steep and/or unstable slopes.

3. Hydrology

a. GOALS

- (1) CONSERVE AND ENHANCE, AND PROTECT FROM DEGRADATION, SURFACE AND GROUND WATER SUPPLIES AND ADEQUATELY PLAN FOR THE DEVELOPMENT AND PROTECTION OF THESE RESOURCES FOR FUTURE GENERATIONS.
- (2) SAFEGUARD AND MAINTAIN NATURAL WATERWAYS TO ENSURE WATER QUALITY, FLORA AND FAUNA SPECIES DIVERSITY AND UNIQUE WILDLIFE HABITAT PRESERVATION.
- (3) REDUCE FLOOD HAZARDS BOTH ON-SITE AND DOWNSTREAM.
- (4) REDUCE POTENTIAL FOR LOSS OF LIFE AND DAMAGE TO PROPERTY RESULTING FROM CURRENT FLOODWAY DEFICIENCIES.
- (5) EDUCATE THE PUBLIC REGARDING THE POTENTIAL IMPACTS OF THEIR ACTIONS ON DRAINAGE, FLOODING AND WATER QUALITY.

b. Policies

- (1) Improve water quality by eliminating existing water pollution sources and by discouraging activities which include the use of hazardous materials around wetland and groundwater recharge areas.
- (2) Preserve and enhance watersheds, particularly those adjacent to domestic water supply sources. Where urban or suburban development is permitted within such watersheds, require that urban runoff be adequately treated before being released.
- (3) Coordinate with the Bureau of Reclamation, P.G.&E., Placer County water Agency (PCWA), and Nevada Irrigation District (NID) to promote the use of water reservoirs for multiple purposes where appropriate; i.e., water conservation, flood control, recreation, generation of hydroelectric power, and wildlife habitat.
- (4) Ensure that an adequate quality and quantity of water is delivered

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to residents of the Auburn/Bowman area through continued cooperation with the Placer County Water Agency and the Nevada Irrigation District.

- (5) Support regional, state, and federal agencies in their efforts to exact high levels of water quality from sewage dischargers.
- (6) Promote water conservation through development standards, building requirements, landscape design guidelines, and other applicable policies and programs.
- (7) Coordinate with the Placer County Health Department and the Department of Public Works in identifying critical watershed areas and in designating Best Management Practices appropriate to those areas for use by new development projects which are undertaken in those watersheds.
- (8) Establish a water well monitoring program in areas with known or potential water quality problems or reduced yields. Take action to mitigate water quality problems and review development proposals in low water yield areas.
- (9) Manage all stream environment zones, including flood plains, and riparian vegetation areas to promote multiple usage for flood control, open space, recreation, and wildlife habitat.
- (10) Maintain and improve, where necessary, the quality of water in perennial and intermittent streams.
- (11) Encourage owners of property adjacent to waterways and/or responsible agencies to maintain healthy vegetation along drainage courses, or to provide other suitable means of preventing bank erosion and siltation.
- (12) Establish special procedures (including setbacks, etc.) for land use, building locations, grading operations, and vegetation removal adjacent to all drainage ways, canals, and significant water features.
- (13) Prepare and adopt a stream management plan and ordinance to protect and enhance waterways and stream channels.
- (14) Develop brochures and other methods to educate the public and developers regarding the potential impacts of development on drainage, flooding and water quality.
- (15) Continue to implement and enforce the Grading Ordinance and Flood Damage Prevention Ordinance.
- (16) Ensure that new development storm drainage systems are designed

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in conformance with the Placer County Flood Control and Water Conservation District's "Stormwater Management Manual" and the County "Land Development Manual."

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- (17) Require new development to detain increases in peak stormwater runoff, or to pay appropriate in-lieu fees for compensating improvements, in all areas recommended for local detention in the "Auburn/Bowman Community Plan Hydrology Study" (Appendix D of the Plan's Background Report).
- (18) Reduce the negative impacts on water quality resulting from urban runoff for all commercial, industrial, and residential projects by treating such runoff before it enters intermittent or permanent streams. All feasible mitigation measures should be considered, including, but not limited to, artificial wetlands, infiltration/sedimentation basins, riparian setbacks, oil/grit separators, wet scrubbing of parking areas with a scrubbing/vacuum machine and proper wash water disposal, or other effective Best Management Practices, where appropriate.
- (19) The community's canal systems should be protected from excessive contamination resulting from spillage or runoff of impurities originating from land development projects.
- (20) Require that canals be encased whenever they pass through developments with lot sizes of 2.3 acres or less; where subdivision roads are constructed within 100 feet upslope or upstream from canals; and within all commercial, industrial, institutional, and multi-family developments.
- (21) Require fencing of canals wherever lot size is between 2.3 and 4.6 acres, and on a case-by-case basis as determined by the entity responsible for the canal.
- (22) Require that each new development project potentially affecting a canal must provide proper protection to that canal as part of the development review committee (DRC) review of the project. Require that DRC coordinate its requirements with the entity responsible for the canal.
- (23) Evaluate potential flood hazards in an area prior to the approval of future development projects.
- (24) New construction (i.e., structures requiring building permits) should not be permitted within 100 feet of the centerline of permanent streams, within 50 feet of the centerline of intermittent streams, or within the future (fully developed) 100-year floodplain, whichever is greater. Where floodplain information does not exist, require determination of this information by the project proponent prior to issuance of development permits.
- (25) Maintain natural conditions within the 100-year floodplain of intermittent and permanent streams except where work is required

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to maintain the streams' drainage characteristics and where such work is done in accordance with the Placer County Flood Damage Prevention Ordinance.

