

**MEMORANDUM**  
**County of Placer**  
**Planning Department**

**HEARING DATE:** August 24, 2006  
**ITEM NO.:** 2  
**TIME:** 10:05 AM

**TO:** Placer County Planning Commission  
**FROM:** Development Review committee  
**DATE:** July 12, 2006  
**SUBJECT:** BEAVER CREEK SUBDIVISION/REZONE (PSUBT20050366)  
MITIGATED NEGATIVE DECLARATION

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**COMMUNITY PLAN:** Granite Bay Community Plan

**GENERAL/COMMUNITY PLAN DESIGNATIONS:** Rural Low Density Residential (0.9 - 2.3 acre minimum) and Rural Residential (2.3 - 4.6 acre minimum)

**ZONING:** RS-AG-B-100-PD-1.0 & RA-B-100 (Residential Single Family with combining Agriculture and minimum lot size of 2.3 acres) and RA B-100 (Residential Agriculture with minimum lot size of 2.3 acres)

**STAFF PLANNER:** Charlene Daniels

**LOCATION:** The project site is located on the south side of Douglas Boulevard, east of Sierra College Boulevard in Granite Bay. (APN 048-151-001)

**APPLICANT:** Morton and Pitalo on behalf of Parlin Development Company.

**PROPOSAL:** The applicant is requesting approval of a Rezoning from RA-B-100 to RA-B-100 PD 0.5 (Attachment D), a Tentative Subdivision Map and a Conditional Use Permit to allow for the development of a seven-lot, single family residential Planned Development with four Open Space parcels on an 18.1 acre parcel.

**CEQA COMPLIANCE:**

A Mitigated Negative Declaration has been prepared and finalized pursuant to the requirements of the California Environmental Quality Act. The Mitigated Negative Declaration is attached and must be found adequate to satisfy the requirements of CEQA by the Planning Commission. A recommended finding for this purpose is attached.

**PUBLIC NOTICES AND REFERRAL FOR COMMENTS:**

Public notices were mailed to property owners of record within 300 feet of the project site. A public hearing notice was also published in the *Roseville Press Tribune* newspaper. Community Development Resource Agency staff and the Departments of Public Works, Environmental Health, Air Pollution Control District and Granite Bay Municipal Advisory Council (MAC) were transmitted copies of the project plans and application for review and comment. All County comments have been addressed, and conditions have been incorporated into the staff report.

**PROJECT DESCRIPTION:**

The applicant is requesting approval of a Rezoning from RA-B100 to RA-B100 PD 0.5, a Tentative Subdivision Map, and a Conditional Use Permit for the development of a seven lot residential Planned Development with four open space parcels on approximately 18.1 acres. The residential lots range in size from .6 acres to 1.1 acres. The four open space lots provide a combined total of 10.32 acres. The rezoning request proposes to add a PD designation of .5 units/acre to the existing RA-B-100 zone district in order develop the entire project as a Planned Development. This Rezoning request will not increase the density beyond that allowed under the current zoning designation. Access will be from Douglas Boulevard by a private road, Beaver Creek Court. A bridge is proposed over Strap Ravine to minimize disturbance to the natural vegetation. The project will be connected to public water and sewer.

**BACKGROUND:**

The site has been subject to dredging and past mining activities. Remnants of these past activities are evident within the ravine corridor. Otherwise, the site remains undeveloped and there is no evidence of any recent development activities on the site.

An Event Center was originally proposed on this site in 2004, but the applicant withdrew that request in response to the community’s reaction to potential traffic and site disturbance impacts.

**SITE CHARACTERISTICS:**

The project site is characterized by oak woodlands and a large, wetland/riparian corridor along Strap Ravine. The site is generally level with a few gently rolling hills and mine tailings along the ravine. The site is bordered to the north by Douglas Boulevard and to the south, east, and west by existing single family residential uses.

