



**COUNTY OF PLACER**  
Community Development/Resource Agency

Michael J. Johnson, AICP  
Agency Director

**PLANNING**

**MEMORANDUM**

**DATE:** March 10, 2009

**TO:** Honorable Board of Supervisors

**FROM:** Michael Johnson, Director of Planning

**SUBJECT:** **APPEAL – PLANNING COMMISSION’S DENIAL OF SUBDIVISION MODIFICATION TO CONSTRUCT A GATED ENTRY FEATURE – “HIDDEN RAVINE ESTATES MODIFICATION” (PSM 20080325)**

**ACTION REQUESTED**

The Board of Supervisors is being asked to consider an appeal of the Planning Commission’s decision to deny a subdivision modification to allow for the construction of a gated entry feature on a proposed private road.

**LOCATION**

The 12.5-acre Hidden Ravine Estates site is located just south and west of the intersection of Kemper Road and Richardson Drive, approximately 0.25 miles west of Bean Road, in the North Auburn area. The zoning of the site is RS-AG-B-40 PD1 (Residential Single-Family, combining Agriculture, combining 40,000 square foot minimum lot size – Planned Residential Development of One Unit Per Acre) and the Auburn/Bowman Community Plan land use designation is Rural Low-Density Residential (0.9-2.3 acre minimum). The subject parcel and the adjacent property to the east are currently undeveloped. The properties to the west and south of the site are larger lot rural residential sites; the property to the north is currently being developed with the 143-unit Atwood Ranch III subdivision.

The project site consists of primarily foothill woodland, annual grassland, and riparian scrub habitats. The project site also contains one intermittent and three ephemeral streams. The intermittent stream crosses the northwest corner of the site and flows into North Ravine southwest of the project site, and then continues to Auburn Ravine. The three smaller ephemeral streams exist in the southern portion of the project site. The site slopes generally to the west and southwest.

**BACKGROUND**

On January 10, 2008, the Placer County Planning Commission approved a Tentative Subdivision Map and Conditional Use Permit for the North Ravine Estates project; for an 11-lot, Planned Residential Development (PD) on the project site (see Original Site Plan,

- 2) The appellant states that, because a school may be constructed on the adjacent parcel, the future homeowners within the Hidden Ravine Estates subdivision may be impacted by traffic entering a "dead-end residential street".

## **RESPONSE TO APPEAL LETTER**

The following are responses to each issue raised by the appellant:

**Richardson Drive, south of Atwood Road, is constructed to handle a greater volume of traffic than would be expected through build-out of the Atwood Ranch development alone.**

Richardson Drive south of Atwood Road was constructed to the Urban Secondary Road County standard, which is a 32-foot-wide roadway intended to serve the number of residences (143) approved for the Atwood Ranch development (Aerial Photo, Exhibit G). Although Richardson Drive is considered sufficient to support a future junior high school south of Kemper Road, no such school is proposed at this time. Although the Planning Commission did not consider this point at the hearing, staff has determined that a greater volume of traffic does not currently impact the Atwood Ranch Development than was originally anticipated.

**Future residents in the Hidden Ravine development may be impacted by traffic entering the subdivision due to an assumption that the proposed Hidden Ravine Court would be a through street. A gated entry feature would prevent excessive school traffic from impacting these residents.**

The Placer County Rural Design Guidelines includes a discussion of gated communities, and discourages them in rural areas. Because the project site and vicinity is not considered predominately rural, these Guidelines do not apply. However, the Auburn/Bowman Community Plan specifically discourages "isolated, remote and walled-off developments that do not contribute to a desired sense of community for the entire area". While the site is surrounded on three sides by residential development, and is therefore not considered isolated or remote, the introduction of a gated entry feature could create a type of "walled-off development" that is discouraged by this plan.

The Planning Commission found that a gated entry feature would be an excessive response to discouraging potential future school traffic. In this finding, the Commission has determined that a gated entry feature would divide the community and would, therefore, separate or "wall-off" the neighborhood.

In addition, the Commission found that gated communities should only be approved in cases where such a gate would prevent a clearly identified nuisance. The Planning Commission determined that, in this case, no such nuisance exists because very little traffic currently enters the Richardson Drive terminus south of Kemper Road.

While the Planning Commission did not support the request for a gated entry feature at this time, the applicant may return to the Planning Commission with a similar request in the event that the Junior High School is constructed on the adjacent parcel and nuisance traffic is shown to be an issue.

**RECOMMENDATION**

Staff recommends that the Board of Supervisors deny the appeal, thereby upholding the previous action by the Planning Commission, based upon the Findings set forth in Exhibit A.

Respectfully submitted,



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MICHAEL J. JOHNSON, AICP  
Community Development Resource Agency Director

**EXHIBITS:**

- Exhibit A – Findings and Conditions adopted by the Planning Commission
- Exhibit B – Mitigated Negative Declaration
- Exhibit C – Vicinity map
- Exhibit D – Original Site Plan
- Exhibit E – Modified Site plan
- Exhibit F – Appeal Letter
- Exhibit G – Aerial photo including superimposed subdivision image
- Exhibit H – Planning Commission staff report

cc: Steve Elder – Appellant/Owner (North Ravine Partners)  
Jack Remington – Andregg Geomatics

Copies Sent by Planning:  
Michael Johnson – Community Development Resource Agency Director  
Paul Thompson – Deputy Planning Director  
Karin Schwab - County Counsel  
Phil Frantz - Engineering and Surveying Division  
Vicki Ramsey - Environmental Health Services  
Andy Fisher - Parks Department  
Yu-Shuo Chang - Air Pollution Control District  
Subject/chrono files

**FINDINGS:**

CEQA:

The Planning Commission has considered the proposed Mitigated Negative Declaration, the proposed mitigation measures, the staff report and all comments thereto and hereby adopts the Mitigated Negative Declaration for the project based upon the following findings:

1. The Mitigated Negative Declaration for the Hidden Ravine Estates project has been prepared for this project in compliance with CEQA. With the incorporation of all mitigation measures, the project is not expected to cause any significant adverse impacts. Mitigation measures include, but are not limited to: preconstruction surveys for special status raptors; a fee payment to the County's Tree Preservation Fund to offset the loss of oaks; structural setbacks to protect resources onsite; preparation of an air quality plan, payment of traffic fees for transportation and circulation impacts, and implementation of Best Management Practices and stormwater requirements for water quality impacts.
2. There is no substantial evidence in the record as a whole that the project as revised and mitigated may have a significant effect on the environment.
3. The Mitigated Negative Declaration as adopted for the project reflects the independent judgment and analysis of Placer County, which has exercised overall control and direction of its preparation.
4. The mitigation plan/mitigation monitoring program prepared for the project is approved and adopted.
5. The custodian of records for the project is the Placer County Planning Director, 3091 County Center Drive, Suite 140, Auburn CA, 95603.

Tentative Subdivision Map:

6. The proposed subdivision, together with the provisions for its design and improvements, is consistent with the Auburn/Bowman Community Plan and with applicable County Zoning Ordinances.
7. The site of the subdivision is physically suitable for the type and proposed density of development.
8. The project, with the recommended conditions, is compatible with the neighborhood and adequate provisions have been made for necessary public services and mitigation of potential environmental impacts.
9. The design and proposed improvements of the subdivision are not likely to cause substantial environmental damage or public health problems in that, with the incorporation of the Open Space Lot and setbacks, the proposed subdivision will avoid development within the most environmentally sensitive areas on site.

#### Conditional Use Permit

10. The proposed use is consistent with the objectives, policies, general land uses and programs as specified in the Placer County General Plan and the Auburn/Bowman Community Plan.
11. The establishment, maintenance or operation of the proposed use will not be detrimental to the health, safety, and general welfare of people residing or working in the neighborhood of the proposed use, and will not be detrimental or injurious to property or improvements in the neighborhood or the general welfare of the County.
12. The proposed use is consistent with the character of the immediate neighborhood and will not be contrary to its orderly development.
13. The proposed use as a Planned Residential Development will not generate a volume of traffic beyond the capacity of roads providing access to the use, consistent with the applicable requirements of the Placer County General Plan and the Auburn/Bowman Community Plan.

#### Planned Residential Development

14. The proposed use and development of the property as a Planned Residential Development subdivision, together with the provisions for its design and improvements, is consistent with objectives, policies, general land uses and programs as specified in the Placer County General Plan and the Auburn/Bowman Community Plan as well as with all applicable provisions of the Placer County Code. These include consistency with goals and policies relating to the use of planned developments to retain/protect natural features on site and design subdivision to provide for the least amount of site disturbance and the greatest amount of open space.
15. The proposed Planned Residential Development subdivision is consistent with respect to the purposes of the Planned Residential Development Ordinance in that it will further the public health, safety, peace, morals, comfort, and general welfare by addressing the simultaneous needs of the County for: protecting environmentally sensitive areas; preserving natural resources; and conserving visual and aesthetic resources.
16. The proposed Planned Residential Development subdivision includes a single common open space lot which preserves sensitive site features (wetlands, native trees) within the project site. The proposed open space meets the requirements pursuant to Article 17.54.100 (2)(d) of the Placer County Code. The open space lots will be held in common ownership of a Homeowners' Association, for the benefit of Placer County.
17. The proposed Planned Residential Development subdivision has been designed in a manner such that adequate public services and vehicular traffic controls are

provided. In addition, the proposed Planned Residential Development's open space provides resource protection as well as visual enjoyment.

18. The proposed Planned Residential Development subdivision benefits the community by preserving and protecting sensitive resources through an open space dedication. The design and proposed improvements will reduce environmental damage in that, with the incorporation of the open space lot and building envelopes, the project will avoid development within the most environmentally sensitive area on the site as well as protect oak woodlands. The proposed Planned Residential Development does not result in any adverse impacts to the community, and the benefits provided make the Planned Residential Development the superior method of development on the site.



**PLANNING COMMISSIONERS RECOMMENDED CONDITIONS  
OF APPROVAL – TENTATIVE MAP/CONDITIONAL USE  
PERMIT/PLANNED RESIDENTIAL DEVELOPMENT  
MODIFICATION (PSM 20080325) -HIDDEN RAVINE ESTATES  
SUBDIVISION"**

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***THE FOLLOWING CONDITIONS SHALL BE SATISFIED BY THE APPLICANT, OR AN AUTHORIZED AGENT. THE SATISFACTORY COMPLETION OF THESE REQUIREMENTS SHALL BE DETERMINED BY THE DEVELOPMENT REVIEW COMMITTEE (DRC), COUNTY SURVEYOR, AND/OR THE PLANNING COMMISSION.***

1. This project is approved as an 11-lot residential Planned Residential Development with an additional open space lot on  $\pm 12.5$  acres. The approval includes a Tentative Subdivision Map and a Conditional Use Permit.

On January 8, 2009 the Planning Commission took action to approve a Modification of the Tentative Subdivision Map and Conditional Use Permit to allow for a realignment of the previously approved access drive, which is now approved to extend along the west property line.

2. Following Tentative Map approval, but before submittal of Improvement Plans, the applicant shall provide the Planning Department with five full-size prints of the approved Tentative Map for distribution to other County departments, if the approval of the project requires changes to the map. **(PD)**

3. The applicant shall prepare and submit to the Engineering and Surveying Department (ESD), a Final Subdivision Map which is in substantial conformance to the approved Tentative Map in accordance with Chapter 16 of the Placer County Code; pay all current map check and filing fees. **(ESD)**

**IMPROVEMENTS/IMPROVEMENT PLANS**

4. The project is subject to review and approval by the Development Review Committee (DRC). Such a review shall be conducted prior to the submittal of the Improvement Plans for the project and shall include, but not be limited to landscaping, irrigation, signs, exterior lighting, pedestrian and vehicular circulation, fences and walls, noise attenuation barriers, all open space amenities, tree impacts, tree removal, entry features, trails, wetland impacts, wetland replacement areas, etc. **(PD)**

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5. Lot B shall be landscaped along the west side of Hidden Ravine Court to provide screening between this project and the property adjacent to the west. The landscaping shall consist of evergreen trees and shrubs and shall be reviewed and approved by the Development Review Committee prior to approval of the Improvement Plans. The landscaping in this area shall be installed prior to approval of the Final Map and shall be maintained by the Homeowner's Association. The requirement for maintenance of the landscaping shall be discussed in the Development Notebook. (PD)

6. The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Department (ESD) for review and approval of each project phase. The plans shall show all conditions for the project as well as pertinent topographical features both on- and off-site. All existing and proposed utilities and easements, on-site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or DRC review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD prior to acceptance by the County of site improvements.

Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.

Technical review of the Final Map may not commence until the Improvement Plans are approved by the ESD. The applicant shall provide 5 copies of the approved Tentative Map and 2 copies of the approved conditions with the plan check application. After the 1<sup>st</sup> Improvement Plan submittal and review by the ESD, the applicant may submit the Final Map to the ESD. (MM) (ESD)

7. All proposed grading, drainage improvements, vegetation and tree removal shall be shown on the Improvement Plans and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the DRC. All

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cut/fill slopes shall be at 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Department (ESD) concurs with said recommendation.

The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Where soil stockpiling or borrow areas are to remain for more than one construction season, proper erosion control measures shall be applied as specified in the Improvement Plans/Grading Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the ESD.

Submit to the ESD a letter of credit or cash deposit in the amount of 110% of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body. (MM) (ESD)

8. Staging Areas: Stockpiling and/or vehicle staging areas shall be identified on the Improvement Plans and located as far as practical from existing dwellings and protected resources in the area. (ESD)

9. Submit to the Engineering and Surveying Department (ESD), for review and approval, a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following:

- A) Road, pavement, and parking area design
- B) Structural foundations, including retaining wall design (if applicable)
- C) Grading practices
- D) Erosion/winterization
- E) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)
- F) Slope stability

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Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Department for their use. If the soils report indicates the presence of critically expansive or other soils problems which, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report will be required for subdivisions, prior to issuance of Building Permits. This certification may be completed on a Lot by Lot basis or on a Tract basis. This shall be so noted in the CC&Rs and on the Informational Sheet filed with the Final Map(s). It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report. (MM) (ESD)

10. Prepare and submit with the project Improvement Plans, a drainage report in conformance with the requirements of Section 5 of the LDM and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Department for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" (BMP) measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable. (MM) (ESD)

11. Storm water run-off shall be reduced to pre-project conditions through the installation of retention/detention facilities. Retention/detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Department (ESD). Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. The ESD may, after review of the project drainage report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. In the event on-site detention requirements are waived, this project may be subject to payment of any in-lieu fees prescribed by County Ordinance. No retention/detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. (MM) (ESD)

12. Water quality Best Management Practices (BMPs) shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks

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for Construction, for New Development / Redevelopment, and/or for Industrial and Commercial, (and/or other similar source as approved by the Engineering and Surveying Department (ESD)).

Construction (temporary) BMPs for the project include, but are not limited to: Fiber Rolls (SE-5), Straw Bale Barrier (SE-9), Straw Wattles, Storm Drain Inlet Protection (SE-10), Velocity Dissipation Devices (EC-10), Hydroseeding (EC-4), Silt Fence (SE-1), Stabilized Construction Entrance (TC-1), and revegetation techniques.

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the ESD. BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to: Water Quality Inlets (TC-50), Storm Drain Signage (SD-13), etc. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All BMPs shall be maintained as required to insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Prior to Improvement Plan or Final Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. (MM) (ESD)

13. Projects with ground disturbance exceeding one-acre that are subject to construction stormwater quality permit requirements of the National Pollutant Discharge Elimination System (NPDES) program shall obtain such permit from the State Regional Water Quality Control Board and shall provide to the Engineering and Surveying Department evidence of a state-issued WDID number or filing of a Notice of Intent and fees prior to start of construction. (MM) (ESD)

14. Show the limits of the future, unmitigated, fully developed, 100-year flood plain (after grading) for the drainageway located within Lot A on the Improvement Plans and Informational Sheet(s) filed with the Final Map(s) and designate same as a building setback line unless greater setbacks are required by other conditions contained herein. (ESD)

15. Provide the Engineering and Surveying Department with a letter from the appropriate fire protection district describing conditions under which service will be provided to

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this project. Said letter shall be provided prior to the approval of Improvement Plans, and a fire protection district representative's signature shall be provided on the plans. **(ESD)**

16. Extend a pressurized water system into the subdivision to County (Section 7 of the LDM) or fire district standards, whichever are greater. **(ESD)**

17. Prior to Improvement Plan approval, the connection of each existing residence to public sanitary sewers, shall be shown on the Improvement Plans, and shall be included in the engineer's estimate of costs for subdivision improvements. Note: Hook-up fees are not to be included in the Engineer's Estimate. The connection of each existing residence within this project to public sanitary sewers is required. **(ESD)**

18. Annexation into Sewer Maintenance District No. 1 is required prior to approval of the Improvement Plans. **(ESD)**

19. Extend the existing 8" sewer line in Richardson Drive to the south within the roadway pavement as far as possible at minimum grade until minimum cover is met. **(ESD)**

20. In the event a Reimbursement Agreement Benefit Area is adopted by the County prior to Improvement Plan approval for the existing lift station, the applicant shall be responsible for paying their applicable reimbursement amount to the County prior to Improvement Plan approval. **(ESD)**

21. An agreement shall be entered into between the developer and the utility companies specifically listing the party(ies) responsible for performance and financing of each segment of work relating to the utility installation. A copy of this agreement or a letter from the utilities stating such agreement has been made shall be submitted to the Engineering and Surveying Department prior to the filing of the Final Map(s). Under certain circumstances, the telephone company may not require any agreement or financial arrangements be made for the installation of underground facilities. If so, a letter shall be submitted which includes the statement that no agreement or financial arrangements are required for this development. **(ESD)**

22. Install cable TV conduit(s) in accordance with company or County specifications, whichever are appropriate. **(ESD)**

23. Submit, for review and approval, a striping and signing plan with the project Improvement Plans. The plan shall include all on- and off-site traffic control devices and shall be reviewed by the County Traffic Engineer. A construction signing plan shall also be provided with the Improvement Plans for review and approval by the County Traffic Engineer. **(ESD)**

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24. Prior to Improvement Plan approval, the applicant shall submit an engineer's estimate detailing costs for facilities to be constructed with the project which are intended to be County-owned or maintained. County policy requires the applicant prepare their cost estimate(s) in a format that is consistent with the Governmental Accounting Standards Board, 34th Standard (GASB 34). The engineer preparing the estimate shall use unit prices approved by the Engineering and Surveying Department for line items within the estimate. The estimate shall be in a format approved by the County and shall be consistent with the guidelines of GASB 34. **(ESD)**

25. All storm drain inlets and catch basins within the project area shall be permanently marked/embossed with prohibitive language such as "No Dumping! Flows to Creek" or other language as approved by the Engineering and Surveying Department and/or graphical icons to discourage illegal dumping. Message details, placement, and locations shall be included on the Improvement Plans. ESD-approved signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, shall be posted at public access points along channels and creeks within the project area. The Homeowners' association is responsible for maintaining the legibility of stamped messages and signs. **(ESD)**

26. This project is located within the area covered by Placer County's municipal stormwater quality permit, pursuant to the National Pollutant Discharge Elimination System (NPDES) Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit. BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) stormwater runoff in accordance with "Attachment 4" of Placer County's NPDES Municipal Stormwater Permit (State Water Resources Control Board NPDES General Permit No. CAS000004). **(MM) (ESD)**

27. The applicant shall implement an off-site mitigation program to offset the project's increase in peak wet weather flow from their project. The offsite mitigation program shall be coordinated and approved by the Placer County Facility Services Environmental Engineering Division. The off-site mitigation program will replace and/or rehabilitate sewer infrastructure to, in effect, create capacity within the existing system equivalent to this project's peak wet weather flows as determined by the Environmental Engineering Division.