- (26) Assure that new development conforms with the adopted programs, recommendations, and plans of the Placer County Flood Control and Water Conservation District.

c. Discussion

(1) Ground Water

Rural residential uses in the northern and western portion of the Plan area generally depend on groundwater for domestic needs. Ground water in sufficient quantities to supply domestic requirements occurs only along open fractures within metamorphic and granitic rock units. Terrace deposits are of insufficient occurrence to provide a significant ground water supply, although there may be a few water wells producing from these surficial deposits along Dry Creek.

Groundwater, its occurrence and quality, is greatly variable due to the complex geology in the Plan area. In general, well water in the Auburn/Bowman area is of moderate to high quality. The only problem areas encountered have been in serpentine rock where ground water can be salty and brackish and in the Shirland Tract area where elevated levels of nitrate have been found.

(2) Surface Water Supplies

An extensive network of canals and reservoirs exists within the A/BCP boundaries which supplies surface water for domestic use throughout the Plan area, to the City of Auburn and also to the residential and agricultural regions of the County to the south and west of the Plan area. The canals are owned and operated by three different agencies: the Pacific Gas and Electric Company (PG&E), the Placer County Water Agency (PCWA), and the Nevada Irrigation District (NID). The source of the water for most of the canals is the Bear River and Lake Combie to the north of the Plan area. In general, most of the canals transport the water from north to south through the A/BCP area with many side diversions and spills being located within the Plan boundaries. Some of the canals are used solely for water supply purposes (municipal and agricultural), whereas others are also used for power generation. There are five reservoirs within the Plan area ranging in surface area from less than three acres to more than fifty acres. Most of these reservoirs are used primarily for storing water and diverting it to the various canals. Refer to the Background Report for a listing of all canals and reservoirs. This water delivery system is discussed further in the Public Facilities Element of this Plan. An extensive technical analysis of the protection of the water quality in this canal/reservoir system and its potential solutions is located in the Plan's Background Report.

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(3) Drainage, Flooding and Water Quality

The A/BCP study area covers approximately 41.5 square miles and is contained within portions of six different drainage basins: Bear River, Orr Creek, Dry Creek (including Rock Creek), Auburn Ravine (including North Ravine), Mormon Ravine, Dutch Ravine and the American River (North Fork) (see Figure 14). Each watershed and the respective land area that are within the Plan area (or that contribute flows to the study area) was thoroughly analyzed by an engineering consultant. That information is contained in the Plan's Background Report. Also found in the Background Report are the assumptions, methodologies, data, and statistics used by the consultant in evaluating the flooding and water quality problems for each of the watershed areas listed, as well as recommended solutions to drainage problems in the Plan area.

4. Vegetation

a. GOALS

- (1) PRESERVE OUTSTANDING AREAS OF NATIVE VEGETATION AND TREES, NATURAL TOPOGRAPHIC FEATURES, WILDLIFE HABITATS AND CORRIDORS, AND RIPARIAN CORRIDORS.
- (2) CONSERVE SIGNIFICANT GRASSLAND AND WOODED AREAS AS ESSENTIAL ECONOMIC, NATURAL, AND AESTHETIC RESOURCES.
- (3) PROTECT, RESTORE, AND ENHANCE THREATENED AND ENDANGERED SPECIES AND THE HABITAT WHICH SUPPORTS THOSE SPECIES.

b. Policies

- (1) Conserve vegetative resources due to their importance for wildlife habitat, watershed protection, climate moderation, erosion control, and for their many other values.
- (2) Conserve the natural landscape, including minimizing disturbance to natural terrain and vegetation, as an important consideration in the design of any subdivision or land development project.

Figure 14

- (3) Require field studies as part of "major" project review or where the habitat of special status species is known to exist in order to document the possible occurrence of special status plant species and provide a method of protecting, monitoring, replacing or otherwise mitigating the impacts of development in and around these sensitive habitats.

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- (4) Support the "no net loss" policy for wetland areas administered by the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service and the California Department of Fish and Game. Coordination with these agencies at all levels of project review shall continue to ensure that their concerns are adequately addressed. Review the success of this policy every five years and make changes as appropriate.
- (5) Identify, protect, and enhance riparian corridors and vegetation; encourage preservation and maintenance of these areas in as natural a state as possible.
- (6) Require 100' building setbacks from the centerline of perennial streams and 50' building setbacks from the centerline of intermittent streams as specifically shown on Figure 14 (Watersheds Map).