**EXISTING LAND USE AND ZONING:**

	<u>LAND USE</u>	<u>ZONING</u>
<b>SITE</b>	Undeveloped	RS-Ag-B100 PD 1.0 & RAB100
<b>NORTH</b>	Douglas Blvd & Residential	RS-Ag-B10,000
<b>SOUTH</b>	Residential/Antenna Site	RA-B100
<b>EAST</b>	Residential	RS-Ag-B100 PD 1.0 & RAB100
<b>WEST</b>	Residential	RS-Ag-100 PD .44

## **DISCUSSION OF ISSUES:**

### **Rezoning**

The applicant is requesting to add a Planned Development (PD) designation of .5 units/acre to the existing RA-B-100 zone district in order to develop the entire project as a Planned Development. This Rezoning request will not increase the density beyond that allowed under the current zoning designation but allows smaller minimum parcel sizes and greater open space opportunities. Approval of the Rezoning will provide a more effective project design by preserving the sensitive biological features and providing flexibility in the project's development standards. Staff has concluded the proposed Rezone request is consistent with the existing General Plan land use designation; staff is supportive of the Rezoning request.

### **General Plan/Community Plan/Zoning consistency**

The project, as designed, is consistent with the Granite Bay Community Plan and the Placer County Zoning Ordinance. A 300 foot scenic setback/noise buffer is provided as required by the Granite Bay Community Plan for residential projects located on the south side of Douglas Boulevard.

### **Planned Development**

As set forth in Section 17.54.090 of the Zoning Ordinance, a Conditional Use Permit is required for a Planned Development. Staff has concluded the project is consistent with the Planned Development Ordinance and Planned Development Guidelines by locating a significant amount of the site's sensitive features (wetlands, native trees) within the Open Space lots, creating a project design that provides lot size compatibility with adjacent properties, and providing good visual access to the open space parcels.

Special development setbacks are proposed for the individual lots to provide consistency in the development of the lots. The special setbacks are intended to primarily to reflect the proposed building envelopes intended to reduce tree impacts and address the 30 foot fire safety setbacks for lots one acre or greater in size (Lots 1, 2, and 3).

### **Biological Resources**

The arborist report prepared for this project identified 482 native trees on the site, primarily interior live oak and blue oak, and approximately 100 riparian (Pacific Willow and Fremont Cottonwood) trees. However, according to the arborist report, 105 of these trees are recommended for removal because of defects or compromised health. Development of this project will impact or remove an additional 135 native trees that were found to be in relatively healthy condition. Trees which are either impacted or removed will be mitigated by providing replacement trees on-site and/or payment into the tree preservation fund.

The site also contains 3.3 acres of riparian woodland and 1.48 acres identified as waters of the United States. The majority of the sensitive riparian/wetland habitat is located within the Open Space parcels. Approximately .053 acres will be disturbed as a result of project construction. No threatened or endangered plant or animal species were observed during the biological field

surveys. Although the Valley Elderberry Longhorn Beetle was not observed during the field survey, the site contains suitable habitat for this species. A special status preconstruction survey is recommended by the field biologist for the Valley Elderberry Longhorn beetle prior to the approval of the improvement plans. Two raptor species (red-shouldered hawk and Cooper's hawk) were seen during the biological field surveys. The biological report also recommends that surveys for the nesting raptors should be conducted before beginning construction (between March and August). Conditions of approval are included to reflect these recommendations.

**Granite Bay MAC:**

The Granite Bay Municipal Advisory Committee voted (5:1) to support the Beaver Creek project at their May 3, 2006 meeting and did not provide any additional project comments.

**RECOMMENDATION:**

The Development Review Committee recommends that the Planning Commission approve the Tentative Subdivision Map, the Conditional Use Permit, and recommend to the Board of Superiors approval of the Rezoning for the Beaver Creek residential project (PSUB20050366), based upon the findings and subject to the conditions of approval set forth in this report.

**CEQA**

The Planning Commission has considered the proposed Mitigated Negative Declaration, the proposed mitigated 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 has been prepared as required by law. With the incorporation of all mitigation measures, all identified impacts can be reduced to less than significant levels. Mitigation measures include, but are not limited to, the placement of Strap Ravine and its riparian vegetation and the 200-foot- wide existing floodplain into Open Space parcels.
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 custodian of records for the project is the Placer County Planning Director, 3091 County Center Drive, Suite 140, Auburn, CA 95603

**REZONING**

1. The proposed Rezoning is consistent with the Granite Bay Community Plan and does not increase the project's density beyond that allowed under the current zoning designation. The proposed Rezoning allows the entire parcel to be developed as a Planned Residential Development which will result in a superior project because it incorporates flexibility in

design standards permitted by the PD ordinance by allowing a smaller minimum lot size than is permitted in the base zone district.