In lieu of implementing an off-site mitigation program, the applicant may pay a fee of four thousand dollars (\$4,000.00) per EDU (the "in-lieu fee") prior to sewer Improvement Plan approval as a temporary measure pending further studies and adoption by the Board of Supervisors of a Sewer Maintenance District No. 1 mitigation fee (the "Mitigation Fee"). The In-Lieu Fee is intended as an estimate of those funds necessary to offset the project's peak wet weather flows. The Environmental Engineering Division will use this money to reduce inflow and infiltration

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within the existing Sewer Maintenance District No. 1 by replacement, and/or rehabilitation of existing sewer infrastructure. In the event the Board of Supervisors adopts the Mitigating Fee by December 31, 2010 and the adopted Mitigation Fee is less than the In-Lieu Fee, Developer shall be entitled to a refund of the difference if the Developer submits a request in writing therefore by June 30, 2011. (MM) (ESD)

## GRADING

28. If blasting is required for the installation of site improvements, the developer will comply with applicable County Ordinances that relate to blasting and use only State licensed contractors to conduct these operations. (ESD)

29. In order to protect site resources, no grading activities of any kind may take place within the 100-year flood plain of the stream/drainage way nor within the watershed of the vernal pool(s) or Wetland Preservation Easements, unless otherwise approved as a part of this project.

## ROADS/TRAILS

30. Streetlights shall not exceed the minimum number required by DPW unless otherwise approved by the DRC. (PD)

31. Where the DRC has approved additional streetlights, the following standards shall apply: All interior street lighting shall be designed to be consistent with the "Dark Sky Society" standards for protecting the night sky from excessive light pollution. Other resources providing technical support include publications of the Illuminating Engineering Society of North America (IESNA) and the IESNA Lighting Handbook, Reference & Application, Ninth Edition and Recommended Practices (RP). The intent of these standards is to design a lighting system, where determined necessary that maintains public safety and security in the project area while curtailing the degradation of the nighttime visual environment through limiting evening light radiation and/or light spill. In addition, metal halide lighting is prohibited unless authorized by the Planning Director. All streetlighting shall be reviewed and approved by the DRC for design, location, photometrics, etc. (PD)

32. Construct subdivision road(s) on site to an Urban Secondary (Plate R-65 LDM) standard. All subdivision streets shall be designed to meet 25 mph design speed criteria, as specified in the latest version of the Caltrans *Highway Design Manual* unless otherwise approved by DPW. The roadway structural section(s) shall be designed for a Traffic Index of 7.0 (Ref. Section 4, LDM). (ESD)

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33. Roadway improvements shall include adequate vehicular turn-around improvements (cul-de-sac or hammerhead) and easements as required by the Engineering and Surveying Department for the County Maintained Richardson Drive extension and the on site private subdivision road. (ESD)

34. Construct curb, gutter, and 4' sidewalk on the west side of the County Maintained Richardson Drive extension from the intersection with Kemper Road to the proposed cross walk located on the private on site subdivision road as shown on the Tentative Map. Construct curb, gutter, and a 4' sidewalk along all residential Lot frontages with the County Maintained Richardson Drive extension and the on site private subdivision road.

35. Provide school bus/transit turnout(s) to the satisfaction of the California Highway Patrol, local busing provider, and the Engineering and Surveying Department. A letter shall be provided from the CHP and local busing provider which addresses the need for a turnout and the turnout design (if required) and the turnout shall be as shown on the project Improvement Plans prior to their approval. (ESD)

36. Proposed road names shall be submitted to the Engineering and Surveying Department (ESD) - Addressing (530-745-7530) for review and shall be approved by the ESD prior to Improvement Plan approval. (ESD)

## **PUBLIC SERVICE**

37. Provide to DRC "will-serve" letters from the following public service providers prior to Improvement Plan and Final Map approvals, as required:

- A) PG&E
- B) AT&T
- C) Nevada Irrigation District
- D) Placer County Facility Services, Special Districts SMD #1 (see Will Serve Requirements letter dated December 8, 2008)
- E) Auburn Placer Disposal Service

If such "will serve" letters were obtained as a part of the environmental review process, and are still valid, (received within one year) they shall not be required again. (ESD)

38. Prior to the approval of the Improvement Plans, confer with local postal authorities to determine requirements for locations of cluster mailboxes, if required. The applicant shall provide a letter to DRC from the postal authorities stating their satisfaction with the development box locations, or a release from the necessity of providing cluster mailboxes

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prior to Improvement Plan approval. If clustering or special locations are specified, easements, concrete bases, or other mapped provisions shall be included in the development area and required improvements shall be shown on project Improvement Plans. (ESD)

39. Prior to the approval of the Improvement Plans, provide the DRC with proof of notification (in the form of a written notice or letter) of the proposed project to:

- A) Auburn Union Elementary and Placer Union High School Districts
- B) The Placer County Sheriff's Office (ESD)

40. Concurrent with the approval of the final map by the Board of Supervisors, the developer shall establish a new Zone of Benefit (ZOB) within an existing County Service Area (CSA) or annex to a pre-existing ZOB, as directed by County, to provide adequate funding for services to the project. The ZOB shall be created in accordance with the procedures required by Proposition 218 and related statutory provisions. With the proposed final map, the developer shall submit to the County for review and approval a complete and adequate engineer's report supporting the level of assessments necessary for the establishment of the ZOB. The report shall be prepared by a registered engineer in consultation with a qualified financial consultant and shall establish the basis for the special benefit appurtenant to each lot to be established by the final map.

In the event the ZOB is for any reason is abolished or otherwise unable to provide the necessary funding to support the services, a Homeowners' Association shall be established and shall be responsible for providing all services previously funded by the ZOB.

The ZOB shall fund the following services at a service level defined by County:

(DFS)

- A) Street lighting
- B) Road maintenance
- C) Storm drainage maintenance for facilities located within public easements including structural stormwater quality enhancement facilities (BMP's). Maintenance of BMP facilities shall be provided by the HOA unless the facilities are accepted by the County for maintenance. The CSA assessments for BMPs shall only be charged if the HOA fails to provide the required maintenance.
- D) Maintenance of detention facilities by the Homeowners' Association will be required.

## GENERAL DEDICATIONS / EASEMENTS

41. Dedicate Open Space Easements (OSE) to the homeowners' association or as otherwise required by permits from state or federal agencies. Said easements shall be established on Lot A and along the 50' stream setback line on lots as indicated on the Tentative Map, to

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implement the 50' stream setback protection policies of the Auburn/Bowman Community Plan. A complete description of the uses/restrictions of the easement shall be included. Specific provisions of the easement restrictions shall be contained within the project CC&Rs as deemed appropriate by the DRC. **(PD)**

42. Provide the following easements/dedications on the Improvement Plans and Final Map to the satisfaction of the Engineering and Surveying Department (ESD) and DRC: **(ESD)**

- A) Dedicate to Placer County a highway easement (Ref. Chapter 16, Article 16.08, Placer County Code) to an appropriate width along the on-site Richardson Drive extension for road and utility purposes as shown on the Tentative Map to the satisfaction of the ESD and DPW.. After completion of improvements, said roads may be accepted into the County's maintained mileage system. **(ESD)**
- B) A 42'-wide private road, public utility, and emergency access easement (Ref. Chapter 16, Article 16.08, Placer County Code) along on-site subdivision roadways (Hidden Ravine Court). **(ESD)**
- C) An Irrevocable Offer of Dedication to Placer County for a 42'-wide highway easement (Ref. Chapter 16, Article 16.08, Placer County Code) along on-site subdivision roadways for road and utility purposes (Hidden Ravine Court). Said roads shall be privately maintained until such time as the County Board of Supervisors accepts the offer of dedication. **(ESD)**
- D) A private road and drainage easement in the northeast corner of the property. The easement shall generally be described as follows: Beginning on the east property line approximately 55' south of the northern property line and continuing west along a line that will approximately intersect with the southwestern corner of the existing drainage easement (2005-0166094) and then extend north to the edge of the existing private road/drainage easement (2005-168530). The proposed easement shall be dedicated to the existing parcels that have legal rights to the existing 20' private road/drainage easement (2005-168530) along the northern property line. The proposed easement shall be recorded by separate instrument.
- E) Public utility easements as required by the serving utilities, excluding wetland preservation easements (WPE). **(ESD)**
- F) Dedicate 12.5' multi-purpose easements adjacent to all highway easements. **(ESD)**
- G) Slope easements for cuts and fills outside the highway easement. **(ESD)**
- H) Drainage easements as appropriate. **(ESD)**
- I) Provide private easements for existing or relocated water lines, service/distribution facilities, valves, etc., as appropriate. **(ESD)**

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- J) Provide a 15 foot Public Utility Easement from the end of the proposed on site subdivision road to the adjacent parcel to the south of the project across Lot 9 as shown on the Tentative Map.
- K) Provide a 20 foot Public Utility Easement from the on site subdivision road to the west property line adjacent to APN: 051-100-028 (across from Lot 3) as shown on the Tentative Map.
- L) Dedicate Wetlands Preservation Easements (WPE) 50' wide to the homeowners' association over Lots 2, 3, 9, and 10 as shown on the Tentative Map. Said easements shall be for the protection of wetland habitats and shall be established over an area from all delineated wetlands, for those lots indicated on the approved Tentative Map. A complete description of the uses/restrictions of the easement shall be included. Specific provisions of the easement restrictions shall be contained within the project CC&Rs as deemed appropriate by the DRC. (MM) (EST)

#### **VEGETATION AND OTHER SENSITIVE NATURAL AREAS**

43. The applicant shall mitigate for the loss of 6.70 acres of oak woodlands through one, or a combination of the following subject to Planning Department approval:

- 1) Submit payment of fees for oak woodland conservation at a 1:1 ratio consistent with Chapter 12.16.080 (C) Placer County Tree Preservation Ordinance – Replacement Programs and Penalties. These fees shall be calculated based upon the current market value for similar oak woodland acreage preservation and an endowment to maintain the land in perpetuity;
- 2) Purchase offsite conservation easements at a location approved by Placer County to mitigate the loss of oak woodlands at a 1:1 ratio;
- 3) Provide for a combination of payment to the Tree Preservation Fund and creation of an off site Oak Preservation Easement.
- 4) Plant and maintain an appropriate number of trees in restoration of an approved former oak woodland (tree planting is limited to half the mitigation requirement).

Single trunk trees within the project impact area that are greater than 24 inches dbh shall be mitigated for at an inch for inch basis. Multi-stemmed trees with trunks less than 12 inches dbh shall not be included in this calculation.

44. This project may be subject to review and approval by the State Dept. of Fish & Game, National Marine Fisheries Services (NMFS), and/or the U. S. Army Corps of Engineers. It

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is the applicant's responsibility to obtain such approvals, if necessary, prior to approval of Improvement/Grading plans.

45. If any impacts occur to bed, bank or channel of the intermittent stream a Streambed Alteration Agreement with CDFG shall be obtained prior to site disturbance. **(MM) (PD)**

46. Permanent Protective Fencing: The applicant shall install permanent fencing, as may be approved by the DRC, with upright posts embedded in concrete along and around all wetland preservation easement boundaries or within 50' of the centerline of streams, around all Open Space lots, and around all detention facilities to the satisfaction of the DRC. Such fencing shall provide a physical demarcation to future homeowners of the location of protected easement areas or Open Space lots as required by other conditions of this project. Such fencing shall be shown on the Information Sheet recorded concurrently with the Final Map as well as on the project Improvement Plans. **(PD)**

47. Temporary Construction Fencing: The applicant shall install a 4' tall, brightly colored (usually yellow or orange), synthetic mesh material fence (or an equivalent approved by the DRC) at the following locations prior to any construction equipment being moved on-site or any construction activities taking place:

- 1) Adjacent to any and all wetland preservation easements that are within 50' of any proposed construction activity;
- 2) At the limits of construction, outside the dripline of all trees 6" dbh (diameter at breast height), or 10" dbh aggregate for multi-trunk trees, within 50' of any grading, road improvements, underground utilities, or other development activity, or as otherwise shown on the Tentative Map;
- 3) Around any and all "special protection" areas as discussed in the project's environmental review documents.
- 4) Around all Open Space lots within 50 feet of any development activity.

No development of this site, including grading, will be allowed until this condition is satisfied. Any encroachment within these areas, including driplines of trees to be saved, must first be approved by the DRC. Temporary fencing shall not be altered during construction without written approval of the DRC. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the DRC has inspected and approved all temporary construction fencing. This includes both on-site and off-site improvements. Efforts should be made to save trees where feasible. This may include the use of retaining walls, planter islands, pavers, or other techniques commonly associated with tree preservation.

Said fencing and a note reflecting this Condition shall be shown on the Improvement Plans. **(MM) (PD/ESD)**

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48. Open Space Easements: The entire Lot A shall be defined and monumented as open space easements and shown on the Final Map as a building setback line. The purpose of said easements is for the protection of wildlife corridors and water quality. A note shall be provided on the Final Map prohibiting the placement of any fill materials, lawn clippings, oil, or trash within the open space easements, nor shall any grading or alteration be permitted in these areas, including accessory structures, swimming pools, but excluding fencing, domestic landscaping and irrigation. A provision for the enforcement of this restriction by the homeowners' association shall be provided. Maintenance of the open space easement, including domestic landscaping, shall be the lot owners' responsibility. (MM) (PD/ESD)

49. Wetland Preservation Easements: Areas located on Lot(s) A, 4, 9 and 10 as depicted on the Tentative Map shall be defined and monumented as "Wetland Preservation Easements" on behalf of the homeowners association, and shown on the project Improvement/Grading Plans and Final Map.

The purpose of said easements is for the protection and preservation of on-site wetland/stream corridor habitats. A note shall be provided on the Final Map prohibiting any disturbances within said easements, including the placement of fill materials, lawn clippings, oil, chemicals, or trash of any kind within the easements; nor any grading or clearing activities, vegetation removal, or domestic landscaping and irrigation, including accessory structures, swimming pools, spas, and fencing (excepting that specifically required by these conditions). Trimming or other maintenance activity is allowed only for the benefit of fish, wildlife, fire protection, and water quality resources, and for the elimination of diseased growth, or as otherwise required by the fire department, and only with the written consent of DRC. A provision for the enforcement of this restriction by the homeowners' association shall be provided. (MM) (PD/ESD)

50. The wetlands report shall be field verified by the U.S. Army Corps of Engineers, the U. S. Fish and Wildlife Service, and the California Department of Fish & Game as deemed necessary by DRC prior to the filing of the Final Map. If significant discrepancies arise between the report and the field investigation of these agencies, the DRC shall schedule a hearing before the Planning Commission to consider revocation or modification of the project's permit approvals. (MM) (PD)

51. Lot(s) A shall be defined and monumented with redwood post and cable as a common area lot to be owned and maintained (including the removal of unauthorized debris) by the homeowners' association.

The purpose of Lot A is to protect the existing wetlands and stream corridor, wildlife and existing oak groves.