Based on more detailed information supplied as a part of the review for a specific project, the County may determine that such setbacks are not applicable in a particular instance or should be modified based on the new information provided.

- (7) Provide mitigation where impacts to stream environment zones or wetland areas are unavoidable. Measures shall include but not be limited to the identification of vegetation impacted; the preparation of revegetation plans, and; the specific monitoring of plantings to assure that successful mitigation/revegetation has occurred.
- (8) Encourage landowners and developers to preserve the integrity of existing terrain and native vegetation in visually sensitive areas such as hillsides, ridges and along important transportation corridors and designated scenic highways.
- (9) Use native and compatible non-native species, especially drought resistant species, to the extent possible in fulfilling landscaping requirements imposed as conditions of discretionary permits.
- 10) Conserve representative areas of undisturbed oak woodlands and valley grasslands that have significant value as wildlife habitat.
- 11) Preserve and protect landmark trees and major groves of native trees.
- 12) Establish procedures for identifying and preserving threatened or endangered plant species, when they are adversely affected by public or private development projects.

c. Discussion

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Vegetation not only supports abundant wildlife and is a vital part of the water quality protection function of watersheds, it is the most significant natural resource in the Plan area which people relate to when identifying a "rural" quality of life in Auburn and Placer County. Additionally, vegetative areas provide habitat for the wildlife which live or pass-through the Plan area.

Vegetation can be described in terms of vegetative habitats which share common characteristics. The area's vegetative habitats include valley-foothill riparian, annual grassland, pasture, orchard/vineyard, blue oak woodland, blue oak-Digger pine, Montane hardwood, Montane hardwood-conifer, mixed chaparral, urban and barren.

5. Fish and Wildlife

a. GOALS

- (1) CONSERVE THE QUALITY OF HABITATS WHICH SUPPORT FISH AND WILDLIFE SPECIES SO AS TO MAINTAIN POPULATIONS AT SUSTAINABLE LEVELS.
- (2) PROTECT, RESTORE AND ENHANCE HABITATS FOR NATIVE ANIMALS AND PROTECT THREATENED AND ENDANGERED, AND SPECIAL STATUS SPECIES.

b. Policies

- (1) Conserve large, continuous expanses of native vegetation as the most suitable habitat for maintaining abundant and diverse wildlife.
- (2) Identify and protect important spawning grounds, migratory routes, waterfowl resting areas, oak woodlands, wildlife corridors, and other unique wildlife habitats critical to protecting and sustaining wildlife populations.
- (3) Carefully plan development in areas known to have particular value for wildlife and, where allowed, locate development so that the reasonable value of the habitat for wildlife is maintained.
- (4) Recognize that stream channels, riparian corridors, natural drainages and the high quality of waters therein, are important as regional wildlife and fishery corridors.
- (5) Encourage the use of Best Management Practices (BMPs) to protect streams from the adverse effects of livestock grazing.
- (6) Encourage a program for the control of residual pesticides to prevent potential damage to birds, water quality, vegetation and wildlife.

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- (7) Encourage private landowners to adopt good wildlife habitat management practices, as recommended by California Department of Fish and Game officials and the Placer County Resource Conservation District.
- (8) Require mitigation for development projects where isolated segments of stream habitat are unavoidably altered. Such impacts should be mitigated on-site or elsewhere in the Plan area through stream or riparian habitat restoration work.
- (9) Give special consideration to the habitats of rare, threatened, ~~and~~ endangered, and/or other special status species in the Plan area. Federal and State agencies, as well as other resource conservation organizations, shall be encouraged to acquire and manage endangered species' habitats.
- (10) Require field studies as part of "major" project review or where the habitat of a special status species has been identified. These studies shall document the possible occurrence of special status wildlife species and provide a method for their protection, monitoring, replacement, or for otherwise mitigating development near their sensitive habitats.

c. Discussion

The vegetative habitat areas and numerous waterways within the Plan area support diverse natural communities of animals, birds, fish and reptiles, including numerous game species. In addition, wetlands are an important vegetative and wildlife resource, as well as a vital link in the maintenance of water resources. Soil moisture regimes and hydrology are important influences on the extent of riparian vegetation.

(1) Important Wildlife Species

The following is a listing of some of the major species found in the Plan area. A complete description of the species and their habitats is presented in the Background Report.

Big Game - non-migratory Columbian Black-Tailed Deer
Wild Turkey
California Quail
Band-Tailed Pigeon
Mourning Dove
Raptors - Golden Eagle and Bald Eagle

(2) Endangered, Threatened, and Special Animal Species

While the California Department of Fish and Game has no recorded sightings of threatened or endangered wildlife species in the Plan area, the habitat of several such species is known to exist in the area. There are also

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several wildlife species inhabiting the Plan area which are worthy of protective measures, although they are not classified as threatened or endangered. Over the life of the Plan, the lists of flora and fauna needing special protection will probably grow and change. At the time of the writing of this Plan, the animal species listed below are among those that, along with their habitat, should be protected.