#### **TENTATIVE SUBDIVISION MAP**

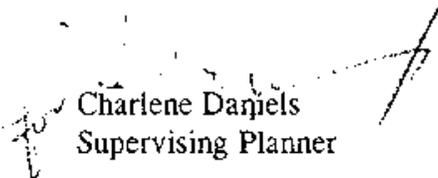
1. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the Placer County General Plan, the Granite Bay Community Plan, and with the Placer County Zoning Ordinance.
2. The site of the subdivision is physically suitable for the type and proposed density of the project. The project has been designed to minimize disturbance to the natural terrain by providing the majority of the site's sensitive features within Open Space lots.
3. The design and proposed improvements of the subdivision are not likely to cause substantial environmental damage or public health problems.
4. 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.
5. The design of the subdivision and the type of the proposed improvements will not conflict with easements acquired by the public at large for access through, or use of property within the proposed subdivision.

#### **CONDITIONAL USE PERMIT**

1. The proposed Planned Development is consistent with the Rural Low Density Residential and Rural Residential land use designation of the Granite Bay Community Plan and the Single Family Residential zone district (RS-Ag-B100 PD 1.0) and Rural Agricultural (RA-B100 PD 0.5), subject to final approval by the Board of Supervisors.
2. The project, as proposed, incorporates flexibility in design standards permitted by the PD ordinance by allowing a smaller minimum lot size than is permitted in the base zone district.
3. The proposed Planned Development, together with the provisions for its design and improvement, is consistent with the Placer County General Plan, the Granite Bay Community Plan, and with the Placer County Zoning Ordinance.
4. The establishment, maintenance or operation of the proposed Planned Development will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort and general welfare of people residing in the neighborhood of the proposed use, or be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the County.
5. The proposed Planned Development will be consistent with the character of the immediate neighborhood and will not be contrary to its orderly development. The project as designed provides an appropriate lot size compatibility with the adjoining properties.

The proposed planned development will not generate a volume of traffic beyond the design capacity of all roads providing access to the project site.

Respectfully submitted,



Charlene Daniels  
Supervising Planner

CD:tb

**ATTACHMENTS:**

- Attachment A - Conditions of Approval
- Attachment B - Vicinity Map
- Attachment C - Site Plan
- Attachment D - Rezone Exhibit
- Attachment E - Mitigated Negative Declaration

cc: Phil Frantz- Engineering and Surveying Division  
Dana Wiyninger - Environmental Health Services  
Brent Backus - Air Pollution Control District  
Vance Kimbrell - Parks Department  
Scott Finley - County Counsel  
Michael Johnson - Planning Director

Subject/chrono files

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**RECOMMENDED CONDITIONS OF APPROVAL –  
REZONE/SUBDIVISION/CONDITIONAL USE PERMIT - "BEAVER  
CREEK" (PSUB T2005 0366)**

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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. The Subdivision Map and Conditional Use Permit are approved to allow the construction of a seven-lot single family residential Planned Development with four Open Space lots on a 17.5 acre parcel. The rezone proposes to add a Planned Development designation of .5 units/acre to the RA-B100 zone district (Attachment D).

2. The following Condition #'s ip7, ip24, eh14, eh40 apply to this project as printed in *Placer County Land Development Departments' Sample Conditions*, Volume 7, Number 2, dated August 8, 2001.

3. 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. (CR) (PD)

### **IMPROVEMENT PLANS**

ip1 The project is subject to additional review and approval by the D/SRC / 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: Entrance areas, landscaping; irrigation; signs; exterior lighting; fences and walls; noise attenuation barriers; all open space amenities; tree impacts, tree removal, tree replacement areas, entry features, trails, wetland impacts, wetland replacement areas, etc. (PD) (MM)

ip9 Landscape Plan: 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 (and Parks Division if maintenance is provided through a CSA). Said landscaping shall be installed prior to the County's acceptance of the subdivision's improvements. (MMIP) (PD/DFS)

1. **mm** 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.