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A note shall be provided in the Development Notebook prohibiting any disturbances within said easements, including the placement of fill materials, lawn clippings, oil, chemicals, or trash of any kind within the easements; nor any grading or clearing activities, vegetation removal, or domestic landscaping and irrigation, including accessory structures, swimming pools, spas, and fencing (excepting that specifically required by these conditions). Trimming or other maintenance activity is allowed only for the benefit of fish, wildlife, fire protection, and water quality resources, and for the elimination of diseased growth, or as otherwise required by the fire department, and only with the written consent of DRC. A provision for the enforcement of this restriction by the homeowners' association shall be provided. (MM) (PD/ESD)

52. Prior to any grading or tree removal activities, during the raptor nesting season (March 1 - September 1), a focused survey for raptor nests shall be conducted by a qualified biologist. A report summarizing the survey shall be provided to Placer County and the California Department of Fish & Game (CDFG) within 30 days of the completed survey. If an active raptor nest is identified appropriate mitigation measures shall be developed and implemented in consultation with CDFG. If construction is proposed to take place between March 1<sup>st</sup> and September 1<sup>st</sup>, no construction activity or tree removal shall occur within 500 feet of an active nest (or greater distance, as determined by the CDFG). Construction activities may only resume after a follow up survey has been conducted and a report prepared by a qualified raptor biologist indicating that the nest (or nests) are no longer active, and that no new nests have been identified. A follow up survey shall be conducted 2 months following the initial survey, if the initial survey occurs between March 1<sup>st</sup> and July 1<sup>st</sup>. Additional follow up surveys may be required by the DRC, based on the recommendations in the raptor study and/or as recommended by the CDFG. Temporary construction fencing and signage as described herein shall be installed at a minimum 500 foot radius around trees containing active nests. If all project construction occurs between September 1<sup>st</sup> and March 1<sup>st</sup> no raptor surveys will be required. Trees previously approved for removal by Placer County, which contain stick nests, may only be removed between September 1<sup>st</sup> and March 1<sup>st</sup>. A note which includes the wording of this condition of approval shall be placed on the Improvement Plans. Said plans shall also show all protective fencing for those trees identified for protection within the raptor report. (MM) (PD)

53. The project has been designed such that impacts to wetland areas are not anticipated. However, the road that services the subdivision includes a bridge constructed of con span arches that cross the wetland/riparian area. There is the potential for impacts to wetland areas, and such impacts, should they occur, shall be mitigated as follows: Mitigation for impacts to jurisdictional wetlands and endangered species habitat shall be accomplished by purchasing credits from an approved wetland mitigation bank, at a ratio of 3:1. Should any wetland areas be impacted by construction, as determined by a certified biologist, all work must stop and credits must be purchased prior to any additional on-site construction.

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A qualified biologist must be on site during construction of the portion of the road and bridge that cross the wetland riparian area. Should the certified biologist determine that the wetland/riparian area are impacted by said construction all work must stop and mitigation measures described above must be implemented. A note to this effect shall be included on the Tentative Map and shown on the Improvement Plans.

## **CULTURAL RESOURCES**

54. Prior to Improvement Plan approval, the applicant shall provide evidence that the Native American contacts, provided by the Native American Heritage Commission, have been notified regarding the proposed project. If sensitive cultural resources have been identified, appropriate mitigation measures shall be developed and implemented in consultation with the appropriate cultural resource agencies.

55. If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a qualified archaeologist shall be retained to evaluate the deposit. The Placer County Planning Department and Department of Museums must also be contacted for review of the archaeological find(s).

If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect shall be provided on the Improvement Plans for the project.

Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site. **(PD)**

## **FEES**

56. Pursuant to County Code Sections 15.34.010, 16.08.100 and/or 17.54.100 (D), a fee must be paid to Placer County for the development of park and recreation facilities. The fee to be paid is the fee in effect at final map recordation/building permit issuance. (For reference, the fee currently is \$615 (adjust if multi-family housing where there is no final map) per lot to be paid at final map and \$3,240 per unit due when a building permit is issued.) **(PD)**

Pursuant to Article 17.54.100(D) of the Placer County Code, this project's Planned Development status requires that it either provide onsite recreation facilities or pay additional park fees. The applicant has chosen to opt out of the onsite recreation facility requirement and instead pay additional park fees. The result of this decision is that the project is required to pay the equivalent

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of double the applicable park identified in the first paragraph. (For reference, the current fee for this decision is \$1,230 per lot at final map and \$6,480 per dwelling unit at building permit issuance.) (PD/DFS)

57. Pursuant to Section 21089 (b) of the California Public Resources Code and Section 711.4 et. seq. of the Fish and Game Code, the approval of this permit/project shall not be considered final unless the specified fees are paid. The fees required are \$ 2,043.00 for projects with Negative Declarations, which fee must be paid within five (5) business days of approval of the permit/project. Without the appropriate fee, the Notice of Determination (NOD) is not operative, vested or final and shall not be accepted by the County Clerk.

58. This project will be subject to the payment of traffic impact fees that are in effect in this area (Auburn / Bowman), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) will be required and shall be paid to Placer County DPW prior to issuance of any Building Permits for the project:

- A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code

The current total combined estimated fee is \$4,590 per single family residential unit. The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs. (MM) (ESD)

## ENVIRONMENTAL HEALTH

59. Prior to Improvement Plan approval, the project owner or authorized managing entity shall insure that all construction vehicles or equipment, fixed or mobile, operated within close proximity of a residential dwelling shall be equipped with properly operating and maintained mufflers at all times during project construction. It is the owner's responsibility to obtain the services of a qualified acoustical professional to verify proper equipment mufflers if concerns relating to the issue arise. A note to this effect shall be added to the Improvement Plans where applicable. (EHS)

60. Construction noise emanating from any construction activities for which a Grading or Building Permit is required is prohibited on Sundays and Federal Holidays, and shall only occur:

- A) Monday through Friday, 6:00 am to 8:00 pm (during daylight savings)
- B) Monday through Friday, 7:00 am to 8:00 pm (during standard time)
- C) Saturdays, 8:00 am to 6:00 pm

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In addition, temporary signs 4' x 4' shall be located throughout the project, as determined by the DRC, at key intersections depicting the above construction hour limitations. Said signs shall include a toll free public information phone number where surrounding residents can report violations and the developer/builder will respond and resolve noise violations. This condition shall be included on the Improvement Plans and shown in the development notebook.

**Please Note:** Essentially, quiet activities, which do not involve heavy equipment or machinery, may occur at other times. Work occurring within an enclosed building, such as a house under construction with the roof and siding completed, may occur at other times as well.

The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions. (EHS/ESD/PD)

61. Prior to Final Map approval, a mosquito control management/maintenance program shall be approved by the PMAD. (MM) (EHS)

62. Prior to Improvement Plans approval, a Note shall be placed on Improvement Plans to indicate that if at any time during the course of constructing the proposed project, evidence of soil and/or groundwater contamination with hazardous material is encountered, the applicant shall immediately stop the project and contact the EHS Hazardous Materials Section. The project shall remain stopped until there is resolution of the contamination problem to the satisfaction of EHS and to the Central Valley RWQCB. (EHS)

63. Prior to Improvement Plans approval, complete a risk assessment with the California Department of Toxic Substances Control, and submit the risk assessment results to EHS. (MM) (EHS)

64. Prior to Final Map approval, complete and certify any remedial action as required by the California Department of Toxic Substances Control. Remediation can include a range of activities, including restrictions on use, soil excavation and disposal off-site, or encapsulation in appropriate areas away from sensitive receptors. (MM) (EHS)

65. **Please Note:** If Best Management Practices are required by the Engineering and Surveying for control of urban runoff pollutants, then any hazardous materials collected during the life of the project shall be disposed of in accordance with all applicable hazardous materials laws and regulations. (EHS)

## **AIR POLLUTION**

66. The applicant shall submit to the District and receive approval of an Asbestos Construction Emission / Dust Control Plan prior to groundbreaking.

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67. Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emission limitations. Responsible party shall notify operators of vehicles and equipment found to exceed opacity limits are to be immediately notified and the equipment must be repaired within 72 hours.

68. No open burning of removed vegetation during infrastructure improvements.

69. Minimize idling time to 5 minutes for all diesel power equipment.

#### MISCELLANEOUS

70. No lot shall be further divided. (PD)

71. No lot shall be divided by a tax district boundary. (PD)

72. The applicant shall, upon written request of the County, defend, indemnify, and hold harmless the County of Placer (County), the County Planning Commission, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorneys fees awarded by a court, arising out of or relating to the processing and/or approval by the County of Placer of that certain development project known as North Ravine Estates. The applicant shall, upon written request of the County, pay or, at the County's option, reimburse the County for all costs for preparation of an administrative record required for any such action, including the costs of transcription, County staff time, and duplication. The County shall retain the right to elect to appear in and defend any such action on its own behalf regardless of any tender under this provision. This indemnification obligation is intended to include, but not be limited to, actions brought by third parties to invalidate any determination made by the County under the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for the Project or any decisions made by the County relating to the approval of the Project. Upon request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provisions of this condition. (CC)

73. Prior to recordation of the Final Map, the applicant shall submit lighting development standards for inclusion in the C.C.&R's. The standards shall be reviewed and approved by the DRC and shall include General Lighting Standards, Street Lighting Standards, Residential Standards, Prohibited Lighting and Exemptions and shall insure that individual fixtures and lighting systems in the Subdivision will be designed, constructed and installed in a

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manner that controls glare and light trespass, minimizes obtrusive light and conserves energy and resources. (PD)

74. Any entrance structure proposed by the applicant shall be reviewed and approved by the DRC, shown on the project Improvement Plans, and shall be located such that there is no interference with driver sight distance as determined by the Engineering and Surveying Department, and shall not be located within the right-of-way.

Any entrance monument or structure erected within the front setback on any lot, within certain zone districts, shall not exceed 3' in height (Ref. Chapter 17; Article 17.54.030, Placer County Zoning Ordinance). (ESD)

75. Any future gated entry feature proposed by the applicant shall be returned to the Planning Commission for approval of a modification of the discretionary permit. (ESD)

76. During project construction, staking shall be provided pursuant to Section 5-1.07 of the County General Specifications. (ESD)

### **CONDITIONS, COVENANTS, & RESTRICTIONS**

77. Prior to the filing of the Final Map, Conditions, Covenants, and Restrictions (CC&Rs) shall be prepared and submitted to and approved by the Engineering and Surveying Department, County Counsel, and other appropriate County Departments and shall contain provisions/notifications related to those issues raised in Conditions 70, 96, 97, and 98.

- A) The applicants shall create a Homeowners' Association with certain specified duties/responsibilities including the enforcement of all of the following notifications.
- B) None of the provisions required by this condition of approval shall be altered without the prior written consent of Placer County. (ESD)
- C) Only natural gas/propane fired, fireplace appliances are to be allowed and are to be included in the CC&R's.
- D) Right of entry by EHS for response to emergencies. (EHS)
- E) Notification that the owner or occupant of each residence in this project shall subscribe to weekly mandatory refuse collection services from the refuse collection franchise holder. The property owner's association shall be responsible for refuse collection service to all non-residential facilities within the project on the same basis. (EHS)

### **NOTIFICATION TO FUTURE BUYERS**

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78. Notification to future homeowners/builders that removal or disturbance of oak trees 5" dbh or greater, if single trunk, or 10" aggregate for multiple trunk, if located within any building setback area, or any area outside of the recorded building envelope, or other areas not previously approved for tree removal, requires a Tree Permit. **(PD)**

Lots approved with this subdivision are also subject to the provisions of the Placer County Tree Preservation Ordinance. **(PD)**

79. All uses allowed per Sections 17.50.010, Residential-Single Family, and 17.52.020, Combining Agriculture of the Placer County Zoning Ordinance shall be allowed in this subdivision, subject to compliance with Zoning Ordinance requirements, including Section 17.56.050, Animal Raising and Keeping.

80. Notification to future owners of the County's Right to Farm Ordinance, which discloses the potential effects of residing near on-going agricultural operations. This statement shall inform lot owners that farm operators have a "right to farm" their lands despite potential nuisance to neighboring residences, including noise, odors, and use of toxic and hazardous materials.

81. No watering or irrigation of any kind shall be allowed within the dripline of native oak trees within the project boundaries. **(MM) (PD)**

82. Notification to future owners and builders that permanent protective fencing located alongside Wetland Preservation Easements (WPE's) or Open Space Easements (OPE's) shall not be removed or altered without the express written permission of the homeowners' association and the DRC. **(MM) (PD)**

83. Notification to all future owners that all outdoor lighting shall be shielded such that direct rays from the lamp are directed downward and do not cross property lines. Motion sensor lighting shall be encouraged to minimize night sky light pollution. **(MM) (PD)**

84. Notification to all lot owners of the requirements to submit all building plans and site/grading plans to the homeowners' association Architectural Review Committee prior to submittal to Placer County for Building Permits. Building plans shall comply with architectural guidelines, building setbacks, height restrictions, building coverage, grading restrictions and other conditions of approval. Efforts should be made to locate residences away from sensitive areas such as trees, rock outcrops, etc. **(MM) (PD)**

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85. Notification to the future owners of affected lots that are located adjacent to common area lots, regarding the provision of an access easement to the homeowners' association for maintaining fencing around the perimeter of such lots. A minimum 24-hour notification to affected homeowners shall be provided prior to any work by the homeowners' association. (PD)

86. Notification to all future lot owners that minimum setbacks for all structures shall be as follows, unless a greater setback is indicated within the Development Notebook that is described elsewhere in these conditions of approval: A) Front – 25 feet from property line; B) Side – 15 feet from property line; C) Rear – 20 feet minimum for one story from property line, 30 feet minimum for two or more story. Setbacks for pools and related equipment areas are defined in Placer County Code, Article 17.54.140. (PD)

87. Notification to all future lot owners of a listing of drought tolerant plant materials and information regarding drip irrigation systems designed to conserve water. (PD)

88. Notification to all future lot owners of the tree preservation and maintenance techniques contained in the publication entitled *Living Among the Oaks* by the University of California Cooperative Extension. A copy of this publication shall be distributed by the developer or authorized agent to all new Homeowners. Irrigation under the driplines of oak trees is prohibited, except as otherwise described within this publication. (PD)

89. Notification to the future owners that no structures, including solid fencing over 3' in height, may be installed in front setback areas, including any property frontages along roadways (unless otherwise allowed under section 17.54.030B1 of the Placer County Zoning Ordinance). (PD)

90. Each new lot owner shall be provided with a copy of the Development Notebook page(s) applicable to the subject lot, including plot plans and all use restrictions. (PD)

91. No storage of boats, trailers, recreational vehicles, campers, or inoperable vehicles within the project except to the side or rear of a residence, and screened from street view. (PD)

92. Applicant or Homeowners' Association shall distribute printed educational materials highlighting information regarding the stormwater facilities/BMPs, recommended maintenance, and inspection requirements, as well as conventional water conservation practices and surface water quality protection, to future buyers. Copies of this information shall be included in the Development Notebook. (ESD/EHS)

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93. Notification to future owners that inspections of stormwater facilities/BMPs shall be conducted by the Homeowner's Association at least annually and maintenance records and proof of inspections shall be retained. **(ESD)**

94. This project is proposing private grinder pumps for each lot. Notification shall be made to all future property owners via CC&Rs and Developer's Notebook, as applicable, of the following:

- A) The homeowner is responsible for the installation and maintenance costs of the private system to the public force main.
- B) Technical information shall be provided by the applicant's engineer to ensure correct pump type, sizing and maintenance requirements.
- C) Emergency storage (190 gallons minimum) shall be provided for each unit. **(ESD)**

95. Notification shall be made to all future property owners within 500 feet of the sewer lift station via CC&Rs and Development Notebook, that they may experience some unwanted elements associated with the maintenance of the lift station (i.e. truck traffic, noise, alarms, odors, etc.). **(ESD)**

#### **DEVELOPMENT STANDARDS**

96. Pursuant to the Zoning Ordinance, setbacks apply to all structures and accessory structures. Setbacks for swimming pools/spas/pool equipment, etc. shall conform to Placer County Code, Article 17.54.140. **(PD)**

97. The structural setbacks for this Planned Development are as follows:

- A) Front (street) – 25 feet from property line.
- B) Sides – 15 feet from property line.
- C) Rear – 20 feet minimum for one story and 30 feet for two or more story.
- D) Pools and spas, and pool and spa equipment setback requirements per Zoning Ordinance Section 17.54.140, formerly Section 10.082 B (5), except where otherwise specified in this condition. **(PD)**

98. The maximum building height for this Planned Development is 36 feet. **(PD)**

99. The maximum building coverage per residential lot in this Planned Development is per Zoning Ordinance Article 17.54.100. **(PD)**

100. Prior to recordation of the Final Map(s), a reference manual (Development Notebook) shall be submitted for approval to the Planning Department which shall include plot

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plans for each lot in the project, depicting all dimensions, easements, setbacks, height limits and other restrictions which might affect the construction of structures on said lot and, in the case of a PD subdivision, the permitted building space ratio per Zoning Ordinance Section 17.54.100.A.2.e. No Building Permits may be issued for the project until this manual is provided to and accepted by the DRC for format and content requirements. (PD)

#### **EXERCISE OF PERMIT**

101. The applicant shall have 36 months to exercise this Subdivision Tentative Map/Conditional Use Permit. Unless exercised, this approval shall expire on January 22, 2010. (PD)

JANUARY, 2008  
JANUARY, 2009  
FEBRUARY, 2009



COUNTY OF PLACER  
 Community Development Resource Agency  
 John Marin, Agency Director

ENVIRONMENTAL  
 COORDINATION  
 SERVICES

Gina Langford, Coordinator

**NOTICE OF AVAILABILITY  
 OF A MITIGATED NEGATIVE DECLARATION  
 FOR PUBLIC REVIEW**

**R E C E I V E D**  
 DEC 02 2008

PLANNING DEPT.

The project listed below was reviewed for environmental impact by the Placer County Environmental Review Committee and was determined to have no significant effect upon the environment. A proposed Mitigated Negative Declaration has been prepared for this project and has been filed with the County Clerk's office.

PROJECT: Hidden Ravine Estates (PSM 20080325)

PROJECT DESCRIPTION: Project proposes a custom-lot planned residential development subdivision to create 11 single-family homes lots and one open space lot.

PROJECT LOCATION: South side of Kemper Road approximately one mile west of Hwy 49, North Auburn, Placer County

APPLICANT: Andregg Geomatics, 11661 Blocker Drive, Suite 200, Auburn, CA 95603  
 (530) 885-7072

The comment period for this document closes on **January 2, 2009**. A copy of the Negative Declaration is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NeqDec.aspx>, Community Development Resource Agency public counter, and at the Auburn Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning Commission. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3075, between the hours of 8:00 am and 5:00 pm, at 3091 County Center Drive, Auburn, CA 95603.

