



**COMMUNITY DEVELOPMENT / RESOURCE AGENCY**  
**Environmental Coordination Services**

11414 B Avenue, Auburn, CA 95603 ☎ (530) 886-3000 📠 (530) 886-3003  
<http://www.placer.ca.gov/planning> ✉ [ljlawren@placer.ca.gov](mailto:ljlawren@placer.ca.gov)

## **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:** Maggi Country Estates (ELAQ 3798)

**Description:** Proposed 17, 2.3 acre residential estates lots

**Location:** Auburn-Folsom Road approximately midway between the towns of Auburn and Folsom, approximately 500 feet from the intersection of Auburn-Folsom Road and Horseshoe Bar Road.

**Project Proponent:** Lancar Development Inc., Nick Maggi, 11824 Dublin Blvd., Dublin, CA 94568 (925) 551-7435

**County Contact Person:** Roy Schaefer      **Telephone No.** (530) 886-3000

### **PUBLIC NOTICE**

The comment period for this document closes on **February 13, 2006**. A copy of the Negative Declaration is available for public review at the Planning Department public counter and at the Penryn Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Zoning Administrator. Additional information may be obtained by contacting the Placer County Planning Department at (530) 886-3000 between the hours of 8:00 a.m. and 5:00 p.m. at 11414 "B" Avenue, 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.



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## INITIAL STUDY

*In accordance with the policies of the Placer County Board of Supervisors regarding implementation of the California Environmental Quality Act, this document constitutes the Initial Study on the proposed project. This Initial Study provides the basis for the determination whether the project may have a significant effect on the environment. If it is determined that the project may have a significant effect on the environment, an Environmental Impact Report will be prepared which focuses on the areas of concern identified by this Initial Study.*

### BACKGROUND

**Project Title:** Maggi Country Estates (EIAQ – 3798) — Major Subdivision, Design Review

**Environmental Setting:** Most of the project site is an abandoned orchard. Oak woodlands occur in the northern half of the eastern extension and along the northern edge of the site. There is one occupied single-family residence and several abandoned buildings on the eastern half of the site. Topography on site is undulating, with elevations ranging from 580 feet along the Auburn Folsom Road to 700 feet at the top of the hill near the middle of the site. There is an open space lot in the northeast corner of the site that incorporates a seasonal drainage and riparian area and a wetland preservation easement adjacent to the south property boundary.

**Project Description:** The project includes a total of 17 single-family residential lots, an open space lot and a wetland preservation easement on 46 acres. The minimum lot size for the development 2.3 acres; all lots are 2.3 acres (net), except lot #17 which is 3.3 acres. Access is proposed from the west side of Auburn Folsom Road, slightly north of Horseshoe Bar Road.

### ENVIRONMENTAL IMPACTS

- A. A brief explanation is required for all answers except "No Impact" answers.
- B. "Less than Significant Impact" applies where the project's impacts are negligible and do not require any mitigation to reduce impacts.
- C. "Potentially Significant Unless Mitigation Incorporated" 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 Section IV, EARLIER ANALYSES, may be cross-referenced).
- D. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is 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 off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA, Section 15063 (a) (1)].

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**Environmental Issues**  
*(See attachments for information sources)*

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- 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 [Section 15063(c)(3)(D)]. Earlier analyses are discussed in Section IV at the end of the checklist.
- G. References to information sources for potential impacts (e.g., 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.

**1. LAND USE PLANNING: Would the proposal...**

- |   |                                     |                          |                                     |                          |
|---|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Conflict with general plan/community plan/specific plan designation(s) or zoning, or policies contained within such plans?                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| b. Conflict with applicable environmental plans or policies adopted by responsible agencies with jurisdiction over the project?                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| c. Be incompatible with existing land uses in the vicinity?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| d. Affect agricultural and timber resources or operations (e.g., impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| f. Result in a substantial alteration of the present or planned land use of an area?  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Planning Department:**

Discussion-item 1f: The proposed rural residential subdivision is compatible with the adjacent land uses and is consistent with the goals and policies of the Horseshoe Bar / Penryn Community Plan. Density will not increase beyond what is allowed under the current zoning designation.