Endangered (Federal Government & State):

Bald Eagle
American Peregrine Falcon

Threatened (Federal Government):

Giant Garter Snake
Valley Elderberry Longhorn Beetle

Threatened (State):

Greater Sandhill Crane
Swainson's Hawk

Sensitive Species (Federal-BLM & USFS) & (State--DFG):

Ferruginous Hawk
Red-legged Frog

Species of Special Concern (State-DFG)

Golden Eagle
Cooper's Hawk
Sharp-shinned Hawk
Burrowing Owl
Long Eared Owl
Purple Martin
Yellow Breasted Chat
Yellow Warbler
California Horned Lizard

Biologically Rare or Declining (CA-DFG):

Black Shouldered Kite
Great Blue Heron
Great Egret

6. Air Quality

a. GOALS

- (1) PROTECT AND IMPROVE AIR QUALITY IN THE AUBURN AREA.
- (2) ASSURE PLACER COUNTY'S COMPLIANCE WITH STATE AND FEDERAL AIR QUALITY STANDARDS.

b. Policies

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- (1) Consider only area plan alternatives and later amendments that reduce emissions to their lowest practical levels.
- (2) Plans under consideration shall contemplate smooth flowing traffic systems for major arteries. This includes traffic signal coordination, parallel roadways and intra-neighborhood connectors where significant reductions in overall emissions can be achieved.
- (3) Continue the use of the -TL Zone and expand it to include synchronization of traffic signals on Highway 49 and similar arteries susceptible to emissions improvement through approach control.
- (4) Implement precise zoning which provides the opportunity for an improved jobs-housing balance.
- (5) Use Indirect Source Control Program strategies for all subsequent, new or revised, land uses within the Plan area to reduce emissions. These are to be developed in the EIR for the Plan area and applied through individual land use performance standards.
- (6) Use Direct Source Review as outlined in the EIR for the Plan to reduce emissions from existing land uses.
- (7) Produce mitigations for air quality impacts associated with adoption of the Community Plan and include them in the monitoring plan.
- (8) Utilize zoning regulations to provide a buffer between industrial and residential land uses.
- (9) Projects which result in 200 or more trip-ends may require an air quality analysis to be submitted for review and approval.
- (10) Actively participate in the Air Pollution Control District's Transportation Control Measures (TCM) program to reduce vehicle trips and miles travelled within the Plan area.

c. Discussion

The Auburn Bowman area suffers from poor air quality caused by local and transported air pollutants that combine with topographic and meteorological conditions.

The California and Federal Clean Air Acts establish air quality standards for several pollutants and requires jurisdictions for areas that violate these standards to prepare and implement plans to achieve the standards by certain deadlines. The Auburn-Bowman area is non-attainment for the state and federal ozone standards,

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and for the state standards relating to particulate matter smaller than or equal to 10 microns in diameter (PM10). The Auburn-Bowman area is unclassified for carbon monoxide.

Given their status in relation to state and federal standards, PM10, CO, and ozone are the primary focus of air quality efforts in the Plan area, as well as the region.

The Auburn-Bowman area is located in the Sacramento Valley air basin portion of Placer County. Given its location, climate, topography, and prevailing winds, the area receives a considerable amount of pollutants generated elsewhere in the Sacramento metropolitan area.

According to the California Clean Air Act of 1988, the Placer County Air Pollution Control District (PCAPCD) has the primary responsibility for improving air quality throughout Placer County. The California Clean Air Act requires that the PCAPCD prepare an air quality attainment plan and update it every three years. The PCAPCD's 1991 air quality attainment plan contains several strategies for bringing all of Placer County, including the Auburn-Bowman area, into compliance with the California ambient ozone standards. This includes strategies to reduce emissions from both stationary and mobile sources.

A large percentage of Placer County's emissions result from automobile use. Based on information generated by Placer County, the County's population and number of daily vehicle miles traveled are expected to increase by 82% overall between 1987 and 2010. It is projected that the percentage increment of pollutants resulting from automobile use will decrease over time, while the percentage attributable to other mobile and stationary sources will increase. This can partially be attributed to improved auto emission standards. Emission trends for reactive organic gases (ROG) and oxides of nitrogen (NOx), the two primary contributors to high ozone concentrations and the formation of photochemical smog, are expected to drop slightly between 1987 and 1994 and then slowly increase through 2010.

The projected ROG and NOx emission controls described in the PCAPCD's 1991 air quality attainment plan are not sufficient to meet the air quality attainment standards in Placer County. No single control or strategy will solve the problem. A series of aggressive widespread steps must be taken to reduce emissions from both stationary and motor vehicle sources.

Opportunities exist during discretionary project review to analyze air quality impacts and apply appropriate mitigation measures in compliance with PCAPCD's 1991 Air Quality Attainment Plan. In order to ensure that the requirement of an air quality analysis and application of mitigation measures is consistently applied to projects with significant air quality impacts, PCAPCD is currently working on establishing project size/type thresholds. With the development of these thresholds, projects with air quality impacts below the threshold limit would not be required to produce an air quality analysis, however the project would be subject to APCD's standard project conditions.