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

**ADVISORY COMMENT:** 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. (ESD)

2. **mm** 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 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. (ESD)

3. 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)

4. **mm** 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

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. (ESD)

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5. The connection of each existing residence within this project to public sanitary sewers is required, 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. (EHS/ESD)

6. **mm**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. (ESD)

7. The following off-site drainage facilities shall be evaluated in the drainage report for condition and capacity and shall be upgraded, replaced, or mitigated as specified by the Engineering and Surveying Department:

A) The existing twin 24" culverts underneath Woodgrove Way. (ESD)

8. **mm**Storm drainage from on-and off-site impervious surfaces (including roads) shall be collected and routed through specially designed water quality treatment facilities (BMPs) for removal of pollutants of concern (i.e. sediment, oil/grease, etc.), as approved by the Engineering and Surveying Department. With the Improvement Plans, the applicant shall verify that proposed BMPs are appropriate to treat the pollutants of concern from this project. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation, for effective performance of BMPs. 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, 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. (ESD)

9. **mm ADVISORY COMMENT:** 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. (ESD)

10. **mm**Water quality treatment facilities (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Department (ESD)). BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) stormwater runoff. Flow or volume based post-construction 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. BMPs for the project include, but are not limited to: Fiber Rolls (SE-5), Straw Bale Barrier (SE-9), Storm Drain Inlet Protection (SE-10), Hydroseeding (EC-4), Silt Fence (SE-1), Stabilized Construction Entrance (TC-1), and revegetation techniques. Vegetated Swale (TC-30), Infiltration Strips (TC-31), Storm Drain Signage (SD-13), and Pervious Pavement for driveways (SD-20). All BMPs shall be maintained as required to insure effectiveness. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. (ESD)

11. **mm**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). (ESD)

12. 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 (ESD) 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)

13. **mm**Show the limits of the future, unmitigated, fully developed, 100-year flood plain for Strap Ravine located across the middle of the parcel 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)

14. Show finished house pad elevations 2 feet above the 100-year flood plain line (or finished floor 3 feet above) for Lots 1-7 on the Improvement Plans and Informational Sheet filed with the Final Map. Pad elevations shall be certified by the project engineer on "As-Built" plans submitted to the Engineering and Surveying Department following project construction. Benchmark elevation and location shall be shown on the Improvement Plans and Informational Sheet to the satisfaction of DRC. (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 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. The Improvement Plans shall be approved by the water supply entity for water service, supply, and maintenance. The water supply entity shall submit to the Department of Environmental Health Services and the Engineering and Surveying Department a "will-serve" letter or a "letter of availability" from the water district indicating that the agency has the ability and system capacity to provide the project's domestic and fire protection water quantity needs. (ESD/EHS)

18. 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)

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

20. 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)

21. 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)

ip5 Equestrian/Pedestrian Trails: The Improvement Plans shall provide details of the location and specifications of all proposed equestrian/pedestrian trails -- for the review and approval of the DRC and Parks Division. Said trails shall be installed prior to the County's acceptance of the subdivision's improvements, and all easements shall be shown on the Final Map. (PD/DES)

## **GRADING**

1. Any proposed subdivision grading beyond that necessary for construction of streets, utilities, and drainage improvements (i.e., mass grading, residential pad grading) must be approved by DRC prior to approval of project Improvement Plans. The intent of this condition is to allow detailed DRC review of lot or contour grading impacts, and to ensure that grading activities do not exceed those indicated on the preliminary grading plan for this project. Grading plans, of a suitable scale and providing specific engineering detail, including limits of grading, identification of trees, existing and proposed contours, drainage patterns, etc., shall be prepared and submitted for DRC review. If grading, beyond that indicated on the preliminary grading plan, and/or environmental documents is proposed with subdivision construction, the matter shall be referred back to the Planning Commission for consideration. (ESD/PD)

2. 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), unless otherwise approved as a part of this project. (ESD/PD)