Mitigation Measures-item 1f: Proposed lot design and improvements will minimize impacts to wetland, riparian, and oak woodland areas. All improvements including structures, accessory structures, pools, spas, decking, gazebos, fencing, domestic landscaping and irrigation, hardscaping, etc., will generally avoid environmentally sensitive areas (see Mitigation Measures items 7b and 7c herein.)

**2. POPULATION AND HOUSING: Would the proposal...**

- |   |                                     |                          |                          |                          |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a. Cumulatively exceed official regional or local population projections?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Environmental Issues**  
 (See attachments for information sources)

No Impact      Less Than Significant Impact      Potentially Significant Unless Mitigation Incorporated      Potentially Significant Impact

- c. Displace existing housing, especially affordable housing?

- 3.7.1.1 GEOTECHNICAL PROBLEMS, INCLUDING EXPANSIVE SOILS, ARE PRESENT AT THE PROJECT SITE?**
- a. Unstable earth conditions or changes in geologic substructures?
- b. Significant disruptions, displacements, compaction or overcrowding of the soil?
- c. Substantial change in topography or ground surface relief features?
- d. The destruction, covering or modification of any unique geologic or physical features?
- e. Any significant increase in wind or water erosion of soils, either on or off the site?
- f. Changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake?
- g. Exposure of people or property to geologic and geomorphological (i.e. avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?

**Engineering & Surveying Division:**

Discussion-item 3a: The project involves extensive on and off-site improvements, including driveways, utilities, street improvements and home sites. The applicant will agree to the following mitigation measures to reduce this impact to a less than significant level.

Mitigation Measures-item 3a: Submit to DPW, for review and approval, a Geotechnical Engineering Report prepared 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
- Structural foundations, including retaining wall design (if applicable)
- Grading practices
- Erosion/winterization
- Special problems discovered on-site (i.e., groundwater, expansive or unstable soils, etc.)
- Slope stability

Once approved by the DPW, two copies of the final report shall be provided to the DPW 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, would lead to structural defects, additional investigations, prior to issuance of building permits, may be required. This shall be so noted in the CC&Rs and on the Informational Sheet filed with the Final Map. 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.

**Environmental Issues**  
*(See attachments for information sources)*

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Discussion-items 3b, 3c: The proposed project will impact the soil and involve cuts and fills up to 14 feet in height and an estimated 10,000 cubic yards in earthwork during the construction of the street improvements, utilities, driveways and site improvements. The applicant will agree to the following mitigation measures to reduce these impacts to a less than significant level.

Mitigation Measures-items 3b, 3c: 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 DPW for review and approval. 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. 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 DPW 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 DPW. 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 DPW, the applicant may submit the Final Map to the DPW.

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 (Chapter 15, 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 cut/fill slopes shall be at 2:1 (horizontal-vertical) unless a soils report supports a steeper slope and DPW 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. Provide for erosion control where roadside drainage is off the pavement, to the satisfaction of the DPW.

Submit to the DPW a letter of credit or cash deposit in the amount of 100% 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 Count'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/DPW for a determination of substantial conformance to the project approval prior to any further work proceeding. Failure of the DRC/DPW to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.

Discussion-item 3e: The project includes grading and other earthwork activities in order to install on- and off-site improvements. This could cause an increase in wind and/or water erosion of the soils in stockpiles, embankments and other areas disturbed by construction activities. The applicant has prepared a preliminary drainage report including BMP's. The applicant has also proposed the following mitigation measures to reduce potential impacts to a less than

**Environmental Issues**  
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significant level.

**Mitigation Measures-item 3e:** Prepare and submit with the project Improvement Plans, a drainage report (per the requirements of Section 5 of the LDM that are in effect at the time of submittal) to the DPW 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 address storm drainage during construction and thereafter and shall propose "Best Management Practice" (BMP) measures to reduce erosion, water quality degradation, etc. Said BMP measures for this project shall include: Minimizing drainage concentration from impervious surfaces, construction management techniques, erosion protection at culvert outfall locations, filter fabric fencing, straw wattles, vegetated swales, a construction entrance, detention basins, hydro seeding and landscaping.