C. OPEN SPACE

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Open space is any parcel or area of land or water essentially unimproved and/or designated for any of the open space uses defined in Section 65560 of the Government Code; open space for the preservation of natural resources, open space for the management and production of resources, open space for outdoor recreation, and open space for health and safety. This section establishes goals and policies with the intent of preserving open space areas as scenic resources and for purposes of recreation, agriculture, soil conservation, fish and wildlife habitat and for the protection of threatened or endangered species. This section is closely aligned and overlaps extensively with the previous natural resources section.

1. GOALS

- a. PROTECT AND PRESERVE OPEN SPACES VITAL FOR WILDLIFE HABITAT AND/OR WHICH CONTAIN MAJOR OR UNIQUE ECOLOGICAL SIGNIFICANCE.
- b. PROTECT THE NATURAL BEAUTY AND MINIMIZE DISTURBANCE OF NATURAL TERRAIN AND VEGETATION.
- c. PROTECT OPEN AREAS AND GREENBELTS THROUGHOUT THE PLANNING AREA FOR USE AND ENJOYMENT BY RESIDENTS AND VISITORS.
- d. PERMIT EXISTING AGRICULTURAL USES IN THE PLANNING AREA TO CONTINUE, AND CONSERVE LANDS SUITABLE FOR AGRICULTURE WHILE ALLOWING URBAN/SUBURBAN/RURAL RESIDENTIAL USES WHERE OTHERWISE APPROPRIATE.
- e. PROVIDE FOR THE CONSERVATION, UTILIZATION, AND DEVELOPMENT OF MINERAL RESOURCES IN KEEPING WITH SOUND CONSERVATION AND RECLAMATION PRACTICES.
- f. PROVIDE OPEN SPACE TO SHAPE AND GUIDE DEVELOPMENT AND TO ENHANCE COMMUNITY IDENTITY.
- g. CONSERVE VISUAL RESOURCES OF THE COMMUNITY, INCLUDING IMPORTANT VISTAS AND WOODED AREAS.
- h. CREATE A PEDESTRIAN AND TRAIL NETWORK TO PROVIDE ACCESS TO DEVELOPED AREAS AS WELL AS PUBLIC ACCESS TO OPEN SPACE AND RECREATION RESOURCES CONSISTENT WITH THE NEED TO PROTECT THESE RESOURCES.
- i. MINIMIZE INJURY AND THE LOSS OF LIFE AS WELL AS DAMAGE TO PROPERTY RESULTING FROM FLOODING, WILDLAND FIRES, GEOLOGIC HAZARDS, AND NOISE POLLUTION.

2. Policies

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- a. Protect all economically valuable resources, including mineral deposits, soils conducive to agricultural uses, and those open space areas which add to the overall attractiveness of the region.
- b. Preserve and protect from urban encroachment the rural/agricultural areas generally north of Dry Creek Road, to the east of Highway 49 and northwest of Joeger Road, to the west of Highway 49, as regional open space.
- c. Preserve and enhance natural land forms, native vegetation, and natural resources as open space to the maximum extent feasible.
- d. Protect areas where greenbelts or linear open spaces should be preserved to enhance developed areas as well as to maintain the rural character of the area and clear boundaries of the "Auburn/Bowman" community.
- e. Protect the watershed and viewshed of the American River Canyon as an important open space/recreation area.
- f. In the design and construction of new development, preserve the following types of areas and features as open space to the maximum extent feasible: high erosion hazard areas; areas subject to landslide or with severe slope stability problems; areas with high fire risk; scenic and trail corridors; streams and other areas subject to flooding from a 100-year storm; streamside vegetation; wetlands; significant stands of vegetation; wildlife corridors, and; any areas of special ecological significance.
- g. Require development of all building sites and residences in a manner minimizing disturbance to natural terrain and vegetation and maximizing preservation of natural beauty and open space. Where urban uses are called for in the Plan, attempt to balance the needs of such projects with this policy.
- h. Encourage both private and public ownership and maintenance of large and small parcels of land for open space purposes.
- i. Provide open space for the preservation of buildings and sites of archaeological, historical and cultural significance.
- j. Protect the scenic corridor of I-80, Highway 49, Bell Road, Mt. Vernon Road, Dry Creek Road, and Christian Valley Road to preserve existing scenic vistas of the American River Canyon, the Sierra Nevada Mountain Range, and other local views.
- k. Encourage and utilize existing County programs for protection and enhancement of scenic corridors and routes, including but not limited to: design review, sign control, landscaping and mounding, undergrounding utilities, scenic setbacks, density limitations, planned unit developments, grading and tree removal standards, open space easements, land conservation contracts, and anti-litter, beautification and cleanup

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programs.