Newspaper: Auburn Journal, Friday, December 5, 2008

*Rec'd 9 DEC 08  
 F.D. Sullivan*

12/02/2008

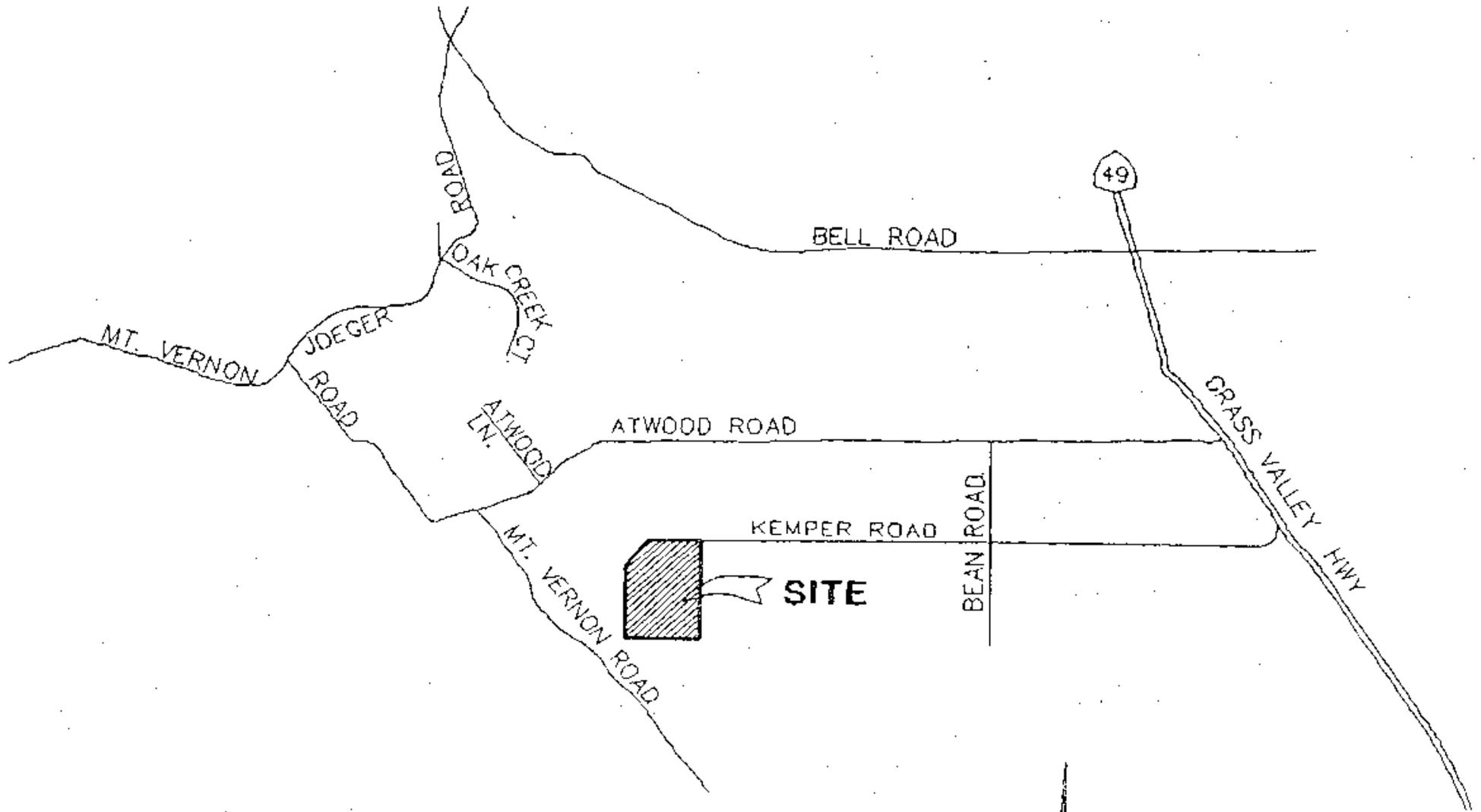
POSTED \_\_\_\_\_  
 BY \_\_\_\_\_  
 JIM MCCAULEY, COUNTY CLERK  
 Deputy Clerk

**FILED**

DEC 02 2008

Jim McCauley  
 COUNTY CLERK OF PLACER COUNTY

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**VICINITY MAP**  
NTS





**COUNTY OF PLACER**  
Community Development Resource Agency

John Marin, Agency Director

**ENVIRONMENTAL  
COORDINATION  
SERVICES**

Gina Langford, Coordinator

**MITIGATED NEGATIVE DECLARATION**

In accordance with Placer County ordinances regarding implementation of the California Environmental Quality Act, Placer County has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment, and on the basis of that study hereby finds:

- The proposed project will not have a significant adverse effect on the environment, therefore, it does not require the preparation of an Environmental Impact Report and this Negative Declaration has been prepared
- Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A Mitigated Negative Declaration has thus been prepared

The environmental documents, which constitute the Initial Study and provide the basis and reasons for this determination are attached and/or referenced herein and are hereby made a part of this document.

**PROJECT INFORMATION**

Title: Hidden Ravine Estates	Plus# PSM T2008C325
Description: Project proposes a planned residential development to create 11 single-family home lots and one open space lot.	
Location: Kemper Road, Auburn, Placer County	
Project Owner: North Ravine Partners	
Project Applicant: Andregg Geomatics, 11661 Blocker Drive, Suite 200, Auburn, CA 95603 (530) 865-7072	
County Contact Person: Gerry Haas	530-745-3084

**PUBLIC NOTICE**

The comment period for this document closes on \_\_\_\_\_. A copy of the Negative Declaration is available for public review at the County's web site (<http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSys/EnvDocs/MedDec.aspx>), Community Development Resource Agency public counter, and at the Auburn Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning Commission. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3075 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment. (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references. Refer to Section 18.32 of the Placer County Code for important information regarding the timely filing of appeals.

Recorder's Certification





**COUNTY OF PLACER**  
Community Development Resource Agency

**ENVIRONMENTAL  
COORDINATION  
SERVICES**

John Marin, Agency Director

Gina Langford, Coordinator

3091 County Center Drive, Suite 190 • Auburn • California 95603 • 530-745-3132 • fax 530-745-3003 • www.placer.ca.gov/planning

## INITIAL STUDY & CHECKLIST

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the following described project application. The document may rely on previous environmental documents (see Section C) and site-specific studies (see Section I) prepared to address in detail the effects or impacts associated with the project.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.) CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an EIR, use a previously-prepared EIR and supplement that EIR, or prepare a Subsequent EIR to analyze the project at hand. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a Negative Declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect, a Mitigated Negative Declaration shall be prepared.

### A. BACKGROUND:

Project Title: Hidden Ravine Estates	Plus# PSM 20080325
Entitlements: Conditional Use Permit Tentative Subdivision Map	
Site Area: 12.5 acres	APN: 051-100-069
Location: South side of Kemper Road approximately one mile west of Hwy 49, North Auburn, Placer County	

### Project Description:

The project was originally approved by Placer County on January 10, 2008 as the North Ravine Estates, an 11-lot residential subdivision. A Mitigated Negative Declaration (PSUB 20060791) was prepared for the project and, following the 30-day public review period, was adopted by the Planning Commission. Shortly following approval, the project site was revised by the applicant to create a private, rather than public, road access to the site that includes an entry gate to the subdivision. The change results in a project which will eliminate approximately 250 feet of roadway that would otherwise have been constructed under the previous plan. However, the location of the new roadway, now along the west property line, as opposed to the east property line, has been determined to differ significantly from the original approval such that a modification of the subdivision and the Mitigated Negative Declaration is now required.

The revised project, now known as Hidden Ravine Estates is a custom-lot planned residential development subdivision to create 11 single-family home lots and one open space lot. The residential lots range in size from 0.57 acres to 1.34 acres, with 2.12 acres of open space, set aside for the protection of an intermittent stream and onsite oak woodlands. This open space lot will be commonly owned and maintained by the Homeowner's Association.

The project proposes to extend a private roadway to the southwest from the terminus of Richardson Drive at Kemper Road which will be constructed to County standards.

The North Ravine Estates project will require the following entitlements: a Tentative Subdivision Map and a Conditional Use Permit (for the Planned Residential Development).

**Project Site:**

The 12.5 acre project site is located on the south side of Kemper Road, approximately one mile west of its intersection with Highway 49 in the North Auburn area. The General Plan Designation for the site is Rural Low-Density Residential 0.9-2.3 acre minimum. The parcel is zoned Residential Single-Family combined Agriculture, minimum Building Site of 40,000 square feet with a Planned Residential Development of one unit per acre (RS-AG-B-40 PD =1)

Rural residential development borders the site to the west and south. The area to the north is currently being developed as residential and the parcel to the east is undeveloped grassland and oak woodland. The site generally slopes towards the west and southwest, with elevations ranging from 1,272 feet in the southwest corner to 1,325 feet in the northwest corner.

The parcel is currently undeveloped and contains 12.25 acres of foothill woodland, 2.90 acres of annual grassland, and 0.15 acre of riparian scrub. Three special status plant species and two special status animal species either occur or have some potential to occur onsite. The project site also contains one intermittent and three ephemeral streams, that have been determined to be Waters of the United States and are under the jurisdiction of the US Army Corps of Engineers. The intermittent stream crosses the northwest corner of the site, flows into North Ravine southwest of the project site, and continues to Auburn Ravine. The three smaller ephemeral streams occur on the southern portion of the project site.

**B. ENVIRONMENTAL SETTING:**

Location	Zoning	General Plan/Community Plan	Existing Conditions and Improvements
Site	Residential Single-Family, combining Agriculture. Building Site 40,000 Square Feet Minimum Lot Area, Planned Development of 1 Unit Per Acre	Rural Low-Density Residential 0.9-2.3 Acre Minimum	Undeveloped Parcel
North	Residential Single-Family, combining Agriculture, Building Site 20,000 Square Feet Minimum Lot Area, Density Limitation of 4	Same as project site	Under Development-Single Family Residential (Atwood II)
South	Residential-Agriculture, Building Site 100,000 Square Feet Minimum Lot Area	Rural Residential 2.3-4.6 Acre Minimum	Rural Residential
East	Same as project site	Same as project site	Same as project site
West	Same as project site	Same as project site	Rural Residential

**C. PREVIOUS ENVIRONMENTAL DOCUMENT:**

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigatable impacts resulting from the proposed project. Relevant analysis from the County-wide General Plan and Community Plan Certified EIRs, and other project-specific studies and reports that have been generated to date, were used as the database for the Initial Study. The decision to prepare the Initial Study utilizing the analysis contained in the General Plan and Specific Plan Certified EIRs, and project-specific analysis summarized herein, is sustained by Sections 15168 and 15183 of the CEQA Guidelines.

Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity, to determine whether the environmental effects of the operation were covered in the earlier Program EIR. A Program EIR is intended to provide the basis in an Initial Study for determining whether the later activity may have any significant effects. It will also be incorporated by reference to address regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

The following documents serve as Program-level EIRs from which incorporation by reference will occur.

- Placer County General Plan EIR
- Auburn-Bowman Community Plan EIR

Section 15183 states that "projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or site." Thus, if an impact is not peculiar to the project or site, and it has been addressed as a significant effect in the prior EIR, or will be substantially mitigated by the imposition of

uniformly applied development policies or standards, then additional environmental documentation need not be prepared for the project solely on the basis of that impact.

The above stated documents are available for review Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division Office, 565 West Lake Blvd., Tahoe City, CA 96145.

#### D. EVALUATION OF ENVIRONMENTAL IMPACTS:

The Initial Study checklist recommended by the State of California Environmental Quality Act (CEQA) Guidelines is used to determine potential impacts of the proposed project on the physical environment. The checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project (see CEQA Guidelines, Appendix G). Explanations to answers are provided in a discussion for each section of questions as follows:

- a) A brief explanation is required for all answers including "No Impact" answers.
- b) "Less Than Significant Impact" applies where the project's impacts are insubstantial and do not require any mitigation to reduce impacts.
- c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
- d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- e) All answers must take account of the entire action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
- f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
  - **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
  - **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - **Mitigation measures** – For effects that are checked as "Less Than Significant with Mitigation Measures," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

**I. AESTHETICS – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista? (PLN)				X
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN)				X
3. Substantially degrade the existing visual character or quality of the site and its surroundings? (PLN)			X	
4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN)			X	

**Discussion- Items 1-1,2:**

The project area is not located within a scenic vista or within a state scenic highway and will not damage any known scenic resources.

**Discussion- Item 1-3:**

The Hidden Ravine Estates project proposes developing 11 custom single-family home lots on an undeveloped parcel along Kemper Road. Although this will alter the current visual character of the site, the project has been designed to minimize site disturbance and incorporate the existing topography to the greatest extent feasible. In addition, because these lots will be sold as custom home lots, the majority of vegetation onsite will be retained and will aid in screening the custom homes that will be built and impacts will remain less than significant. Conditions will be placed on the project limiting tree removal outside of building envelopes as part of the project's approval. No mitigation measures are required.

**Discussion- Item 1-4:**

Project development could result in the installation of outdoor residential and yard lighting that may create adverse light or glare impacts. However, each custom home will be required to go through the building permit process and will be required to install lighting as indicated in California's Energy Commission Title 24 Residential Lighting Standards, which typically decreases the intensity of the lights installed. No mitigation measures are required.

**II. AGRICULTURAL RESOURCE – Would the project**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)				X
2. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X
3. Conflict with existing zoning for agricultural use, or a Williamson Act contract? (PLN)				X
4. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland (including livestock grazing) to non-agricultural use? (PLN)				X

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**Discussion- All Items:**

The project site is not currently used for agricultural purposes, is not in an agricultural zoned area and no agricultural uses are proposed. No agricultural impacts will result from implementation of the project.

**III. AIR QUALITY – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan? (APCD)				X
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (APCD)		X		
3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (APCD)		X		
4. Expose sensitive receptors to substantial pollutant concentrations? (APCD)				X
5. Create objectionable odors affecting a substantial number of people? (APCD)				X

**Discussion- Item III-1:**

The project is consistent with the Sacramento Valley Air Quality Plan.

**Discussion- Items III-2,3:**

The proposed project is located in the Sacramento Valley Air Basin portion of Placer County. The area is designated as non-attainment for the federal and state ozone standard and non-attainment for the state particulate matter standard. According to the project analysis, the project will result in an increase in regional and local emissions from construction and operation.

The project's related short and long term air pollutant emissions will result primarily from diesel-powered construction equipment, trucks hauling building supplies, vehicle exhaust, landscape maintenance equipment, water heater and air conditioning energy use. Based on the proposed project, the short-term construction and operational emissions are not above the District's threshold of 82 lbs/day ROG/NOx/PM10. However, the project will contribute to cumulative air quality impacts in Placer County.

The project is in a known area that contains naturally occurring asbestos (NOA); the applicant will be required to comply with the *Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, And Surface Mining Operations*. The mitigation measures proposed below will reduce the project's air quality impacts. Thus, air quality impacts associated with the project will be less than significant when the following mitigation measures are implemented.

**Mitigation Measures- Items III-2,3:**

**MM III.1 Construction**

- The applicant will submit to the District and receive approval of an Asbestos Construction Emission/Dust Control Plan prior to groundbreaking.
- Construction equipment exhaust emissions will not exceed District Rule 262 *Visible Emission* limitations. Responsible party will notify operators of vehicles and equipment found to exceed opacity limits; they are to be immediately notified and the equipment must be repaired within 72 hours.
- No open burning of removed vegetation during infrastructure improvements.
- Minimize idling time to five minutes for all diesel power equipment.
- Only natural gas/propane fired, fireplace appliances are to be allowed and are to be included in any CC&Rs that are established.

**Discussion- Items III-4,5:**

Based upon the project analysis, the project will not expose sensitive receptors to high pollutant concentrations or create objectionable odors.

**IV. BIOLOGICAL RESOURCES – Would the project**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)		X		
2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of or restrict the range of an endangered, rare, or threatened species? (PLN)			X	
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)		X		
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)		X		
5. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (PLN)			X	
6. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (PLN)			X	
7. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)			X	
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)				X

**Discussion- Item IV-1:**

The project site is covered by a mixture of foothill woodland (12.25 acres), annual grassland (2.90 acres) and riparian scrub (0.15 acres) habitats. Foothill pines are widely scattered and infrequent throughout the project site, as are fruit trees. Shrub canopy is largely absent, although poison oak was found around the base of many oaks. The understory consists of mostly ruderal species that are adapted to disturbance.

To determine impacts on any species identified as a candidate, sensitive or special status species a literature review was conducted by North Fork Associates. In addition, the California Natural Diversity Database (RareFind) was queried for a list of special status plant and animal species known to occur in the region and lists of special status species in Placer County maintained by the US Fish and Wildlife Service and the California Native Plant Society was reviewed.

A field assessment for biological resources was conducted on April 14, 2006, May 17, 2006, and May 19, 2006, by North Fork Associates. As part of the assessment the entire site was walked and plants and animals observed onsite were recorded. Habitats onsite were evaluated for their potential to support special-status plant and wildlife species identified through a search of the California Natural Diversity Data Base. In addition, natural communities and habitats were evaluated.