## **ROADS/TRAILS**

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1. Construct subdivision road(s) on site to an Rural Minor (Plate R-3 LDM) standard. A vegetated swale may be allowed in cut section as a water quality facility. 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 5.5 (Ref. Section 4, LDM). (ESD)
2. Construct one-half of a 78 foot road section (including median) plus curb, gutter, and an eight foot sidewalk where the project fronts Douglas Boulevard, as measured from the existing centerline thereof or as directed by the Engineering and Surveying Department (ESD) and the DPW. The improvements shall match the existing improvements to the west constructed with the Grayhawk subdivision project and the existing auxiliary lane shall be extended to the proposed project entrance as a deceleration lane. The road shall be designed to meet 55 mph design speed criteria, as specified in the latest version of the Caltrans *Highway Design Manual* unless otherwise approved by DPW. Additional widening and/or reconstruction may be required to improve existing structural deficiencies, accommodate auxiliary lanes, intersection geometrics, signalization, bikelanes, or for conformance to existing improvements. The roadway structural section shall be designed for a Traffic Index of 10.0, but said section shall not be less than 3" AC/8" Class 2 AB unless otherwise approved by ESD. (ESD)
3. Construct the road entrance onto Douglas Boulevard to include the appropriate pavement taper and offset required by LDM standard Plate R-17 or as otherwise approved by the ESD. The design speed of Douglas Blvd. shall be 55 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 and the Engineering and Surveying Department (ESD). An Encroachment Permit shall be obtained by the applicant or authorized agent from DPW. The structural section within the main roadway right-of-way shall be designed for a Traffic Index of 10.0, but said section shall not be less than 3" AC/8" Class 2 AB unless otherwise approved by the ESD. (ESD)
4. Roadway improvements shall include adequate vehicular turn-around improvements (cul-de-sac or hammerhead) and easements as required by the Engineering and Surveying Department. (ESD)
5. A Recordable Encroachment Permit shall be obtained from the Department of Public Works prior to Improvement Plan approvals for any landscaping within public road rights-of-way. (ESD)
6. Proposed road names shall be submitted to the Engineering and Surveying Department (ESD) - Addressing (530-889-7530) for review and shall be approved by the ESD prior to Improvement Plan approval. (ESD)

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r19 Construct a Class 1 bikeway (8 feet wide) along the project's frontage on Douglas Boulevard pursuant to the Granite Bay Community Plan. The location, width, alignment, and surfacing of the bikeway shall be subject to ESD/DRC review and approval prior to the approval of Improvement Plans. (ESD)

## **PUBLIC SERVICES**

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

- A) PG&E
- B) Placer County SMD #2
- C) PCWA
- D) SBC/AT&T
- E) SMUD
- F) Refuse Collection Company

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

2. 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 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)

3. 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) San Juan Unified, Eureka Union and Roseville Joint School District
- B) The Placer County Sheriff's Office (ESD)

## **GENERAL DEDICATIONS/EASEMENTS**

1. 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) A 40 foot-wide private road, public utility, and emergency access easement (Ref. Chapter 16, Article 16.08, Placer County Code) along on-site subdivision roadways. (ESD)

- B) An Irrevocable Offer of Dedication to Placer County for a 40 foot-wide highway easement (Ref. Chapter 16, Article 16.08, Placer County Code) along on-site subdivision roadways for road and utility purposes. Said roads shall be privately maintained until such time as the County Board of Supervisors accepts the offer of dedication. (ESD)
- C) Dedicate to Placer County a minimum of one-half of a 140'-wide highway easement (Ref. Chapter 12, Article 12.08, Placer County Code) where the project fronts Douglas Blvd., as measured from the centerline of the existing roadway, plan line, or other alignment as approved by the Transportation Division of DPW and as shown on the Tentative Map. The highway easement width shall be wide enough to include the 8' sidewalk along Douglas Blvd. (ESD)
- D) Dedicate a 20' wide access easement from the on site subdivision road to Lot 7 across Open Space Lot B along the alignment shown on the Tentative Map and to the satisfaction of the DRC. (ESD)
- 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) Designate a "no access" strip on all Lot(s) fronting onto Douglas Blvd. (ESD)
- J) An Irrevocable Offer of Dedication for easements as required for access to, and protection and maintenance of, storm drainage retention/detention facilities, as well as post-construction water quality enhancement facilities (BMPs). Said facilities shall be privately maintained until such time as the Board of Supervisors accepts the offer of dedication. (ESD)

gd1g Dedicate to Placer County a minimum 15 feet-wide public multi-use trail easement thru/along Open Space Lot(s) A and B, as shown on the Tentative Map. (DFS/ESD)