	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
a. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exposure of people or property to water related hazards such as flooding?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Discharge into surface waters or other alterations of surface water quality (e.g., temperature, dissolved oxygen, or turbidity)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Changes in the amount of surface water in any water body?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Changes in currents, or the course of direction of water movements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Change in the quantity of groundwater, either through direct additions of withdrawals, or through interception of an aquifer by cuts or excavations, or through substantial loss of groundwater recharge capability?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Altered direction or rate of flow of groundwater?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Impacts to groundwater quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Substantial reduction in the amount of groundwater otherwise available for public water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. Impacts to the watershed of important surface water resources, including but not limited to, Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Engineering & Surveying Division:**

**Discussion-item 4a:** The project will cover approximately 13% of the 46 acre site with impervious surfaces. The applicant has proposed the following mitigation measures to reduce potential impacts to a less than significant level.

**Mitigation Measures-item 4a:** Storm water run-off shall be reduced to pre-project conditions through the installation of

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retention/detention facilities. Drainage 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 DPW. The DPW 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.

**Discussion-item 4c:** The project includes the construction of street improvements, utilities, driveways and building sites. Soil will be disturbed during the construction phase and erosion is possible both during and after construction. The applicant has submitted a preliminary drainage report including BMP's. The applicant has proposed the following mitigation measures to reduce potential impacts to a less than significant level.

**Mitigation Measures-item 4c:** Storm drainage from on-site impervious surfaces (including roads) shall be collected and routed through specially designed water quality treatment facilities (BMPs) for removal of pollutants of concern (e.g. sediment, oil/grease, etc.) as approved by DPW. With the Improvement Plans, the applicant shall verify that proposed BMPs are appropriate to treat the pollutants of concern from this project. 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. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

**5.11 AIR QUALITY: Would the project...**

- |  |                          |                                     |                          |                          |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Violate any air quality standard or contribute to an existing or projected air quality violation?                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Expose sensitive receptors to pollutants?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Have the potential to increase localized carbon monoxide levels at nearby intersections in exceedance of adopted standards? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Create objectionable odors?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Air Pollution Control District:**

**Discussion-item 5a:** This project is located in the Sacramento Valley Air Basin portion of Placer County. This area is non-attainment for both the state and federal ozone standards and is non-attainment for the state particulate matter standards. According to the project description, short-term construction and long-term operational emissions are expected not to exceed the District's significance thresholds. Therefore, the project's related air quality impacts would be less than significant.

**Discussion-item 5b:** The increase of air pollutants generated by the project could adversely affect sensitive receptors like children and senior citizens living in the vicinity of the project. However, this project is not expected to adversely impact sensitive receptors due to this project's emissions being below the District's significant thresholds. Therefore, the impacts to the sensitive groups would be less than significant.

**Discussion-item 5c:** Buildout of the project would generate additional traffic volumes within the surrounding area. These additional traffic volumes will add to congestion at area intersections and have the potential to increase localized carbon

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monoxide levels. However, the impacts would be less than significant due to the state-wide control measures requiring oxygenated gasoline and the few number of vehicle trips being generated by this project.

**Discussion-item 5d:** The project would result in additional air pollutant emissions generated by diesel-powered construction equipment, vehicle exhaust, and fireplaces/wood stoves that could create objectionable odors. However, the emissions from this project alone are not expected to exceed the District's significant thresholds. Therefore, potential impacts from odors would be considered less than significant.

**6 TRANSPORTATION/CIRCULATION AND USE OF PUBLIC UTILITIES**

- |  |                                     |                          |                                     |                          |
|--|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Increased vehicle trips or traffic congestion?  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| c. Inadequate emergency access or access to nearby uses?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| d. Insufficient parking capacity on-site or off-site?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| e. Hazards or barriers for pedestrians or bicyclists?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| f. Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| g. Rail, waterborne, or air traffic impacts?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

**Engineering & Surveying Division:**

**Discussion-item 6a:** Development of this project will have a cumulative impact on the transportation system. The applicant has proposed the following mitigation measures to reduce potential impacts to a less than significant level.