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For purposes of the Biological Resource Assessment prepared for the project, special status species are those that fall into one or more of the following categories:

- listed as endangered or threatened under the federal Endangered Species Act (or formally proposed for listing);
- listed as endangered or threatened under the California Endangered Species Act (or proposed for listing);
- designated as rare, protected, or fully protected pursuant to California Fish and Game Code;
- designated a Species of Concern by the California Department of Fish and Game;
- defined as rare or endangered under the California Environmental Quality Act (CEQA); or
- Occurring on List 1, 2, 3 or 4 maintained by the California Native Plant Society

Special status species with the potential to occur onsite include the following:

### Plants

**Big-scale balsamroot** (*Balsamorhiza macrolepis macrolepis*) is a non-wetland, oak woodland/grassland species considered by the California Native Plant Society as a "List 1B" species, which means "plants rare, threatened, or endangered in California and elsewhere." However, the species is not listed by either the state or federal governments. It blooms in late spring. This species was not been observed on the project site during the surveys.

**Brandegee's clarkia** (*Clarkia biloba ssp. brandegeeeae*) is an erect annual member of the evening primrose family (Onagraceae). It has no state or federal status, but it is on the California Native Plant Society List 1B (see above). Brandegee's clarkia differs from similar species by having pendant buds, notched petals, and eight stamens. It occurs in oak woodlands in the Sierra foothills from Butte County to El Dorado County. Its common name, farewell-to-spring, suggests its late blooming period, usually from May to July. This species was not observed within the project site.

**Oval-leaved viburnum** (*Viburnum ellipticum*) is three to 12 foot shrub in the honeysuckle family. It has no state or federal status, but is on the California Native Plant Society List 2-3 (rare in California, but more common elsewhere). It grows in chaparral, foothill woodlands, and lower montane forests at widely scattered locations in the Sierra Nevada and northern Coast Ranges in California. This species was not observed within the project site.

### Wildlife

Searches of the California Natural Diversity Data Base and US Fish and Wildlife Service resulted in 14 fish and wildlife species with potential to occur in the project area. Of these species, five species were determined to possibly occur in the area and potentially require further action. These species are California red-legged frog, Western pond turtle, White-tailed kite, Cooper's hawk, and Townsend's big-eared bat. After site surveys it was determined that the California red-legged frog, Western pond turtle and Townsend's big-eared bat were unlikely to exist on the project site due to lack of suitable habitat.

**White-tailed kite** (*Elanus leucurus*) is a California protected species. This species breeds in lowland grasslands, agricultural areas, wetlands, oak woodland and savannah habitats, and riparian areas associated with open areas. This species nests in a wide variety of trees of moderate height and sometimes in tall bushes. Nest trees range from single isolated trees to trees within large stands. Nesting in California occurs from February through August with peak activity between March and May. Incubation lasts between 28 and 30 days, with young usually fledging by October.

A pair of White-tailed kites was observed perched in a blue oak tree in the eastern area of the site during the April 14, 2006, site visit. Project implementation could therefore result in disturbance of breeding and nesting of individuals of these species if construction occurs at any time during the typical breeding season (approximately March 1 through August 31). Mitigation measures are provided below to ensure that project impacts to the above mentioned species are less than significant.

Nesting of other raptors known from the region, including red-shouldered hawk and red-tailed hawk, could also be adversely affected if construction takes place during the identified breeding/nesting season. Take of any active raptor nest is prohibited under Fish and Game Code Section 3503.5. Mitigation measures are included below to reduce the project's impacts to less than significant level.

**Cooper's hawk** (*Accipiter cooperii*) is a California Species of Special Concern and breeds throughout most woodland habitats of California. Breeding takes place in dense-canopied trees from foothill pine-oak woodlands up to ponderosa pine forest usually near water. Breeding takes place from March through August, with peak activity occurring in May and June. This species incubates eggs for about 35 days, and then fledge young between 30 to 34 days. Young birds often remain in the vicinity of the nest after they fledge while they are learning to hunt.



- Purchase offsite conservation easements at a location approved by Placer County to mitigate the loss of oak woodlands at a 1:1 ratio
- Provide for a combination of payment to the Tree Preservation Fund and creation of an offsite Oak Preservation Easement
- Plant and maintain an appropriate number of trees in restoration of an approved former oak woodland (tree planting is limited to half the mitigation requirement)

With the implementation of this mitigation measure, impacts to oak woodlands will be less than significant

**Discussion- Item IV-4:**

The project site contains approximately 0.15 riparian scrubs along the intermittent stream near Kemper Road. This area consists of willows, Fremont's cottonwood, Himalayan blackberry, fig trees, and a variety of other hydrophytic plant species. Wildlife species observed in or near the riparian scrub included white-crowned sparrow, California towhee, and American goldfinch. Additional species that may utilize this habitat include red-winged blackbird, western scrubjay, and California quail.

The project proposes to retain the intermittent stream within an open space, undeveloped lot. However, infrastructure improvements (roads) may require disturbing this riparian area. Mitigation measures are included below to ensure that any unanticipated impacts remain less than significant.

**Mitigation Measures- Item IV-4:**

MM IV-3 Any impacts to the bed, bank, or channel of the intermittent stream shall require a Streambed Alteration Agreement with the California Department of Fish and Game prior to site disturbance. Additionally, prior to initiation of work that may impact riparian scrub, coordination with California Department of Fish and Game shall be initiated to obtain appropriate approvals or permits.

**Discussion- Item IV-5:**

Wetland delineation was conducted by North Fork and Associates on May 17, 2006, and was verified by the US Army Corps of Engineers on October 12, 2006. The project site contains a 0.19 acre intermittent stream and 0.02 total combined acres of ephemeral streams that has been designated as waters of the United States and is under the jurisdiction of the US Army Corps of Engineers. The intermittent stream is a tributary to Auburn Ravine.

The intermittent stream will be preserved in an open space lot and will not be impacted by the proposed project. The roadway that is proposed as part of the infrastructure improvements for the project will need to cross over the ephemeral stream in the middle of the project site. To avoid impacts to this stream, a Conspan culvert will be utilized. This type of culvert consists of pre-fabricated concrete that is arched and bottomless. The culvert will be lowered in place and the supportive footings will remain outside of the ordinary high water mark to ensure that no impacts to the bed, bank or channel will occur.

No work will occur within the ephemeral streams onsite and no structures are proposed that would impact these waters. No mitigation measures are required.

**Discussion- Item IV-6:**

Although the project site provides habitat due to the oak woodlands there are no known terrestrial migration corridors through or in the vicinity of the project site, and the wildlife that could use the site are highly mobile and could easily adjust their movement to the remaining vegetation and open lands adjacent to the project site.

The project site does not lend itself to a wildlife corridor due to its close proximity to a residential development and no long-term significant impacts are expected to local and/or regional wildlife movement corridors as a result of the proposed project. The impact is less than significant, and no mitigation measures are required.

**Discussion- Item IV-7:**

According to North Fork Associates Oak Woodland Habitat Impact Assessment (2007), a total of 4.58 acres of oak woodland would be impacted with implementation of the proposed project. As discussed in the previous section, the oak woodland provides wildlife habitat.

Woodlands such as those found on the project site, as well as the individual trees within those woodlands, are protected by a variety of State and local ordinances and policies, including the Placer County Tree Preservation Ordinance and the CEQA Oak Woodlands Conservation Law (Senate Bill 1334).

The proposed project falls within Area 1 of the Placer County Tree Ordinance and therefore is required to mitigate for the loss of trees onsite through replacement, revegetation or payment of in lieu fees to be deposited into the County Tree Preservation Fund. Implementation of the mitigation measures as outlined in the Section 12.16.080 (C) of the Placer County Code will prevent conflicting policies or ordinances from occurring. Mitigation measures have been provided for loss of oak trees for Discussion Item IV-3. No mitigation measures are required.

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**Discussion- Item IV-8:**

The site is not contained within any adopted Habitat Conservation Plan, Natural Communities Conservation Plan or other approved Habitat Plan Area. Thus no impact would result to such plans. No mitigation measures are required.

**V. CULTURAL RESOURCES – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially cause adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5? (PLN)				X
2. Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines Section 15064.5? (PLN)			X	
3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN)				X
4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)				X
5. Restrict existing religious or sacred uses within the potential impact area? (PLN)				X
6. Disturb any human remains, including those interred outside of formal cemeteries? (PLN)			X	

**Discussion- Item V-1:**

The North Central Information Center records search determined that there were no known historic-period resources on the project site. No mitigation measures are required.

**Discussion- Item V-2:**

A review of the records indicated that the proposed project area contains one recorded prehistoric archaeological site listed with the California Historical Resources Information System. A field survey conducted by Peak & Associates revealed that the project area contained one small prehistoric archaeological site. Further testing of the area around this site revealed no evidence of additional cultural materials, and the site was determined as not significant under any of the CEQA criteria and no further studies are recommended.

Although no archeological resources were found during the prior field survey, the following wording will be placed on improvement plans to ensure that no significant impacts to undiscovered archeological resources will occur.

If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any onsite construction activities, all work must stop immediately in the area and a Society of Professional Archaeologist shall be retained to evaluate the deposit. The Placer County Planning Department and Department of Museums must also be contacted for review of the archaeological find(s).

If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect shall be included in the General Notes section of improvement Plans for the project. A note to this effect shall be included in the General Notes section of Improvement Plans for the project.

Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site. No mitigation measures are required.

**Discussion- Item V-3:**

The proposed project will not, directly or indirectly, destroy a known unique paleontological resource or site or unique geologic feature.

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**Discussion- Item V-4:**

The proposed project does not have the potential to cause a known physical change, which would affect unique ethnic cultural values

**Discussion- Item V-5:**

The proposed project will not restrict a known existing religious or sacred uses within the potential impact area.

**Discussion- Item V-6:**

The proposed project will not disturb any known human remains, including those interred outside of formal cemeteries. As indicated in Discussion Item V-2, wording will be placed on Improvement Plans to ensure that no significant impacts occur due to unknown buried remains. No mitigation measures are required.

**VI. GEOLOGY & SOILS – Would the project**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)				X
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)		X		
3. Result in substantial change in topography or ground surface relief features? (ESD)		X		
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)				X
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)		X		
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)		X		
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (ESD)			X	
8. Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD)				X
9. Be located on expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property? (ESD)				X

**Discussion- Items VI-1,4,8,9:**

A preliminary Geotechnical Report was prepared for the project. The property is shown to be underlain by Mesozoic metavolcanic rocks, with minor sedimentary rock. The site soils are identified as Auburn silt loam and Auburn-rock complex. These soils are described as shallow and well drained, consisting of approximately four inches of brown silt loam, and 16 inches of yellowish-red silt loam. Vertically foliated metamorphic rock is located at a depth of approximately 20 inches. The Report does not identify any unique geologic or physical features for the soil that would be destroyed or modified and did not identify any severe soil limitations. Construction of the proposed buildings and associated roadway would not create any unstable earth conditions or result in liquefaction or change any geologic substructure resulting in unstable earth. Additionally, the report concludes that the project will not be located on highly expansive soils.

**Discussion- Items VI-2,3:**

The project proposer will result in the construction of 11 single-family dwelling units with associated infrastructure including roadways, sewer, drainage and water. To construct the improvements proposed, potentially significant disruption of soils onsite will occur including excavation/compaction for onsite buildings, foundations, roadways, and various utilities. Approximately 1.5 to 2 acres will be disturbed by grading activities. The project grading will result in approximately 4,000 cubic yards of soil moved at the site and approximately 1,200 cubic yards of soil will be imported. In addition, there are potentially significant impacts that may occur from the proposed changes to the existing topography. The site topography slopes west to southwest at gradients less than ten percent. The project proposes soil cuts and fills of up to approximately five feet as identified on the preliminary grading plan and project description. The project's site specific impacts associated with soil disruptions and topography changes will be mitigated to a less than significant level by implementing the following mitigation measures:

**Mitigation Measures- Items VI-2,3:**

**MM VI.1** The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual that are in effect at the time of submittal) to the Engineering and Surveying Department for review and approval. The plans shall show all conditions for the project as well as pertinent topographical features both on and offsite. All existing and proposed utilities and easements, onsite and adjacent to the project, which may be affected by planned construction, will be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees. Prior to plan approval, all applicable recording and reproduction cost shall be paid. The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Design Review Committee review is required as a condition of approval for the project, said review process will be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the Engineering and Surveying Department prior to acceptance by the County of site improvements.

Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.

**MM VI.2** All proposed grading, drainage improvements, vegetation and tree removal shall be shown on the Improvement Plans and all work will conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Design Review Committee. All cutfill slopes shall be at 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Department concurs with said recommendation.

The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Where soil stockpiling or borrow areas are to remain for more than one construction season, proper erosion control measures will be applied as specified in the Improvement Plans/Grading Plans. The applicant shall provide for erosion control where roadside drainage is off of the pavement to the satisfaction of the Engineering and Surveying Department.

Submit to the Engineering and Surveying Department a letter of credit or cash deposit in the amount of 110% of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit will be refunded to the project applicant or authorized agent.

If at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans will be reviewed by the Design Review Committee/Engineering and Surveying Department for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the Design Review Committee/Engineering and Surveying Department to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.

**MM VI.3** Submit to the Engineering and Surveying Department, for review and approval, a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following:

- Road, pavement, and parking area design

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- Structural foundations, including retaining wall design (if applicable)
- Grading practices
- Erosion/winterization
- Special problems discovered onsite, (i.e., groundwater, expansive/unstable soils, etc.)
- Slope stability

Once approved by the Engineering and Surveying Department, two copies of the final report will be provided to the Engineering and Surveying Department and one copy to the Building Department for their use. If the soil's report indicates the presence of critically expansive or other soils problems which, if not corrected, may lead to structural defects, a certification of completion of the requirements of the soils report will be required for subdivisions, prior to issuance of Building Permits. This certification may be completed on a Lot by Lot basis or on a Tract basis. This will be noted in the CC&Rs and on the Informational Sheet filed with the Final Map(s). It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.

**Discussion- Items VI-5,6:**

The disruption of the soil discussed in Discussion Items VI-2,3 above increases the risk of erosion and creates a potential for contamination of storm runoff with disturbed sediment or other pollutants introduced through typical grading practices. In addition, this soil disruption has the potential to modify the existing onsite drainageways by transporting erosion from the disturbed area into local drainageways. Discharge of concentrated runoff after construction could also contribute to these impacts in the long-term. Erosion potential and water quality impacts are always present and occur when soils are disturbed and protective vegetative cover is removed. It is primarily shaping of building pads, grading for transportation systems and construction for utilities that are responsible for accelerating erosion and degrading water quality. The project's site specific impacts associated with erosion will be mitigated to a less than significant level by implementing the following mitigation measures.

**Mitigation Measures- Items VI-5,6:**

Refer to text in MM VI.1

Refer to text in MM VI.2

Refer to text in MM VI.3

MM VI.4 Water quality Best Management Practices shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development, Redevelopment, and/or for Industrial and Commercial, (and/or other similar source as approved by the Engineering and Surveying Department).

Construction (temporary) Best Management Practices for the project include but are not limited to Fiber Rolls (SE-5), Straw Bale Barrier (SE-9), Straw Watties, Storm Drain Inlet Protection (SE-10), Velocity Dissipation Devices (EC-10), Hydroseeding (EC-4), Silt Fence (SE-1), Stabilized Construction Entrance (TC-1), and revegetation techniques.

MM VI.5 Projects with ground disturbance exceeding one acre that are subject to construction stormwater quality permit requirements of the National Pollutant Discharge Elimination System program shall obtain such permit from the State Regional Water Quality Control Board and will provide to the Engineering and Surveying Department evidence of a state-issued WQID number or filing of a Notice of Intent and fees prior to start of construction.

**Discussion- Item VI-7:**

The preliminary Geotechnical Report investigation did not reveal any evidence of faulting at the site. The Report indicated that the nearest active or potentially active fault is the Bear Mountains Fault Zone, located approximately 1,000 feet east of the site. The project site is considered to have a low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction. The project will be constructed in compliance with the California Building Code, which includes seismic standards. These standards are expected to be adequate for the intensity of shaking that may result from seismic activity. No mitigation measures are required.

**VII. HAZARDS & HAZARDOUS MATERIALS – Would the project**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS)				X
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS)			X	
3. Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school? (APCD)				X
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS)				X
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN)				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				X
7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)			X	
8. Create any health hazard or potential health hazard? (EHS)		X		
9. Expose people to existing sources of potential health hazards? (EHS)			X	

**Discussion- Item VII-1:**

The proposed project will not create a significant hazard through the routine handling, transport, use or disposal of hazardous materials

**Discussion- Item VII-2:**

Construction of the proposed project will involve the short-term use and storage of hazardous materials typically associated with grading, such as fuel and other substances. All materials will be used, stored and disposed of in accordance with applicable federal, state and local laws including California Occupational Safety and Health Administration requirements and manufacturer's instructions. Therefore, the proposed project does not pose a risk of accident or upset conditions involving the release of hazardous materials. No mitigation measures are required.

**Discussion- Item VII-3:**

Based upon the project analysis, the project will not emit or handle hazardous materials.

**Discussion- Item VII-4:**

The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

**Discussion- Item VII-5:**

The project is not located within an airport land use plan or within the vicinity of a public airstrip.

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**Discussion- Item VII-6:**

The project is not located within the vicinity of a private airstrip

**Discussion- Item VII-7:**

The project site contains oak woodland and grassland which will be partially cleared as a result of infrastructure improvements for the proposed residential lots. Land surrounding the project site contains scattered oak trees, grassland, rural residences and major subdivisions. Within this area there are no contiguous wildlands or oak woodlands and although a portion of the site will retain oak trees, building envelopes have been proposed that will be cleared of vegetation when the homes are built. In addition, the roads, grasslands and rural residents surrounding the site create a barrier to wildland fires. The project impacts will be less than significant and no mitigation measures are required.