- l. Provide coordination of scenic highway programs between jurisdictions, recognizing that scenic routes are a resource of more than local importance.
- m. Encourage uses such as trails, picnicking, observation points, parks, and roadside rests along scenic highways as appropriate.
- n. Conserve visual resources of the community, including important vistas, wooded areas, and in particular riparian habitats and natural drainage channels which are important in providing high quality water resources and low cost natural flood control, and are important open space areas.
- o. Leave stream corridors in an open, natural condition. Uses such as road crossings, recreation trails, foot bridges and passive parks are to be considered compatible uses within such areas.
- p. Protect natural areas along creeks and canals through the use of non-development setbacks which may vary according to the significance of the area to be protected. (Where canals are to be enclosed and/or undergrounded, the water quality benefits shall be considered in determining whether naturalized areas along canals shall be protected.)
- q. Use streams and streambanks to provide natural open space recreation within the flood channel area, or activity areas for adjacent development.
- r. Implement zoning and subdivision ordinances which protect and preserve significant natural open space.
- s. Develop the recreation and open space potential of all water features, including reservoirs, natural streams and other waterways.
- t. Locate recreation uses (golf courses, trails, athletic fields, picnic areas) taking into account terrain, links to other parts of the community, and related factors.
- u. Include provisions within setback areas designated to protect natural resources which prohibit the placement of fill, during or after construction, establish a buffer area and protect vegetation within the buffer during construction; and provide covenants for the protection and maintenance of vegetation over the long term.

c. Discussion

Open space can serve a variety of purposes. It can be used as the focal point of a community in the form of local and regional parks or as a means of preserving significant features in the area. Animal and plant habitat can and should be preserved by the judicious use of open space. This Plan recognizes that open space is needed to create a sense of well being and a high quality of life. In order to use open space in community design, it must

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first be recognized. Once recognized, it should be incorporated into programs for the preservation of natural resources, managed for the production of resources, used for outdoor recreation, and set aside, where appropriate, for public health and safety.

These open space lands can be protected through a variety of measures available to Placer County which can be used to regulate the use of both public and private land. Projects which can provide the greatest amount of benefit (i.e. broadest range of open space amenities) should be highest on the priority list for acquisition and development.

D. IMPLEMENTATION MEASURES

1. Soils

- a. Through environmental review and project approval avoid development on highly erosive soils and slopes over 15%, if possible. Where development does occur in these areas, require the application of BMPs.

Responsible Agency/Department: Development Review Committee

Time frame: Ongoing

Funding: Permit fees

- b. Desirable development densities on steep slopes are large-lot rural residential uses (5+ acres), or higher urban densities (PUDs) clustered to avoid impact areas.

Responsible Agency/Department: Planning Department

Time frame: As part of the A/BCP update

Funding: General Fund

- c. Continue the program of monitoring mitigation measures that relate to accelerated erosion and attendant problems. Arrange with public agencies and/or acceptable consultants to assist in implementing the mitigation monitoring program.

Responsible Agency/Department: Department of Public Works

Time frame: Ongoing

Funding: Permit fees

- d. Regulate development on Serpentine soils to consider water supply, septic filtration fields, and structural requirements. Avoid Serpentine formations for rural residential development, where possible.

Responsible Agency/Department: Development Review Committee

Time frame: Ongoing

Funding: Permit fees

- e. Require Best Management Practices of the Placer County Resource Conservation District and the USDA Soil Conservation Service through developer participation, discretionary fees, general fund monies, etc.

Responsible Agency/Department: Department of Public Works

Time frame: Ongoing

Funding: Permit Fees/General Fund

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- f. Require a slope analysis during environmental review, or at the first available opportunity, as needed, during project review.

Responsible Agency/Department: Development Review Committee

Time frame: Ongoing

Funding: Permit fees

- g. The Planning Department and the Department of Public Works will be responsible for monitoring review of soils.

Responsible Agency/Department: Planning Department/Department of Public Works

Time frame: Ongoing

Funding: Permit fees

2. Geology

- h. Enforce the Uniform Building Code for seismic concerns, including masonry building design requirements.

Responsible Agency/Department: Building Department

Time frame: Ongoing

Funding: Permit fees

- i. Require individual site review for fault location within the Bear Mountain fault branch for discretionary projects.

Redevelopment Agency/Department: Department of Public Works

Time frame: Ongoing

Funding: Permit fees

3. Hydrology

- j. As funding permits, the Division of Environmental Health will work with water well drilling contractors and others with useful information to study the quality of groundwater in the Plan area. This information will be used to develop and implement a formal groundwater quality management plan with emphasis upon such pollutants as elevated nitrate and coliform bacteria levels and the cause of any elevated levels discovered.

Responsible Agency/Department: Division of Environmental Health

Time frame: As funding permits

Funding: Permit fees

- k. In compliance with the Uniform Plumbing Code, Section 1001, in areas of potential groundwater contamination (such as heavily fertilized agriculture), the County will seek to require bacteriological, and in appropriate instances chemical, analyses of well water prior to building permit issuance.