**Mitigation Measures-item 6a:** Construct a public road entrance onto Auburn-Folsom Road to a Plate 27-1, LDM standard. The design speed of Auburn-Folsom Road shall be 45 mph, unless an alternate design speed is approved by the DPW. The improvements shall begin at the outside edge of any future lane(s) as directed by the DPW. An Encroachment Permit shall be obtained by the applicant or authorized agent from DPW. The Plate 27 structural section within the main roadway right-of-way shall be designed for a Traffic Index of 8.5, but said section shall not be less than 3" AC/8" Class 2 AB unless otherwise approved by the DPW.

Construct a two-way left turn lane on Auburn-Folsom Road from the project entrance to Horseshoe Bar Road. Traffic striping shall be done by the developer's contractor. The removal of existing striping and other pavement markings shall be completed by the developer's contractor. The design shall conform to criteria specified in the latest version of the California Highway Design Manual for a design speed of 45 mph, unless an alternative is approved by DPW. This project is subject to payment of traffic impact fees as prescribed by the Placer County Road Network Traffic Limitation Zone and Traffic Fee Program (Ref. Section 4.22 Placer County Code). The current estimated fee is \$4,910 per dwelling unit, however, the actual fee paid will be that in effect at the time payment occurs. This fee is payable prior to the issuance of any Building Permit on any lot or for any portion of the project.

**7 BIOLOGICAL RESOURCES** Would the proposal result in impacts to...

- |   |                                     |                          |                          |                          |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a. Endangered, threatened or rare species or their habitats (including, but no limited to plants, fish, insects, animals, and | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|

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- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| birds)?   |                          |                          |                                     |                          |
| b. Locally occurring natural communities (e.g., oak woodlands, mixed conifer, annual grasslands, etc.)?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Significant ecological resources including:  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 1) Wetland areas including vernal pools;  |                          |                          |                                     |                          |
| 2) Stream environment zones;  |                          |                          |                                     |                          |
| 3) Critical deer winter ranges (winter and summer), migratory routes and fawning habitat;   |                          |                          |                                     |                          |
| 4) Large areas of non-fragmented natural habitat, including but not limited to Blue Oak Woodlands, Valley Foothill Riparian, vernal pool habitat;   |                          |                          |                                     |                          |
| 5) Identifiable wildlife movement zones, including but not limited to, non-fragmented stream environment zones, avian and mammalian routes, and known concentration areas of waterfowl within the Pacific Flyway; |                          |                          |                                     |                          |
| 6) Important spawning areas for anadromous fish?  |                          |                          |                                     |                          |

**Planning Department:**

Discussion-items 7b, 7c: Existing oak woodlands, wetlands, and riparian vegetation will be impacted with the proposed project. The number of trees to be removed as shown on the tentative map is five (5) and the number of trees to be impacted is twenty-six (26). This will occur as a result of the subdivisions improvements, grading, drainage, underground utilities, and individual lot development. With the incorporation of the following mitigation measures, these impacts will be reduced to a less than significant level.

Mitigation Measures-items 7b, 7c:

- In order to protect site resources, no grading activities of any kind may take place within the riparian area (open space lot A) or within the Wetland Preservation Easement (southern swale), unless otherwise approved as a part of this project.
- Open Space Lot A is required as shown on the Tentative Map. Said lot shall be for the protection of wetland and riparian habitats and shall be established over an area with a minimum of 50' from the edge of all delineated wetlands, (or from the edge of riparian vegetation, whichever is greater), as indicated on the approved Tentative Map.

**Note:** A "Wetland Preservation Easement", a minimum of 30 feet from the rear property lines of lots 1 and 6 shall be shown on the Tentative Map. This setback shall be recorded on the Information Sheet of the Final Map and shown in the Development Notebook. A note shall be provided on the Information Sheet and in the Development Notebook prohibiting any disturbances within this setback, 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).