**Discussion- Item VII-8:**

The project was once part of a historical commercial orchard. The past commercial orchard development in the project area indicates the potential for environmentally persistent agricultural chemicals in the near-surface soils. The soil testing results on this parcel has shown the presence of elevated levels of agricultural chemical residuals. The presence of environmental persistent agricultural chemicals in near-surface soils in this historical commercial orchard may result in significant impacts to future property owners and is considered a potentially significant impact which will be reduced to a less than significant impact by implementing the following mitigation measures:

**Mitigation Measures- Item VII-8:**

**MM VII.1** In order to mitigate the possible risk of exposure to the presence of environmentally sensitive agricultural chemicals on the property, the project proponent will perform a Preliminary Endangerment Assessment performed to the California Department of Toxic Substances Control standards. The Preliminary Endangerment Assessment will be completed prior to improvement plans. Any remedial action indicated by the Preliminary Endangerment Assessment will be completed and certified prior to recordation of the subdivision final map.

**Discussion- Item VII-9:**

Mosquito breeding is not expected to significantly impact this project. Common problems associated with overwatering of landscaping and residential irrigation have the potential to breed mosquitoes. As a condition of this project, it is required that drip irrigation be used for landscaping areas. No mitigation measures are required.

**VIII. HYDROLOGY & WATER QUALITY – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any potable water quality standards? (EHS)				X
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)			X	
3. Substantially alter the existing drainage pattern of the site or area? (ESD)			X	
4. Increase the rate or amount of surface runoff? (ESD)		X		
5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)		X		
6. Otherwise substantially degrade surface water quality?(ESD)		X		

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7. Otherwise substantially degrade ground water quality? (EHS)			X	
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)				X
9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)				X
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)				X
11. Alter the direction or rate of flow of groundwater? (EHS)				X
12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hall Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)		X		

**Discussion- Item VIII-1:**

The project will not violate potable water quality standards as it will be utilizing publicly treated surface water from the Nevada Irrigation District

**Discussion- Item VIII-2:**

The project proposes the use of publicly treated surface water supplies, so there are no direct impacts to groundwater quantity due to well withdrawals. However, the introduction of residential uses and impervious surfaces may have indirect groundwater recharge capability impacts in some areas. The soil types in the project area are not conducive to recharge, except perhaps along major drainage ways. As this project does not involve the disturbance of major drainage ways, impacts related to groundwater recharge are less than significant. No mitigation measures are required.

**Discussion- Item VIII-3:**

A preliminary drainage report was prepared by the applicant's engineer. The site is within the North Ravine watershed. The pre-development runoff generally consists of overland flows with some concentrated flows in three onsite drainageways. A tributary of North Ravine runs through the northwest corner of the site. Two smaller drainageways also run through the site. One flows through the center of the site between Lots 2 and 3 and under the proposed roadway and the other drainageway flows through Lots 9 and 10 at the southwestern corner of the site. The project has analyzed a drainage system that will change the onsite drainage patterns due to the construction of proposed roadways, new homes and driveways, as well as some underground storm drain systems. However, the project will continue to convey flows to existing discharge points. The proposed improvements change the direction of existing onsite surface water runoff due to the proposed onsite improvements. However, the change in direction from existing onsite surface runoff is considered less than significant as the overall onsite watershed runoff continues to be conveyed to the same existing discharge points as the pre-development conditions and ultimately into the North Ravine tributary. No mitigation measures are required.

**Discussion- Item VIII-4:**

The proposed project will increase impervious surfaces including onsite roadways, driveways, and buildings. This increase in impervious surfaces typically has the potential to increase the stormwater runoff amount and volume. The potential for increases in stormwater runoff have the potential to result in downstream impacts. A preliminary drainage report was prepared for the project. The post project flows identified in the report indicate an increase in flows from pre development levels. The project is located in a portion of the Auburn-Bowman Community Plan area where onsite detention is recommended. The project proposes to ensure that the quantity of post development peak flow from the project is, at a minimum, no more than the pre-development peak flow quantity by installing detention facilities.

The post development volume of runoff will be slightly higher due to the increase in proposed impervious surfaces; however, this is less than significant because drainage facilities are generally designed to handle the peak flow runoff.

A final drainage report will be prepared and submitted with the site improvement plans for County review and approval in order to monitor the preliminary report drainage calculations and results. The proposed project's

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impacts associated with increases in runoff will be mitigated to a less than significant level by implementing the following mitigation measures

**Mitigation Measures- Item VIII-4:**

Refer to text in MM V.1

Refer to text in MM VI.2

MM VIII.1 Prepare and submit with the project Improvement Plans, a drainage report in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of submittal to the Department of Public Works for review and approval. The report shall be prepared by a Registered Civil Engineer and will, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on and offsite improvements and drainage easements to accommodate flows from this project. The report shall address storm drainage during construction and thereafter and shall propose "Best Management Practice" measures to reduce erosion, water quality degradation, etc. Said Best Management Practice measures for this project will include: Minimizing drainage concentration from impervious surfaces, construction management techniques, and erosion protection at culvert outfall locations.

MM VIII.2 Storm water run-off shall be reduced to pre-project conditions through the installation of retention/detention facilities or through a drainage report that does not identify any increase in peak flows at all downstream discharge points from the property. Retention/detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of Department of Public Works. No retention/detention facility construction will be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

**Discussion- Items VIII-5,6:**

The construction of the proposed improvements has the potential to degrade water quality. Stormwater runoff naturally contains numerous constituents. However, urbanization and urban activities including development and redevelopment typically increase constituent concentrations to levels that potentially impact water quality. Pollutants associated with stormwater include but are not limited to sediment, nutrients, oils/greases, etc. The proposed urban type development has the potential to result in the generation of new dry-weather runoff containing said pollutants and also has the potential to increase the concentration and/or total load of said pollutants in wet weather stormwater runoff. The proposed project's impacts associated with water quality will be mitigated to a less than significant level by implementing the following mitigation measures:

**Mitigation Measures- Items VIII-5,6:**

Refer to text in MM VI.1

Refer to text in MM VI.2

Refer to text in MM VII.1

MM VIII.3 Water quality Best Management Practices shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development/ Redevelopment, and/or for Industrial and Commercial, (and/or other similar source as approved by the Engineering and Surveying Department)

Storm drainage from on and offsite impervious surfaces (including roads) will be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Department. Best Management Practices shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) Best Management Practices for the project include, but are not limited to: Water Quality Inlets (TC-50), Storm Drain Signage (SD-13), etc. No water quality facility construction will be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All Best Management Practices shall be maintained as required to ensure effectiveness. The applicant will provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, will be provided to Engineering and Surveying Department upon request. Maintenance of these facilities will be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Prior to Improvement Plan or Final Map approval, easements will be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance.

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**MM VIII 4** The project is located within the area covered by Placer County's municipal stormwater quality permit, pursuant to the National Pollutant Discharge Elimination System Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit. Best Management Practices shall be designed to mitigate (minimize, infiltrate, filter, or treat) stormwater runoff in accordance with "Attachment 4" of Placer County's National Pollutant Discharge Elimination System Municipal Stormwater Permit (State Water Resources Control Board National Pollutant Discharge Elimination System General Permit No. CAS000004)

**Discussion- Item VIII-7:**

The project will utilize Best Management Practices in order to control stormwater runoff and as this project is not using a groundwater source for its water supply, the impact for substantially degrading groundwater quality is less than significant. No mitigation measures are required.

**Discussion- Items VIII-8,9,10:**

The project site is not located within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency. The project improvements are not proposed within an existing, mapped local 100-year flood hazard area and no flood flows will be redirected after construction of the improvements. The project site is not located within any levee or dam failure inundation area.

**Discussion- Item VIII-11:**

The project proposes the use of publicly treated surface water supplies so there are no direct impacts to the direction or rate of flow of groundwater due to water well withdrawals.

**Discussion- Item VIII-12:**

As discussed in Discussion Items VIII-5, 6, the project has the potential to increase water quality impacts to local drainageways, and therefore, local watersheds. The proposed project is located within the North Ravine watershed. The impacts associated with surface water quality will be mitigated to a less than significant level by implementing the following mitigation measures:

**Mitigation Measures- Items VIII-12:**

- Refer to text in MM VI 1
- Refer to text in MM VI 2
- Refer to text in MM VI 4
- Refer to text in MM VI 5
- Refer to text in MM VIII 1
- Refer to text in MM VIII 3
- Refer to text in MM VIII 4

**IX. LAND USE & PLANNING – Would the project**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)				X
2. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect? (EHS, ESD, PLN)				X
3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)			X	
4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)				X
5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)				X

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6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)			X	
7. Result in a substantial alteration of the present or planned land use of an area? (PLN)				X
8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)				X

**Discussion- Item IX-1:**

The proposed project will not divide an established community. The project is bounded by an undeveloped parcel to the east, a subdivision to the north and rural residential to the west and south.

**Discussion- Item IX-2:**

The General Plan and Auburn/Bowman Community Plan land use designation for the project site is Rural Low-Density Residential 0.9-2.3 Acre Minimum and the site Zoning is Residential Single-Family (RS), Agriculture (AG), Building Site (B) of 40,000 square feet minimum lot area, and Planned Residential Development one unit per acre maximum (PD=1). The proposed use and density is consistent with both Community Plan policies and Zoning Ordinance standards with eleven lots as a Planned Development of one unit per acre.

**Discussion- Item IX-3:**

The project site is within Area 1 of the Placer County Tree Preservation Ordinance and is subject to the requirements indicated in this tree preservation zone. The applicant will be required to implement this ordinance as applicable to prevent significant impacts prior to project approval. In addition, the site is not within any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved Habitat Plan Area. No mitigation measures are required.

**Discussion- Item IX-4:**

Rural residential borders the site to the west and south, and a large subdivision is located across Kemper Road to the north. The parcel east of the project site is undeveloped and contains grassland and oak woodland. The development of the proposed project will not create land use conflicts as the area is currently developed as rural residential, with higher density development to the north. In addition, the project is consistent with the Auburn-Bowman Community Plan and the Placer County General Plan which has designated this area as residential.

**Discussion- Item IX-5:**

The project site is currently undeveloped and does not support agricultural or timber uses. Site development would not have an impact to soils, operations or plans associated with these uses.

**Discussion- Item IX-6:**

As indicated in Discussion Item IX-1, development of the project would not divide or impact the physical arrangement of an established community. The project will generate additional vehicle trips on the local roads, but the additional traffic would be negligible and would not have a significant impact or disrupt the surrounding resident. No mitigation measures are required.

**Discussion- Item IX-7:**

The proposed project will not result in a substantial alteration of the present or planned land use. The site is currently undeveloped and as indicated above, County plans for this site are consistent with the proposed project.

**Discussion- Item IX-8:**

The project would develop eleven custom residential lots that will be sold. These lots would be developed as market demand dictates and will not create a physical change to other residential or commercial areas.

**X. MINERAL RESOURCES – Would the project result in**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. The loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN)				X
2. The loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN)				X

**Discussion- All Items:**

The General Plan indicates that the closest mineral extraction site within the area occurs just outside of Ophir, south of Auburn. No valuable mineral resources have been identified on the project site and implementation of the proposed project would not result in impacts to mineral resources

**XI. NOISE – Would the project result in**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (EHS)			X	
2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (EHS)				X
3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (EHS)			X	
4. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (EHS)				X
5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (EHS)				X

**Discussion- Items XI-1,3:**

Construction of the project, through build-out, will increase ambient noise levels. Adjacent residents may be negatively impacted. This impact is considered to be temporary and less than significant. A condition of approval for the project will be recommended that limits construction hours so that early evening and early mornings, as well as all day Sunday, will be free of construction noise. No mitigation measures are required.

**Discussion- Item XI-2:**

The project will not produce a substantial permanent increase in ambient noise levels.

**Discussion- Item XI-4:**

The project is not located within an airport land use plan.

**Discussion- Item XI-5:**

The project is not located within the vicinity of any known private airstrips.

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**XII. POPULATION & HOUSING** - Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Induce substantial population growth in an area, either directly (i.e. by proposing new homes and businesses) or indirectly (i.e. through extension of roads or other infrastructure)? (PLN)			X	
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (PLN)				X

**Discussion- Item XII-1:**

The residential development proposed on the site is consistent with the densities presented in the Auburn-Bowman Community Plan (see Section VI, Land Use & Planning) and the General Plan. The General Plan Environmental Impact Report has analyzed the population growth associated with the density proposed and the development will not have a significant impact to population growth in the area. No mitigation measures are required.

**Discussion- Item XII-2:**

The project site is currently undeveloped and therefore will not displace existing homes.

**XIII. PUBLIC SERVICES** - Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Fire protection? (EHS, ESD, PLN)			X	
2. Sheriff protection? (EHS, ESD, PLN)			X	
3. Schools? (EHS, ESD, PLN)			X	
4. Maintenance of public facilities, including roads? (EHS, ESD, PLN)			X	
5. Other governmental services? (EHS, ESD, PLN)			X	

**Discussion- All Items:**

The Placer County Fire Department provides fire protection services to the project area; the Placer County Sheriff's Department provides police protection services to the project area; the Placer County Department of Public Works is responsible for maintaining County roads; schools serving the site include Auburn Elementary and Placer Union High School.

As the proposed project is consistent with the underlying land use designations, the project development will result in a negligible additional demand on the need for these public services. The proposed project is not anticipated to impact schools. As is required for all new projects, "Will Serve" letters will be required from these public service providers. The incremental increase in demand for these services will not result in significant impacts. No mitigation measures are required.

**XIV. RECREATION – Would the project result in**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (PLN)			X	
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN)				X

**Discussion- All Items:**

The proposed project does not include recreational amenities and this could add a negligible increase in the use of existing neighborhood and regional parks, and contribute slightly to the use of other recreational facilities. This additional use is not anticipated to create a significant impact to these recreational facilities or require the construction or expansion of existing facilities due to the number of residential units proposed. Additionally, the project applicant will pay park fees in lieu of providing onsite recreational facilities. No mitigation measures are required.

**XV. TRANSPORTATION & TRAFFIC – Would the project result in**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD)		X		
2. Exceeding either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD)		X		
3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)? (ESD)			X	
4. Inadequate emergency access or access to nearby uses? (ESD)				X
5. Insufficient parking capacity onsite or offsite? (ESD, PLN)				X
6. Hazards or barriers for pedestrians or bicyclists? (ESD)				X
7. Conflicts with adopted policies supporting alternative transportation (i.e. bus turnouts, bicycle racks)? (ESD)				X
8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (ESD)				X

**Discussion- Items XV-1,2:**

The project proposal will result in the construction of 11 new single-family dwellings on an undeveloped parcel. The proposed project at build out will generate approximately 11 additional PM peak hour trips and approximately 110

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average daily trips. The project proposes to extend the existing Richardson Drive south to access the proposed Lots. The County road, Richardson Drive, will terminate with the construction of a cul-de-sac and the proposed onsite private road will be extended from the County road. With the project traffic added to the existing traffic volumes, all area roadway segments and intersections will continue to operate within acceptable Level of Service, although there is a potential to increase delay at various intersections. The increases in traffic due to this project are consistent with those anticipated in the Auburn-Bowman Community Plan both individually and on a cumulative basis. For potential cumulative traffic impacts, the Auburn-Bowman Community Plan includes a fully funded Capital Improvement Program, which with payment of traffic mitigation fees for the ultimate construction of the Capital Improvement Program improvements will help reduce the cumulative traffic impacts to less than significant levels. The proposed project's impacts associated with increases in traffic will be mitigated to a less than significant level by implementing the following mitigation measures:

**Mitigation Measures- Items XV-1,2:**

**MM XV.1** The project will be subject to the payment of traffic impact fees that are in effect in this area (Auburn-Bowman), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) will be required and will be paid to Placer County Department of Public Works prior to issuance of any Building Permits for the project:

- A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code

The current estimated fee is \$4,590 per single family dwelling. The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs.

**Discussion- Item XV-3:**

The project proposes to extend Richardson Drive from the existing end of pavement south to access the proposed Lots. The County road, Richardson Drive, will terminate with the construction of a cul-de-sac and the proposed onsite private road will be extended from the County road. The onsite private road is proposed to be gated and include a vehicle turnaround in front of the gate. The proposed extension of Richardson Drive will be constructed to Placer County standards as well as the proposed Court "A". The proposed cul-de-sac turnarounds will also be constructed to Placer County standards.

Based on the project's proposed improvements for the Richardson Drive extension and the County's driveway safety standards, staff considers the impacts to vehicle safety due to roadway design features as less than significant. No mitigation measures are required.

**Discussion- Item XV-4:**

The servicing fire district has provided comments on the proposed project and has not identified any impacts from inadequate emergency access. The proposed project will not impact the access to any nearby use.

**Discussion- Item XV-5:**

The proposed project is required to provide off-street parking at a ratio of two spaces per dwelling unit. The Hidden Ravine Estates is a Planned Residential Development and will have infrastructure improvements completed prior to selling the custom home lots. When the residential units are constructed, the homeowner will be required to provide for adequate parking per the Zoning Ordinance. Additionally, the Planned Residential Development Ordinance allows for a reduced parking standard, at the hearing body's discretion, as established in the conditions of approval of the Conditional Use Permit for the project.

**Discussion- Item XV-6:**

The proposed project will be constructing site improvements that do not create any hazards or barriers for pedestrians or bicyclists. The project will be constructing a four foot wide sidewalk along west side of the Richardson Drive extension and along the east side and most of the west side of the proposed Court "B". The proposed sidewalk on the Richardson Drive extension will connect to the existing sidewalk at the north property line.

**Discussion- Item XV-7:**

The proposed project will not conflict with any existing policies or preclude anticipated future policies, plans or programs supporting alternative transportation.

**Discussion- Item XV-8:**

The project construction and related site improvements will not change air traffic patterns or increase the air traffic levels that result in substantial safety risks.