Responsible Agency/Department: Division of Environmental Health

Time frame: Ongoing

Funding: Permit fees

- l. Prepare and adopt an ordinance implementing the drainage/flood mitigation fees, policies, and programs recommended in the

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"Auburn/Bowman Community Plan Hydrology Study" (Appendix D of the Plan's Background Report).

Responsible Agency/Department: Department of Public Works/Board of Supervisors

Time frame: 1994

Funding: General Fund

- m. Modify existing ordinances regulating land development activities to incorporate and formalize policies related to land use, grading operations, and vegetation removal adjacent to all drainageways, canals and significant water features.

Responsible Agency/Department: Planning Department/Department of Public Works/Division of Environmental Health/Board of Supervisors

Time frame: Ongoing

Funding: General Fund

- n. Prepare and adopt a stream management plan and ordinance to protect and enhance waterways and stream channels.

Responsible Agency/Department: Planning Department/Resource Conservation District/Department of Public Works/Placer County Flood Control and Water Conservation District

Time frame: 1995

Funding: General Fund

- o. Develop brochures and other methods to educate the public and developers regarding the potential impacts of development on drainage, flooding, and water quality.

Responsible Agency/Department: Department of Public Works/Placer County Flood Control and Water Conservation District/Division of Environmental Health

Time frame: Ongoing

Funding: General Fund

4. Vegetation

- p. Implement the Stream Management Guidelines (adopted, 1992) and a wetland banking program when adopted.

Responsible Agency/Department: Department of Public Works/Planning Department/Department of Fish & Game/U.S. Army Corps of Engineers

Time frame: Ongoing

Funding: General Fund/Mitigation fees

- q. Maintain large parcel zoning for agricultural uses to protect existing grazing lands.

Responsible Agency/Department: Planning Department

Time frame: As a part of the A/BCP update

Funding: General Fund

- r. Require 100' building setbacks from the center line of perennial streams and 50' building setbacks from the centerline of intermittent streams as specifically shown on Figure 14 (Watersheds Map).

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Based on more detailed information supplied as a part of the review for a specific project, the County may determine that such setbacks are not applicable in a particular instance or should be modified based on the new information provided.

Responsible Agency/Department: Planning Department

Time frame: Ongoing as a part of the A/BCP update

Funding: General Fund

- s. Develop an urban forestry program and continue to implement the tree preservation ordinance.

Responsible Agency/Department: Planning Department

Time frame: Ongoing

Funding: Permit fees/General Fund

5. Fish and Wildlife

- t. Designate parcels of 2.5 to 5 acres or larger in open woodland areas.

Responsible Agency/Department: Planning Department

Time frame: As a part of the A/BCP update

Funding: General Fund

- u. Make the public aware of the sections of the Fish and Game Code which apply to diversion or obstruction of stream channels and pollution of waterways with detrimental material through educational materials distributed with building permits and as a part of project review.

Responsible Agency/Department: Department of Public Works

Time frame: Ongoing

Funding: General Fund

- v. Continue to include mitigation measures for development adopted pursuant to Fish and Game Stream Alteration Agreements and permits issued under Section 404 of the Clean Water Act.

Responsible Agency/Department: Development Review Committee

Time frame: Ongoing

Funding: Permit fees

6. Air Quality

- w. Develop appropriate thresholds which establish the project size/type which precipitates the need for an air quality analysis and the application of appropriate air quality mitigation measures.

Responsible Agency/Department: Air Pollution Control District

Time frame: 1994

Funding: General Fund

- x. Review development project proposals for compliance with the County's Trip Reduction Ordinance.

Responsible Agency/Department: Department of Public Works

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Time frame: Ongoing

Funding: Permit fees

7. Open Space

- y. Use specific zoning classification to implement appropriate land use development criteria including minimum parcel size, setbacks, height restrictions, maximum lot coverage and limitations on the use of land.

Responsible Agency/Department: Planning Department

Time frame: As part of the A/BCP update

Funding: General Fund

- z. Require appropriate conditions of approval to provide open space where appropriate as a component of the land development review procedure.

Responsible Agency/Department: Development Review Committee

Time frame: Ongoing

Funding: Permit fees

- aa. Require dedication of open space easements where appropriate within development projects to preserve and protect open space resources.

Responsible Agency/Department: Development Review Committee

Time frame: Ongoing

Funding: Permit fees

- bb. Adopt an ordinance requiring the dedication of open space lands or payment of open space mitigation fees where appropriate to provide and maintain open space consistent with the park standard requiring five acres of open space for every 1000 persons.

Responsible Agency/Department: Planning Department/County Parks Department

Time frame: 1994

Funding: General Fund

- cc. Develop open space within redevelopment project areas using tax increment financing, where appropriate.

Responsible Agency/Department: Redevelopment Agency

Time frame: Ongoing

Funding: Redevelopment funds

- dd. Impose setbacks from wetlands for projects subject to discretionary review including, but not limited to, tentative subdivision maps, design review and grading permits.