- The Open Space Lot, as shown on the Tentative Map, shall be defined and monumented as a common area lot to be owned and maintained (including the removal of unauthorized debris) by the homeowners' association. The purpose of the creation of these lots is to protect trees, wetlands, and riparian vegetation. A note shall be provided in the Development Notebook prohibiting any disturbances within these lots, 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.
- Prior to approval of Improvement/Grading Plans, the applicant shall furnish to the DRC, evidence that the U. S. Army Corps of Engineers, the California Department of Fish & Game (CDFG), and the U. S. Fish and Wildlife Service (if applicable) have been notified by certified letter regarding the existence of wetlands, streams, ponds and/or vernal pools

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on the property. If permits are required, they shall be obtained and copies submitted to DRC prior to any clearing, grading, or excavation work.

5. 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.
6. Trees identified for removal, and/or trees with disturbance to their driplines, shall be replaced with comparable species on-site, in an area to be reviewed and approved by the DRC, as follows: For each tree removed or impacted, replacement shall be three, 15 gallon trees. Replacement trees shall be planted in the Open Space lot or within the limits of the Wetland Preservation Easement. Replacement trees must be installed by the applicant and inspected and approved by the DRC prior to the acceptance of improvements by DPW. At its discretion, the DRC may establish an alternate deadline for installation of mitigation replacement trees if weather or other circumstances prevent the completion of this requirement. If all replacement trees cannot physically be planted on site the applicant may, with approval of the DRC, pay into the Tree Preservation Fund at a rate of \$300 per tree.
7. No watering or irrigation of any kind shall be allowed within the dripline of native oak trees within the project boundaries.
8. The applicant shall install permanent fencing, as may be approved by the DRC, with upright posts embedded in concrete along and around the Open Space lot, and around all detention facilities (if applicable) 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, on the project Improvement Plans, as well as on individual lot sheets within the Development Notebook.
9. 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:
  - 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 (including olive trees to be saved during the installation of improvements);
  - Around any and all "special protection" areas as discussed in the project's environmental review documents
  - Around the Open Space lot and Wetland Preservation Easement within 50 feet of any development activity.
10. 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.
11. In order to mitigate wetland/riparian impacts, the applicant or agent shall provide mitigation as follows: Provide written

**Environmental Issues**  
 (See attachments for information sources)

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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evidence that compensatory habitat has been established through the purchase of mitigation credits at a County-qualified wetland mitigation bank. The amount of money required to purchase credits shall be equal to the amount necessary to replace wetland or riparian habitat acreage and resource values including compensation for temporal loss. Evidence of payment, which describes the amount and type of habitat purchased at the bank site, must be provided to the County prior to issuance of Improvement Plans or Building Permits which would result in the degradation or loss of the habitat. The amount to be paid shall be the fee in effect at the time the Final Map is recorded is exercised (for guidance, if the Map were recorded today, the fee would be \$49,000 per acre for permanent and seasonal wetlands and/or \$70,000 per acre for vernal pools).

12. A Mitigation Monitoring Implementation Program (MMIP) for the replacement of native oaks and other trees, prepared by an ISA certified arborist, Registered Forester, or Landscape Architect, shall be submitted to the Planning Department, in conjunction with the project's Improvement Plans for review and approval by the DRC. Said plan shall provide for native trees to be planted by the project developer within Common Area Lots and any residential lots determined appropriate by the DRC. The Plan shall include a site plan that indicates the trees' location, installation and irrigation requirements and other standards to ensure the successful planting and continued growth of these trees. Installation of all trees and irrigation systems must be completed prior to the County's acceptance of the subdivision's improvements. Access rights for monitoring and maintenance, if necessary, shall be provided to the homeowners' association. An annual monitoring report for a minimum period of 5 years from the date of installation, prepared by the above-cited professional, shall be submitted to the DRC for review and approval. Any corrective action shall be the responsibility of the homeowners' association.
13. Notification to future homeowners and builders that removal of oak trees 6" dbh or greater or multiple trunk trees with an aggregate diameter of 10" dbh or greater and not previously approved for removal by Placer County is prohibited unless prior approval is received by the Placer County Development Review Committee. A provision for the enforcement of this restriction by the homeowners association shall be provided.
14. Notification to future homeowners/builders that tree removal is permitted within the building envelope area and all other removal or disturbance of the native California trees 6" dbh or greater, if single trunk, or 10" aggregate for multiple trunk requires approval of the DRC.