## VEGETATION AND OTHER SENSITIVE NATURAL AREAS

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

Open Space Lots are required as shown on the Tentative Map. Said lots 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. In addition, Open Space lots shall be delineated within the 300 foot setback area along Douglas Blvd.

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All Open Space Lots, 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 and for Open Space lots A and B, also provide a 300 foot noise/scenic setback. A note shall be provided on the Information Sheet 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 (except where approved by the DRC), 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.

Provide the DRC with a tree survey and arborist report (by an ISA Certified Arborist) depicting the exact location of all trees 6" dbh (diameter at breast height) or greater, or multiple trunk trees with an aggregate diameter of 10" dbh or greater, within 50' of any grading, road improvements, underground utilities, driveways, building envelopes etc., and all trees 18" dbh or greater, located on the entire site, and any trees disturbed from off-site improvements (*i.e.*, road improvements, underground utilities, etc.). The tree survey shall include the sizes (diameter at 4' above ground), species of trees, spot elevations, and approximate driplines. Trees to be saved, or removed shall be shown on the survey, and superimposed over the site/grading plan, as well as all proposed improvements, including any underground utilities. The survey report shall be reviewed and approved by the DRC prior to the submittal of Improvement Plans or grading plans. (MM)

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

3. 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 by a qualified biologist 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(s) 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)

4. 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 one, 15 gallon tree. Unhealthy trees recommended for removal by the Arborist need not be replaced. Replacement trees shall be planted in Open Space lots. Replacement trees must be installed by the applicant and inspected and approved by the DRC prior to the acceptance of improvements by ESD. 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. Or, the applicant may provide a contribution of \$100 for each native tree removed or impacted, to the Placer County tree Preservation Fund. These fees shall be paid prior to the issuance of improvement plans (MM).

5. The applicant shall install permanent fencing, as may be approved by the DRC, with upright posts embedded in concrete along and around Open Space lot C (but not along the road), 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 project Improvement Plans, as well as on individual lot sheets within the Information Sheet. (MM).

6. 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) 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);

2) Around any and all "special protection" areas as discussed in the project's environmental review documents (i.e. Lot #23).

3) Around all Open Space lots.

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)

7. In order to mitigate wetland/riparian impacts, the applicant or agent shall provide mitigation as follows: Provide written 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 when the Final Map is recorded and 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)..MM

8. A special status preconstruction survey will be required for the Valley Elderberry Longhorn Beetle (VELB). If the VELB is discovered on-site, a Mitigation Monitoring Implementation Program for the replacement of the VELB habitat shall be prepared by a qualified biologist and submitted in conjunction with the project's Improvement Plans. Construction and monitoring of the compensation areas shall comply with the *U.S. Fish and Wildlife Service General Compensation Guidelines for the Valley Elderberry Longhorn Beetle*. Installation of all replacement vegetation and/or required irrigation systems must be completed prior to the County's acceptance of the project'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 10 years from the date of installation and prepared by a qualified wetlands biologist shall be submitted to the DRC and U. S. Fish and Wildlife Service for their respective review and approval. (MM).

## CULTURAL RESOURCES

cr2 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. (MM) (PD)

cr3 Prior to submittal of Improvement Plans, the applicant shall provide written evidence to the Planning Department that a qualified paleontologist has been retained by the applicant to observe grading activities and salvage fossils as necessary. The paleontologist shall establish procedures for paleontological resource surveillance and shall establish, in cooperation with the project developer, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. If major paleontological resources are discovered, which require temporary halting or redirecting of grading, the paleontologist shall report such findings to the project developer, and to the Placer County Department of Museums and Planning Department.