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**XVI. UTILITIES & SERVICE SYSTEMS - Would the project**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (ESD)		X		
2. Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD)		X		
3. Require or result in the construction of new onsite sewage systems? (EHS)				X
4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (ESD)			X	
5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS)			X	
6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD)		X		
7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws? (EHS)			X	

**Discussion- Items XVI-1,2,6:**

Wastewater treatment will be provided by Placer County Sewer Maintenance District Number 1. Wastewater transmission infrastructure exists near the project to convey the wastewater from the project to the treatment plant and is located within the existing Richardson Drive roadway and the existing lift station. The project will construct new sewer lines from each Lot to the lift station along the Richardson Drive roadway extension. New sewer infrastructure will be required to be constructed to Placer County Standards and satisfy the requirements as stated in the Will Serve Requirements Letter. Approval of Improvement Plans will be required by the County for the connection to the County's transmission system.

The project will add wastewater flow equivalent of approximately eleven equivalent dwelling units to the wastewater conveyance and treatment systems. The sewage generated by the proposed project will be typical of residential development and is not expected to cause the existing treatment facilities to exceed the Regional Board's treatment process requirements. However, the treatment facility does experience hydraulic surcharging (overloading) during certain peak wet weather storm events. The Dewitt Trunk Sewer line also currently exhibits capacity issues during peak wet weather storm events. The trunk sewer line to the treatment plant exhibits surcharging conditions in various sections during a 10-year storm event under existing conditions. During recent storm events, both the existing wastewater conveyance and treatment systems experienced hydraulic surcharging. The project will contribute additional flow to the DeWitt Trunk Sewer line and will exacerbate a stressed wastewater system. This increase in sewer flows has the potential to exceed the sewer system capacity during peak wet weather storm events and may result in potentially significant impacts without appropriate mitigation measures. The proposed project's impacts associated with increases in sewer flows will be mitigated to a less than significant level by implementing the following mitigation measures:

**Mitigation Measures- Items XVI-1,2,6:**

Refer to text in MM VI.1

Refer to text in MM VI.2

Refer to text in MM VI.4

Refer to text in MM VIII.4

MM XVI.1 The applicant will implement an offsite mitigation program to offset the project's increase in peak wet weather flow from their project. The offsite mitigation program will be coordinated and approved by the Placer

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County Facility Services Environmental Engineering Division. The offsite mitigation program will replace and/or rehabilitate sewer infrastructure to, in effect, create capacity within the existing system equivalent to this project's peak wet weather flows as determined by the Environmental Engineering Division.

In lieu of implementing an offsite mitigation program, the applicant may pay a fee of four thousand dollars (\$4,000.00) per equivalent dwelling unit (the "in-lieu fee") prior to sewer Improvement Plan approval as a temporary measure pending further studies and adoption by the Board of Supervisors of a Sewer Maintenance District No. 1 mitigation fee (the "Mitigation Fee"). The In-Lieu Fee is intended as an estimate of those funds necessary to offset the project's peak wet weather flows. The Environmental Engineering Division will use this money to reduce inflow and infiltration within the existing Sewer Maintenance District No. 1 by replacement, and/or rehabilitation of existing sewer infrastructure. In the event the Board of Supervisors adopts the Mitigating Fee by December 31, 2010, and the adopted Mitigation Fee is less than the In-Lieu Fee, Developer will be entitled to a refund of the difference if the Developer submits a request in writing therefore by June 30, 2011.

**Discussion- Item XVI-3:**

The project will not result in the construction of new onsite sewage disposal systems as it will be utilizing the public sewer system.

**Discussion- Item XVI-4:**

The storm water will be collected in the onsite drainage facilities and conveyed via an underground storm drain system into existing drainageways. The existing system has the capacity to accept flows from the proposed project since the proposed project will not increase any downstream flows from the pre development condition. The project proposes the construction a storm drain system to Placer County standards. The construction of these facilities will not cause significant environmental effects. Therefore, this impact is less than significant and no mitigation measures are required.

**Discussion- Item XVI-5:**

The agencies charged with providing treated water and sewer services have indicated their requirements to serve the project. These requirements are routine in nature and do not represent significant impacts. Typical project conditions of approval require submission of "Will-Serve" letters from each agency. No mitigation measures are required.

**Discussion- Item XVI-7:**

The project will be served by the Western Regional Sanitary Landfill. This landfill has sufficient permitted capacity to accommodate the project's solid waste disposal needs. No mitigation measures are required.

**E. MANDATORY FINDINGS OF SIGNIFICANCE:**

Environmental Issue	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially impact biological resources, or eliminate important examples of the major periods of California history or prehistory?		X
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		X
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		X

**F. OTHER RESPONSIBLE AND TRUSTEE AGENCIES** whose approval is required

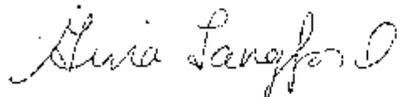
<input checked="" type="checkbox"/> California Department of Fish and Game	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input checked="" type="checkbox"/> U.S. Army Corps of Engineers
<input type="checkbox"/> California Department of Transportation	<input type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input checked="" type="checkbox"/> City of Roseville
<input checked="" type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/>

**G. DETERMINATION** - The Environmental Review Committee finds that:

Although the proposed project **COULD** have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because the mitigation measures described herein have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

**H. ENVIRONMENTAL REVIEW COMMITTEE** (Persons/Departments consulted)

- Planning Department, Gerry Haas, Chairperson
- Engineering and Surveying Department, Phillip A. Frantz
- Engineering and Surveying Department, Wastewater, Janelle Fortner
- Department of Public Works, Transportation
- Environmental Health Services, Grant Miller
- Air Pollution Control District, Bill Combs
- Flood Control Districts, Andrew Darrow
- Facility Services, Parks, Andy Fisher
- Placer County Fire/CDF, Bob Eicholtz/Brad Albertazzi



Signature \_\_\_\_\_ Date November 14 2008

Gina Langford, Environmental Coordinator

**I. SUPPORTING INFORMATION SOURCES:**

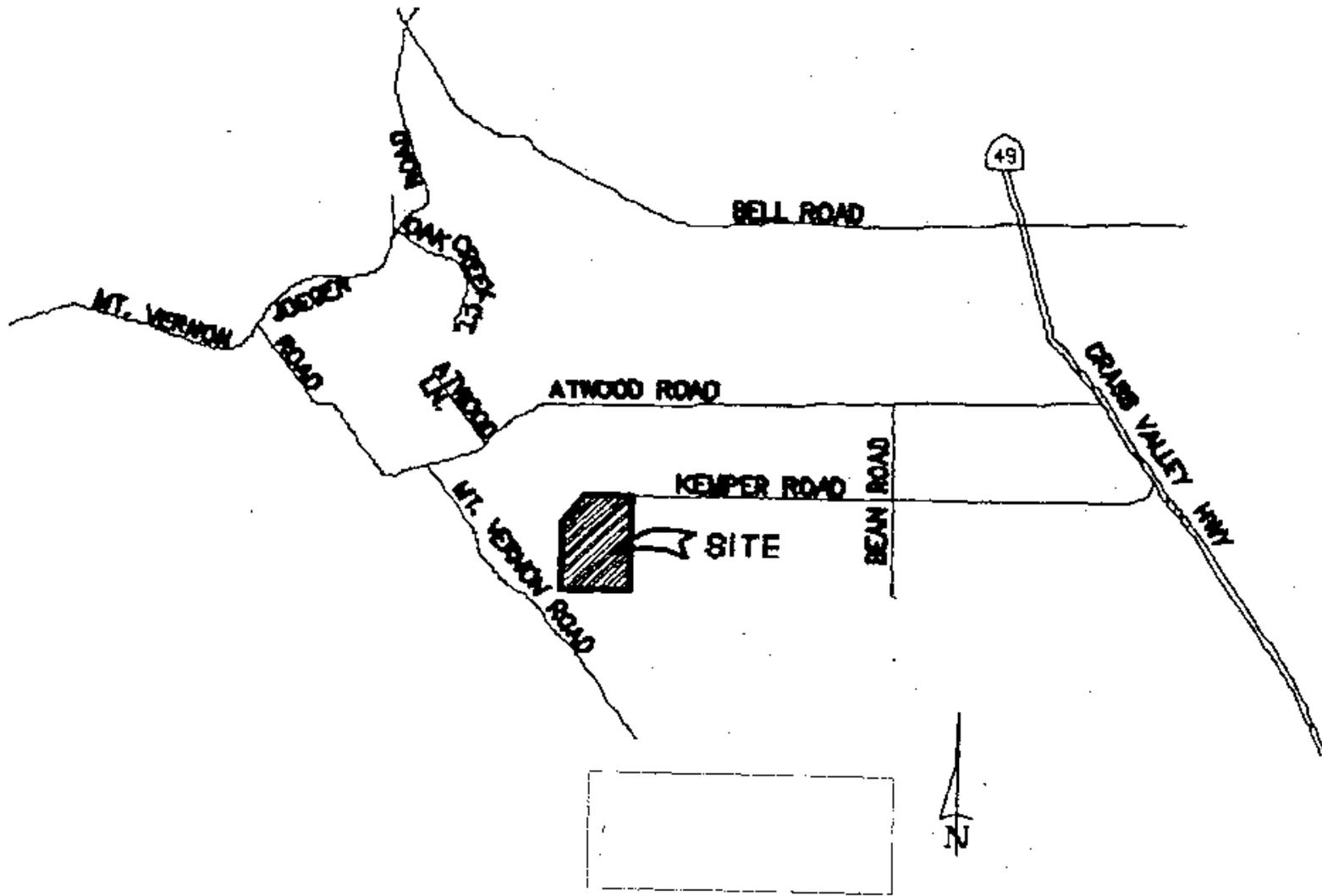
The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency Environmental Coordination Services, 3091 County Center Drive, Suite 190, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division Office, 565 West Lake Blvd, Tahoe City, CA 96145.

<b>County Documents</b>	<input checked="" type="checkbox"/> Community Plan
	<input checked="" type="checkbox"/> Environmental Review Ordinance
	<input checked="" type="checkbox"/> General Plan
	<input checked="" type="checkbox"/> Grading Ordinance
	<input checked="" type="checkbox"/> Land Development Manual
	<input checked="" type="checkbox"/> Land Division Ordinance
	<input checked="" type="checkbox"/> Stormwater Management Manual
	<input checked="" type="checkbox"/> Tree Ordinance
<b>Trustee Agency Documents</b>	<input type="checkbox"/> Department of Toxic Substances Control
	<input type="checkbox"/>
	<input type="checkbox"/>

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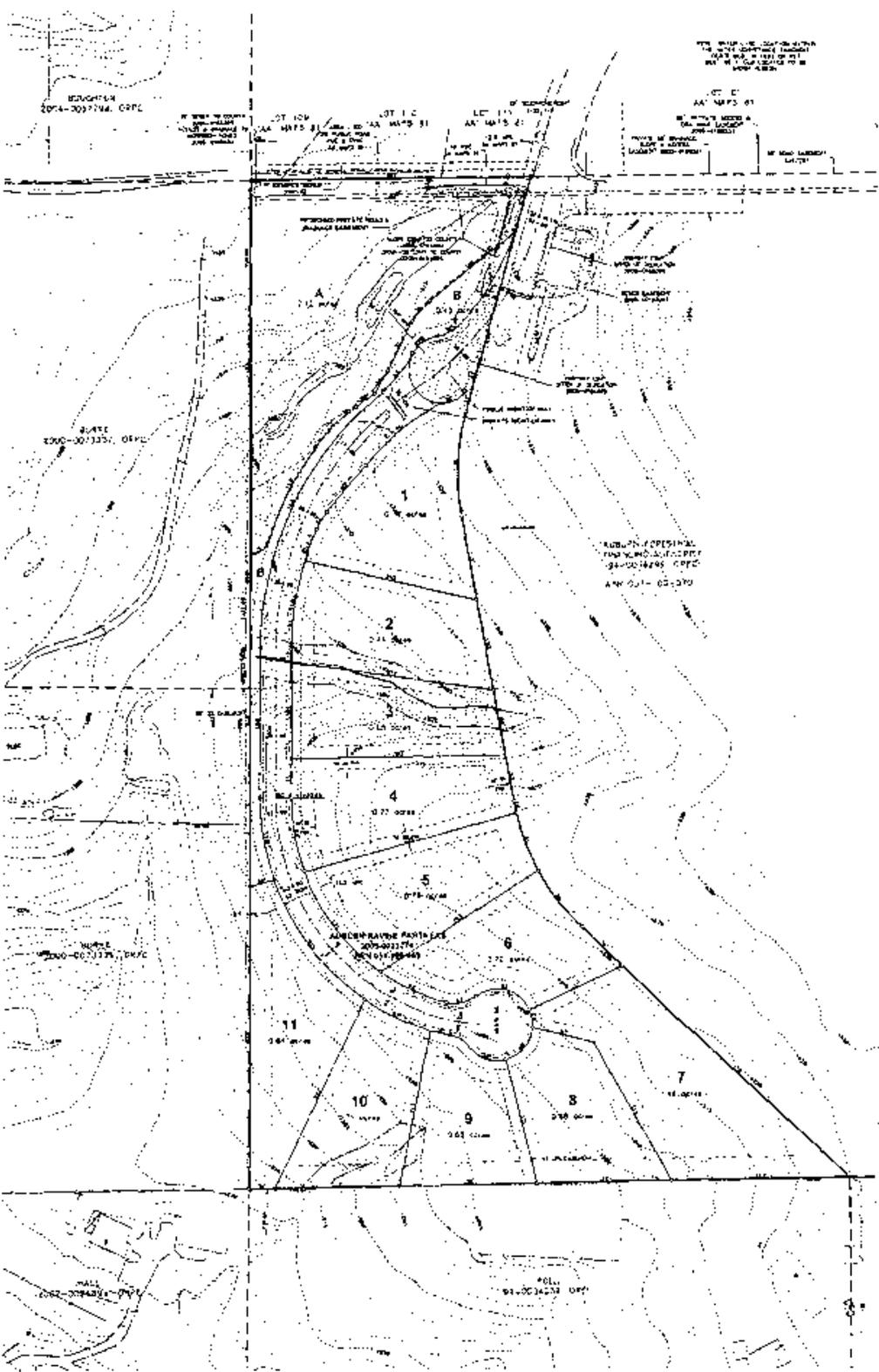
Site-Specific Studies	Planning Department	<input checked="" type="checkbox"/> Oak Woodland Assessment
		<input checked="" type="checkbox"/> Biological Study
		<input checked="" type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting and Photometric Plan
		<input type="checkbox"/> Paleontological Survey
		<input checked="" type="checkbox"/> Tree Survey and Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input checked="" type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> _____
	<input type="checkbox"/> _____	
	Engineering & Surveying Department, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input checked="" type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input checked="" type="checkbox"/> Stormwater and Surface Water Quality BMP Plan
		<input type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input checked="" type="checkbox"/> Utility Plan
	<input type="checkbox"/> _____	
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input checked="" type="checkbox"/> Phase I Environmental Site Assessment
		<input checked="" type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
		<input checked="" type="checkbox"/> Acoustical Assessment
	<input type="checkbox"/> _____	
	Air Pollution Control District	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission and Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
<input type="checkbox"/> URBEMIS Model Output		
<input type="checkbox"/> _____		
Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan	
	<input type="checkbox"/> Traffic and Circulation Plan	
	<input type="checkbox"/> _____	
Mosquito Abatement District	<input type="checkbox"/> Guidelines and Standards for Vector Prevention in Proposed Developments	
	<input type="checkbox"/> _____	

# VICINITY MAP





# MODIFIED SITE PLAN



**SYNOPSIS**  
 APPROX. 12.5 ACRES  
 1761' E. OF STATE 200  
 1/4 SECTION 32, T. 13 N., R. 28 E., M.D.M.  
 (S2) 1/4 SECTION 32

**ENGINEER**  
 DEAN SCHWELER  
 2233 BURLINGAME AVE.  
 ALHAMBRA, CA 91803  
 (626) 442-8100

**PROJECT INFORMATION**  
 APR. 03 - 20-04  
 LAND USE: RES. R-11.5 AC. MIN.  
 LOTS: 11  
 GROSS ACRES: 211.9 ACRES

**NO CALCULATIONS**  
 NO CALCULATED AREA  
 MAX. LOT AREA - 10.0 ACRES  
 MIN. LOT AREA - 1.0 ACRES  
 MAX. LOT AREA - 1.0 ACRES  
 MIN. LOT AREA - 1.0 ACRES

**OWNER'S SUBDIVISION**  
 HIDDEN RAVINE ESTATES  
 1761' E. OF STATE 200  
 1/4 SECTION 32, T. 13 N., R. 28 E., M.D.M.  
 (S2) 1/4 SECTION 32

**PROPOSED USES**  
 RES. R-11.5 AC. MIN.  
 LOTS: 11  
 GROSS ACRES: 211.9 ACRES  
 LOTS: 11  
 GROSS ACRES: 211.9 ACRES

**ROADS**  
 PUBLIC ROADS TO BE MAINTAINED BY PLACER COUNTY PUBLIC WORKS DEPT. AS  
 MAINTAINED BY THE HOMEOWNERS ASSOCIATION

**UTILITIES PROVIDED**  
 ELECTRICITY FROM  
 PLACER COUNTY  
 GAS FROM PLACER COUNTY  
 WATER FROM PLACER COUNTY  
 SEWER FROM PLACER COUNTY

**SERVICES PROVIDED**  
 IN THE EVENT OF A FIRE, THE PLACER COUNTY FIRE DEPARTMENT  
 WILL BE CALLED TO THE PROJECT. THE PLACER COUNTY FIRE DEPARTMENT  
 WILL BE CALLED TO THE PROJECT. THE PLACER COUNTY FIRE DEPARTMENT  
 WILL BE CALLED TO THE PROJECT.