**ENVIRONMENTAL RESOURCES**

- |  |                                     |                          |                          |                          |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a. Conflict with adopted energy conservation plans?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Use non-renewable resources in a wasteful and inefficient manner?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Result in the loss of availability of a known mineral resource that would be of future value to the region and state residents? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**HAZARDS: Would the proposal involve:**

- |   |                                     |                          |                          |                          |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a. A risk of accidental explosion or release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Possible interference with an emergency response plan or emergency evacuation plan?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. The creation of any health hazard or potential health hazard?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Environmental Issues (See attachments for information sources)	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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- |  |                                     |                          |                                     |                          |
|--|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| d. Exposure of people to existing sources of potential health hazards?   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. Increased fire hazard in areas with flammable brush, grass, or trees? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

**Environmental Health:**

Discussion-item 9d: The project site has a history of agricultural production involving the application of agricultural chemicals. Soil samples taken in former orchard areas contain levels of agricultural chemicals above those normally found in area soils that have not been used for agricultural purposes. The presence of residual agricultural chemicals poses a significant health risk to future residents if unmitigated.

Mitigation Measures-item 9d: The project entered into a Voluntary Clean-up Agreement with the California Department of Toxic Substance Control (DTSC) and removed contaminated soil. DTSC has issued a letter indicating, "the site does not appear to pose a threat to human health or the environment under a residential land use." As a condition for approval, the CC&R's is required to provide notification to buyers of the history of agricultural activities and provide reference to the reports and records that describe the cleanup.

**10. NOISE AND VIBRATION: Would the proposal have an effect on noise or vibration in any of the following areas?**

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Increases in existing noise levels?                               | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Exposure of people to noise levels in excess of County standards? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Environmental Health:**

Discussion-items 10a, 10b: Noise from construction activities may noticeably increase noise levels above existing ambient noise levels. This is a potentially significant event.

Mitigation Measures-items 10a, 10b: 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 a.m. to 8:00 p.m. (during daylight savings); b) Monday through Friday, 7:00 a.m. to 8:00 p.m. (during standard time); c) Saturdays, 8:00 a.m. to 6:00 p.m. 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.

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.

**11. PUBLIC SERVICES: Would the proposal have an effect on any of the following areas?**

- |                        |                          |                                     |                          |                          |
|------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Fire Protection?    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Sheriff Protection? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Schools?            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Environmental Issues**  
(See attachments for information sources)

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant impact
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- |   |                          |                                     |                          |                          |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| d. Maintenance of public facilities, including roads? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Other governmental services?                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Planning Department:**

Discussion-items 11a-11e: Will serve letters for the agencies listed above will be required prior to the approval of Improvement Plans.

- |  |                                     |                                     |                          |                          |
|--|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Power or natural gas?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Communication systems?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Local or regional water treatment or distribution facilities?           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Sewer, septic systems, or wastewater treatment and disposal facilities? | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Storm water drainage?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Solid waste materials recovery or disposal?                             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Local or regional water supplies?                                       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Environmental Health:**

Discussion-item 12d: This project will not result in significant impacts to sewage disposal facilities. In addition, this project will be conditioned to provide a "willingness and availability" letter to Environmental Health Services for public sewer services.

Discussion-item 12f: This project will not result in significant impacts to solid waste disposal facilities. This project will be conditioned to provide a "willingness and availability" letter to Environmental Health Services for refuse disposal service at the Improvement Plan stage.

Discussion-item 12g: This project will not result in significant impacts to local water supplies. This project will be conditioned to provide a "willingness and availability" letter to Environmental Health Services for public water service at the Improvement Plan stage.