Responsible Agency/Department: Development Review Committee

Time frame: Ongoing

Funding: Permit fees

E. CULTURAL RESOURCES ELEMENT

1. Purpose

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The intent of the cultural resources section is to establish goals and policies affecting historically, archaeologically, and culturally significant areas, as well as identify implementation measures which are available to effect the goals.

In addition to information contained herewith, the Plan's EIR contains discussions of the area's history as well as previously conducted cultural resource surveys in the area.

2. GOALS

- a. PRESERVE AND ENHANCE SIGNIFICANT HISTORICAL, CULTURAL, AND/OR ARCHAEOLOGIC SITES AND THE SURROUNDING ENVIRONMENT.
- b. COOPERATE WITH THE CITY OF AUBURN IN PRESERVING AND IMPROVING THE INTEGRITY AND ENVIRONMENT OF THE HISTORIC BUILDINGS, STRUCTURES, AND DISTRICTS IN THE PLAN AREA.
- c. ENCOURAGE THE CONTINUED PROVISION OF A WIDE VARIETY OF CULTURAL ACTIVITIES THAT CONTRIBUTE TO THE APPEAL OF THE AUBURN AREA.

3. Policies

- a. Identify and protect from destruction and abuse all representative and unique historical, cultural, and archaeological sites and their immediate environment.
- b. Encourage and promote existing and proposed legislation for the protection of notable pre-historic and historic sites, artifacts, and visual site impact and flora.
- c. Encourage the development of multipurpose facilities which can function as recreational sites, open space areas and for historic, cultural, and archaeological preservation.
- d. Require site specific studies for archaeological or historical sites within the federal government's definition of "historical context" in all instances where land development has the potential to have a detrimental impact on these sites.
- e. Protection of significant cultural resource is a priority over recordation and/or destruction.

4. Discussion

Based upon archeological reports and historic references, the local topography, numerous drainages and a wide variety of natural resources, as well as what we know from the ethnographic literature, the Auburn region is generally of very high sensitivity for both

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historic and prehistoric resources. The results of the survey work (93 reported site surveys as of August, 1990) support this assessment. Virtually every survey report discusses one or more finds.

The amount of acreage that has been surveyed is approximately 1600 acres of the total Plan area, which indicates that less than 10% of the Plan area has been reviewed for cultural resources.

There are variations in the sensitivity level throughout the Plan area. Zones near water sources such as creeks, rivers and springs were generally preferred living areas and of course much of the early mining was concentrated near the creeks and ravines. Many of the currently known sites however have been recorded in the gently rolling hills in between the drainages. The areas adjacent to drainages and immediately around known historic features are classified as high sensitivity, most of the remainder would be considered in the moderate to high range while the steepest slopes in the American River Canyon are the least sensitive.

5. Implementation

The following implementation measures should be followed to ensure that the goals and policies of this element are realized:

- a. Because of the moderate to high sensitivity rating for most of the Plan area, it is believed prudent that all future projects which will involve potential ground disturbance be requested to provide a project specific record search as a part of environmental review. Based on the results of the record search, specific recommendations for archeological or historical field survey, archival research, architectural evaluations etc. could be made. In most cases, a field survey would be required.

Responsible Agency/Department: Department of Museums/Planning Department

Time frame: Ongoing

Funding: Permit fees/mitigation fees

- b. If, as a result of an archeological or historical field survey, sites of significance are discovered, the sites should be made known to the Placer County Department of Museums and Placer County Historical Advisory Board. The Board may support and recommend a listing of the site with the State of California as a National Register nomination, A State Landmark nomination or a Point of Historical Interest. Furthermore, all known sites should be brought to the attention of the Department of Museums' office whose staff and volunteers are currently conducting a cultural resource inventory throughout Placer County.

Responsible Agency/Department: Department of Museums/Planning Department

Time frame: Ongoing

Funding: Permit fees/mitigation fees

- c. In the event that Native American remains and/or associated grave goods are discovered at any time during project review or construction, the project proponent should stop work (if during construction or excavation) and contact the County Coroner and the Department of Museums.

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Responsible Agency/Department: Department of Museums/Planning Department

Time frame: Ongoing

Funding: Permit fees/mitigation fees

- d. Except for extremely sensitive archaeological sites, all sites not recognized and identified by signs or monuments as part of some State or Federal program should be identified and nominated for appropriate historical designation by the Placer County Historical Advisory Board.

Responsible Agency/Department: Department of Museums/Planning Department

Time frame: Ongoing

Funding: Permit fees/mitigation fees

- e. It is important that all historical sites are protected from destruction or demolition. Therefore, avoidance/protection is preferred over recordation and destruction. The few remaining significant structures in the area should be protected by the existing owners or purchased by the appropriate public agencies.

Responsible Agency/Department: Department of Museums/Planning Department

Time frame: Ongoing

Funding: Permit fees/mitigation fees

- f. Hire a Cultural Resources Officer.

Responsible Agency/Department: Department of Museums

Time frame: 1994

Funding: General Fund