**GENERAL NOTES**  
 THIS SITE PLAN IS A GRAPHIC REPRESENTATION OF THE SUBJECT SITE. THE LOCATION OF PROPERTY LINES IS  
 BASED ON THE RECORD MAPS AND SURVEYS ON FILE WITH THE PLACER COUNTY CLERK'S OFFICE. THE  
 LOCATION OF PROPERTY LINES IS BASED ON THE RECORD MAPS AND SURVEYS ON FILE WITH THE  
 PLACER COUNTY CLERK'S OFFICE. THE LOCATION OF PROPERTY LINES IS BASED ON THE  
 RECORD MAPS AND SURVEYS ON FILE WITH THE PLACER COUNTY CLERK'S OFFICE.

**SIGNATURE**  
 DEAN SCHWELER  
 12/12/07

**WPE RESTRICTIONS**  
 THE WPE RESTRICTIONS ARE SET FORTH IN THE WPE RESTRICTIONS AND COVENANTS WHICH ARE  
 FILED WITH THE PLACER COUNTY CLERK'S OFFICE. THE WPE RESTRICTIONS AND COVENANTS  
 ARE SET FORTH IN THE WPE RESTRICTIONS AND COVENANTS WHICH ARE FILED WITH THE  
 PLACER COUNTY CLERK'S OFFICE. THE WPE RESTRICTIONS AND COVENANTS ARE SET  
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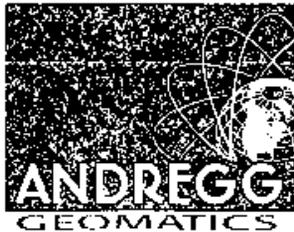
**LEGEND**  
 BE - BUILDING ENVELOPE  
 BS - BUILDING SETBACK  
 WPE - WPE RESTRICTIONS AND COVENANTS  
 WPE - WPE RESTRICTIONS AND COVENANTS

RECEIVED  
 12/12/07  
 CDRA

**MODIFIED TENTATIVE  
 MAP  
 HIDDEN RAVINE ESTATES  
 A PORTION OF  
 SECTION 32, T. 13 N., R. 28 E., M.D.M.  
 PLACER COUNTY, CALIFORNIA  
 SCALE: 1"=60' APRIL 12, 2007**

**ANDREGG  
 GEOMATICS**  
 2233 BURLINGAME AVE.  
 ALHAMBRA, CA 91803  
 (626) 442-8100

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**EXHIBIT E**



RECEIVED  
FEB 02 2009

January 30, 2009

PLANNING DEPT.

Mr. Rocky Rockholm  
Fellow Board members  
Placer County Board of Supervisors

Re: Hidden Ravine Estates  
PSMT 20080325  
11.7 Acres

On behalf of Mr. Steve Elder and the North Ravine Partners, I have filed an appeal regarding the Planning Commission's 3-to-2 vote to remove a condition allowing a gated entrance to a private road subdivision.

Hidden Ravine Estates has 11 lots served by a private road that branches off the southerly end of Richardson Drive. The enclosed exhibit shows Richardson Drive, a main entry into the DeWitt Center, also being a significant street through the Atwood Ranch development. The portion of Richardson Drive which is south of Atwood Road was designed and built to serve a future Junior High School site on 29 acres owned by the Auburn Union School District. At some point in the future, a school facility may be constructed with a resulting change in vehicle traffic thus impacting the private road into Hidden Ravine Estates.

We designed Hidden Ravine so access was off the stub end of Richardson Drive in a manner to provide the school direct access from Richardson Drive and also to discourage any future school traffic from entering a dead-end residential street. We proposed a gated entry with a public turnaround area outside the gate.

We are requesting that you approve our request to gate this private dead-end road.

Sincerely,  
ANDREGG GEOMATICS, INC.

Jack Remington  
Planning Manager

Enclosure

M JOHNSON  
APCD  
ENVIRO HEALTH  
ENG & SURV  
PARKS  
GERRY HAAS

DPW  
COUNTY CO  
COB

*We take your position precisely.*

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**COUNTY OF PLACER**  
**Community Development Resource Agency**

John Marin, Agency Director

**PLANNING**

Michael J. Johnson, AICP  
Planning Director

**HEARING DATE:** January 8, 2009

**ITEM NO.:** 1

**TIME:** 10:05 am

**TO:** Placer County Planning Commission

**FROM:** Development Review Committee

**DATE:** December 22, 2008

**SUBJECT:** MODIFICATION OF TENTATIVE SUBDIVISION MAP / CONDITIONAL USE PERMIT (PSM 20080325) - MITIGATED NEGATIVE DECLARATION- "Hidden Ravine Estates"

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**COMMUNITY PLAN AREA:** Auburn/Bowman Community Plan

**COMMUNITY PLAN DESIGNATION:** Rural Low-Density Residential 0.9 - 2.3 Acre Minimum

**ZONING:** RS-AG-B-40 PD 1.0 (Residential Single Family, combining Agricultural Combining Building Site of 40,000 square feet, Combining Planned Residential Development of one dwelling unit per acre)

**STAFF PLANNER:** Gerry Haas, Associate Planner

**LOCATION:** The project is located on the southwest corner of Kemper Road and Richardson Drive, approximately one mile west Highway 49, in the North Auburn area.

**APPLICANT:** Andregg Geomatics on behalf of North Ravine Partners

**PROPOSAL:** The applicant is requesting approval of a Modification to a previously approved Tentative Subdivision Map and a Conditional Use Permit to allow for the development of an 11-lot, Planned Residential Development on a 12.5-acre site. The project will include a private road and one open space lot that includes a wetland preservation area.

**CEQA COMPLIANCE:**

A Mitigated Negative Declaration has been prepared for this project and has been finalized pursuant to CEQA. The Mitigated Negative Declaration must be found to be adequate by the decision-making body to satisfy the requirements of CEQA, and recommended findings for this purpose can be found at the end of this staff report.

### **PUBLIC NOTICES AND REFERRAL FOR COMMENTS:**

Public notices were mailed to property owners of record within 300 feet of the project site. Legal notice was also published in the *Auburn Journal* newspaper. Other appropriate public interest groups and citizens were sent copies of the public hearing notice, including the City of Auburn and the North Auburn MAC. Copies of the project plans and application were transmitted to the Community Development Resource Agency Staff and the Departments of Engineering and Surveying, Environmental Health Services, the Air Pollution Control District and Special Districts for their review and comment. The comments received from these agencies have been addressed in the analysis section of this report. No public comments were received on this project.

### **BACKGROUND:**

On January 10, 2008 the Placer County Planning Commission approved a Tentative Subdivision Map and Conditional Use Permit for the North Ravine Estates project, an 11-lot, Planned Residential Development (PD) on the subject parcel (see Original Site Plan, Attachment C). The project proposed a 260-foot extension of Richardson Drive to the south of Kemper Road, terminating in a cul-de-sac within the project site. This roadway was to be constructed to County standards and would have become a public road, maintained by the County.

Shortly after the North Ravine Estates project was approved, the applicant revised the site plan to realign the roadway and create a gated subdivision with a private road. Although the proposed Modification results in the same number of lots, the reconfiguration of the lots and the addition of the gated entry required a new Mitigated Negative Declaration and a Modification of the approved Tentative Map and Conditional Use Permit.

The project was renamed Hidden Ravine Estates and, on July 9, 2008, the applicant submitted an Environmental Questionnaire for the project to the County's Environmental Coordination Services. Upon completion of the review and comment period, County staff prepared both the Initial Study for the project and a Mitigated Negative Declaration (Attachment E), dated December 2, 2008.

The Hidden Ravine Estates project was included as an Action Item on the November 9, 2008 North Auburn MAC agenda. The MAC voted unanimously (7-0) to recommend Planning Commission approval.

### **PROJECT DESCRIPTION:**

The Hidden Ravine Estates project proposes a Planned Residential Development subdivision of 11 single-family custom home lots and one open-space lot on the 12.5 acre project site (Site Plan, Attachment D). The residential lots would range in size from 0.62 acres to 1.16 acres, with an additional 2.51 acre open-space lot on the northern portion of the project for the protection of an intermittent stream, riparian and oak woodland habitat. This open-space lot would be commonly owned and maintained by the Homeowner's Association.

As stated in the Background Section, the proposed project is a Modification of the previously approved North Ravine Estates project. While both projects propose the same number of residential and open-space lots, the difference between the two proposals is the

configuration of the access road. As shown on the original site plan (Attachment C), the access road for the North Ravine Estates project was approved as a continuation of Richardson Drive, extending approximately 260 feet south of Kemper Road, along the east property line of the subject parcel. This was to become a public road that would be maintained by the County.

In contrast, this Modification proposes a private road that would extend to the southwest from the existing terminus of Richardson Drive, along the west property line of the subject parcel, ending in a cul-de-sac within the subdivision. In addition, the Modification proposes a gated entry feature, where such a feature was not approved for the North Ravine Estates project.

**SITE CHARACTERISTICS:**

Rural residential development borders the site to the west and south. The area to the north is currently being developed with residential uses (Atwood III and Lariat Ranch Subdivision), and the parcel to the east is undeveloped grassland intermixed with oak woodland. The site generally slopes towards the west and southwest, with elevations ranging from 1,325 feet in the northwest corner to 1,272 feet in the southwest corner.

The 12.5 acre parcel is currently undeveloped and contains foothill woodland, annual grassland, and riparian scrub. The project site also contains one intermittent and three ephemeral streams that have been determined to be Waters of the United States and are under the jurisdiction of the United States Army Corps of Engineers. The intermittent stream crosses the northwest corner of the site and flows into North Ravine southwest of the project site, and then continues to Auburn Ravine. The three smaller ephemeral streams occur on the southern portion of the project site.

**EXISTING LAND USE AND ZONING:**

	<u>LAND USE</u>	<u>ZONING</u>
SITE	Undeveloped	RS-AG-B-40 PD1 (Residential Single-Family, Combining Agriculture, Combining Minimum Building Site of 40,000 Square Feet, Combining Planned Residential Development of one unit per acre)
NORTH	Under Development	RS-AG-B-20 DL 4 (Residential Single-Family, Combining Agriculture, Combining Minimum Building Site of 20,000 Square Feet, Density Limitation of four units per acre)
SOUTH	Rural Residential	RA-B-100 (Residential Agricultural, Combining Minimum Building Site of 100,000 Square Foot)
EAST	Undeveloped	RS-AG-B-40 PD1 (Residential Single-Family, Combining Agriculture, Combining Minimum Building Site of 40,000 Square Feet, Combining Planned Residential Development of one unit per acre)

	<u>LAND USE</u>	<u>ZONING</u>
WEST	Rural Residential	RS-AG-B-40 PD1 (Residential Single-Family, Combining Agriculture, Combining Minimum Building Site of 40,000 Square Feet, Combining Planned Residential Development of one unit per acre); RA-B-100 (Residential Agricultural, Combining Minimum Building Site of 100,000 Square Feet)

**DISCUSSION OF ISSUES:**

**Community Plan/Zoning Consistency**

The proposed Subdivision Modification is consistent with the previously approved project in terms of its scope, intensity and nature of use. Therefore, it is also considered consistent with the Auburn/Bowman Community Plan designation and the Placer County Zoning Ordinance, including Section 17.54.090 (Planned Residential Developments).

**Neighborhood Compatibility:**

The properties in the vicinity are developed with residential uses that will not impact, nor be impacted by the proposed Subdivision Modification. The project as modified does not propose a greater intensity of use than the previously approved project, which had been determined to be consistent with surrounding development. Therefore, this project is determined to be consistent with the surrounding neighborhood.

**Biological Resources:**

The proposed Subdivision Modification will eliminate approximately 6.70 acres of the 12.25 acres of oak woodlands located on-site, whereas 4.29 acres of impact were identified in the previously approved North Ravine Estates project. The increase in woodland impacts can be mitigated through a larger in-lieu payment into the Placer County Tree Preservation Fund, and a revised Condition of Approval will assure this mitigation. Therefore, as with the previously approved project, development of the project site will not result in a significant effect on conversion of oak woodlands in Placer County.

All other potential impacts and proposed mitigation for impacts to biological resources remain the same as those for the previously approved project.

**Other Areas of Impact:**

The potential impacts to Transportation, Traffic, Hydrology, Water Quality, Hazards, Hazardous Materials, Utilities, Services and other identified areas of impact for the project as proposed are consistent with the analysis of these impacts that was conducted for the previously approved project. The proposed mitigations, where required, are, likewise, the same.

**RECOMMENDATION:**

The Development Review Committee recommends the Planning Commission adopt the Mitigated Negative Declaration and approve the Modification of the Tentative Subdivision Map and Conditional Use Permit for the Hidden Ravine Estates project (PSM20080325), based upon the following findings and recommended conditions of approval.

**FINDINGS:**

CEQA:

The Planning Commission has considered the proposed Mitigated Negative Declaration, the proposed mitigation measures, the staff report and all comments thereto and hereby adopts the Mitigated Negative Declaration for the project based upon the following findings:

1. The Mitigated Negative Declaration for the Hidden Ravine Estates project has been prepared for this project in compliance with CEQA. With the incorporation of all mitigation measures, the project is not expected to cause any significant adverse impacts. Mitigation measures include, but are not limited to: preconstruction surveys for special status raptors; a fee payment to the County's Tree Preservation Fund to offset the loss of oaks; structural setbacks to protect resources onsite; preparation of an air quality plan, payment of traffic fees for transportation and circulation impacts, and implementation of Best Management Practices and stormwater requirements for water quality impacts.
2. There is no substantial evidence in the record as a whole that the project as revised and mitigated may have a significant effect on the environment.
3. The Mitigated Negative Declaration as adopted for the project reflects the independent judgment and analysis of Placer County, which has exercised overall control and direction of its preparation.
4. The mitigation plan/mitigation monitoring program prepared for the project is approved and adopted.
5. The custodian of records for the project is the Placer County Planning Director, 3091 County Center Drive, Suite 140, Auburn CA, 95603.

Tentative Subdivision Map:

6. The proposed subdivision, together with the provisions for its design and improvements, is consistent with the Auburn/Bowman Community Plan and with applicable County Zoning Ordinances.
7. The site of the subdivision is physically suitable for the type and proposed density of development.
8. The project, with the recommended conditions, is compatible with the neighborhood and adequate provisions have been made for necessary public services and mitigation of potential environmental impacts.
9. The design and proposed improvements of the subdivision are not likely to cause substantial environmental damage or public health problems in that, with the incorporation of the Open Space Lot and setbacks, the proposed subdivision will avoid development within the most environmentally sensitive areas on site.

#### Conditional Use Permit

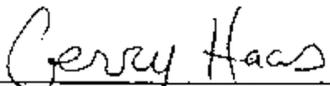
10. The proposed use is consistent with the objectives, policies, general land uses and programs as specified in the Placer County General Plan and the Auburn/Bowman Community Plan.
11. The establishment, maintenance or operation of the proposed use will not be detrimental to the health, safety, and general welfare of people residing or working in the neighborhood of the proposed use, and will not be detrimental or injurious to property or improvements in the neighborhood or the general welfare of the County.
12. The proposed use is consistent with the character of the immediate neighborhood and will not be contrary to its orderly development.
13. The proposed use as a Planned Residential Development will not generate a volume of traffic beyond the capacity of roads providing access to the use, consistent with the applicable requirements of the Placer County General Plan and the Auburn/Bowman Community Plan.

#### Planned Residential Development

14. The proposed use and development of the property as a Planned Residential Development subdivision, together with the provisions for its design and improvements, is consistent with objectives, policies, general land uses and programs as specified in the Placer County General Plan and the Auburn/Bowman Community Plan as well as with all applicable provisions of the Placer County Code. These include consistency with goals and policies relating to the use of planned developments to retain/protect natural features on site and design subdivision to provide for the least amount of site disturbance and the greatest amount of open space.
15. The proposed Planned Residential Development subdivision is consistent with respect to the purposes of the Planned Residential Development Ordinance in that it will further the public health, safety, peace, morals, comfort, and general welfare by addressing the simultaneous needs of the County for: protecting environmentally sensitive areas; preserving natural resources; and conserving visual and aesthetic resources.
16. The proposed Planned Residential Development subdivision includes a single common open space lot which preserves sensitive site features (wetlands, native trees) within the project site. The proposed open space meets the requirements pursuant to Article 17.54.100 (2)(d) of the Placer County Code. The open space lots will be held in common ownership of a Homeowners' Association, for the benefit of Placer County.
17. The proposed Planned Residential Development subdivision has been designed in a manner such that adequate public services and vehicular traffic controls are provided. In addition, the proposed Planned Residential Development's open space provides resource protection as well as visual enjoyment.

18. The proposed Planned Residential Development subdivision benefits the community by preserving and protecting sensitive resources through an open space dedication. The design and proposed improvements will reduce environmental damage in that, with the incorporation of the open space lot and building envelopes, the project will avoid development within the most environmentally sensitive area on the site as well as protect oak woodlands. The proposed Planned Residential Development does not result in any adverse impacts to the community, and the benefits provided make the Planned Residential Development the superior method of development on the site.

Respectfully submitted,

  
Gerry Haas  
Associate Planner

GH:KH

**ATTACHMENTS:**

- Attachment A – Recommended Conditions of Approval
- Attachment B – Vicinity Map
- Attachment C – Original Site Plan
- Attachment D – Proposed Site Plan
- Attachment E – Mitigated Negative Declaration
- Attachment F – Mitigation Monitoring Program

cc: Michael Johnson – Planning Director  
Paul Thompson – Deputy Director  
Michael Wells – Supervising Planner  
Karin Schwab – County Counsel's Office  
Phil Frantz - Engineering and Surveying Division  
Grant Miller - Environmental Health Services  
Andy Fisher - Parks Department  
Air Pollution Control District  
Steve Elder – Owner (Auburn Ravine Partners)  
Kit Veerkamp – Applicant (Andregg Geomatics)

Subject/chrono files