**13. AESTHETICS:** Would the proposal

- |   |                                     |                                     |                                     |                          |
|---|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a. Affect a scenic vista or scenic highway?       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| b. Have a demonstrable negative aesthetic effect? | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Create adverse light or glare effects?         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

Environmental Issues (See attachments for information sources)	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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**Planning Department:**

Discussion-items 13b, 13c: The proposed project has the potential to impact aesthetics on a local, neighborhood scale. New homes, tree removal, lighting, and additional pavement will replace existing conditions. With the incorporation of the following mitigation measures, these impacts will be reduced to a less than significant level.

Mitigation Measures-item 13b:

1. Proposed entrance areas, lighting, signage, landscaping, etc. shall be subject to review and approval of the Development Review Committee for compliance with the Placer County Rural Design Guidelines. Gated entrances are not proposed. Design features will be incorporated to promote a "rural" appearance within the subdivision.
2. The Improvement Plans shall provide details of the location and specifications of all proposed landscaping and irrigation, for the review and approval of the DRC. Said landscaping shall be installed prior to the County's acceptance of the subdivision's improvements.
3. Trees identified for removal, and/or trees with disturbance to their driplines, shall be replaced with comparable species on-site, in an area to be reviewed and approved by the DRC
4. Cuts & fills within the subdivision shall be kept to a minimum and retaining walls shall be utilized where appropriate (as determined by the DRC).
5. Any future gated entry feature proposed by the applicant shall be returned to the Planning Commission for approval of a modification of the Conditional Use Permit.

**14. CULTURAL RESOURCES**

a. Disturb paleontological resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Disturb archaeological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Affect historical resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Have the potential to cause a physical change, which would affect unique ethnic cultural values?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Restrict existing religious or sacred uses within the potential impact area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Planning Department:**

Discussion-item 14b: Development could potentially impact cultural resources not found with the survey conducted during the environmental review phase of the project. With the following mitigation measures, the proposed project is not expected to have significant impacts on cultural resources.

Mitigation Measures-item 14b: 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 SOPA-certified (Society of Professional Archaeologists) archaeologist 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.

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**Environmental Issues**  
(See attachments for information sources)

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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**15. RECREATION: Would the proposal:**

- |   |                                     |                          |                                     |                          |
|---|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Increase the demand for neighborhood or regional parks or other recreational facilities? | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Affect existing recreational opportunities?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

**Planning Department:**

**Discussion-item 15a:** The proposed project will have an impact on park and recreation facilities for the Horseshoe Bar/Penryn Community Plan area. With the incorporation of the following mitigation measures, this impact will be reduced to a less than significant level.

**Mitigation Measures-item 15a:** Park fees shall be paid per ordinance and as required by the Department of Facility Services. Equestrian/pedestrian trails will need to be incorporated into the project design where appropriate.

**16. PLANT AND ANIMAL FINDINGS OF SIGNIFICANCE**

- |   |  |                              |
|---|--|------------------------------|
| A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory? | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| B. 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.)  | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| C. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?  | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |

**17. EARLIER ANALYSIS**

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effect has been adequately analyzed in an earlier EIR or Negative Declaration [State CEQA guidelines Section 15063(c)(3)(D)]. In this case a discussion should identify the following on attached sheets.

- 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 "Potentially Significant Unless Mitigation Incorporated," 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.

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Authority: Public Resources Code Sections 21083 and 21087.  
Reference: Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 31083.3, 21093, 21094, 21151;  
*Sundstrom v. County of Mendocino*, 202 Cal. App. 3d 296 (1988); *Leonoff v. Monterey Board of Supervisors*, 222 Cal. App. 3d 1337 (1990).

**OTHER RESPONSIBLE AND TRUSTED AGENCIES WHOSE APPROVAL IS REQUIRED**

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

**CONCLUSION OF THE ENVIRONMENTAL REVIEW**

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.

**APPROVALS FROM THE ENVIRONMENTAL REVIEW COMMITTEE**

Planning Department, Roy Schaefer, Chairperson  
Engineering and Surveying Division, Michael W. Foster  
Environmental Health Services, Grant Miller  
Air Pollution Control District, David A. Vintze

Signature: Roy Schaefer  
ENVIRONMENTAL REVIEW COMMITTEE CHAIRPERSON

06-15-06  
Date