The paleontologist shall determine appropriate actions, in cooperation with the project developer, which ensure proper exploration and/or salvage. Excavated finds shall be offered to a State-designated repository such as Museum of Paleontology, U.C. Berkeley, the California Academy of Sciences, or any other State-designated repository. Otherwise, the finds shall be offered to the Placer County Department of Museums for purposes of public education and interpretive displays.

These actions, as well as final mitigation and disposition of the resources shall be subject to approval by the Department of Museums. The paleontologist shall submit a follow-up report to the Department of Museums and Planning Department which shall include the period of inspection, an analysis of the fossils found, and present repository of fossils. (MM) (PD)

## FEES

f12 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 \$880 for projects with Environmental Impact Reports and \$1,280 for projects with Negative Declarations. Without the appropriate fee, the Notice of Determination is not operative, vested or final and shall not be accepted by the County Clerk. **NOTE: The above fee shall be submitted to the Planning Department within 5 days of final project approval.** (PD)

f13 **ADVISORY COMMENT:** Building Permits associated with this project shall be subject to payment of Placer County Facility Impact Fees (Ordinance #47-69-B, Article 2.120.010, formerly Chapter 38, of the *Placer County Code*) (AM)

1. **mmADVISORY COMMENT:** This project will be subject to the payment of traffic impact fees that are in effect in this area (Granite Bay), 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
- B) South Placer Regional Transportation Authority (SPRTA)
- C) Placer County / City of Roseville JPA (PC/CR)

The current estimated fee is \$6,300.72 per single family dwelling. The fees were calculated using the information supplied. If either 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 (ESD).

2. **mmADVISORY COMMENT:** This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code.) The current estimated development fee is \$303 per single family dwelling, payable to the Engineering and Surveying Department prior to Building Permit issuance. The actual fee shall be that in effect at the time payment occurs. (ESD)

3. **mm ADVISORY COMMENT:** This project is subject to payment of annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code). Prior to Building Permit issuance, the applicant shall cause the subject property to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting these annual assessments. The current estimated annual fee is \$43 per single family dwelling. (ESD)

4. **mm** This project is located within an area recommended for local storm water detention in the "Dry Creek Watershed Flood Control Plan". Due to the infeasibility of providing on-site detention facilities, a fee in-lieu of construction shall be paid to the Engineering and Surveying Department for construction of off-site regional or sub-regional facilities. Based on current Flood Control District Policy, the estimated fee for this project is \$21,154, payable prior to Improvement Plan approval. (ESD)

f10 **ADVISORY COMMENT:** Please be advised that 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. (For reference, the fee currently is \$580.00 per lot to be paid at final map and \$3,045.00 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 provide onsite recreation facilities. The applicant has chosen to opt out of this requirement and instead pay an additional park fee. (For reference, the current fee for this option would be \$1,160 at final map and \$6,090 per unit at building permit issuance. (PD/DFS)

## ENVIRONMENTAL HEALTH

eh15 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

In addition, temporary signs (4 feet x 4 feet) 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.

**ADVISORY COMMENT:** 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/PD)

MM: The project proponent shall do the following per the approved acoustical analysis of October 7, 2005 by J.C. Brennan & Associates: 1) The existing vegetation and intervening topography will not be heavily graded or altered in order to maintain existing shielding effects. 2) Mechanical ventilation shall be provided to allow residents to close windows and doors for the appropriate mechanical ventilation (EHS).

MM: In order to curb the breeding of mosquitoes from overwatering of landscaping and residential irrigation, this project is required to use drip irrigation for all landscaping areas (EHS).

eh25 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 Environmental Health Services Hazardous Materials Section. The project shall remain stopped until there is resolution of the contamination problem to the satisfaction of Environmental Health Services and to the Central Valley Regional Water Quality Control Board. A note to this effect shall be added to the Improvement Plans where applicable. (EHS)

## AIR POLLUTION

1. The applicant shall submit to the District and receive approval of a Construction Emission / Dust Control Plan prior to groundbreaking.
2. Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emission limitations.
3. No open burning of removed vegetation during infrastructure improvements.
4. Suspend all grading operations when wind blown dust results in fugitive dusts exceeding District Rule 228 Fugitive Dust limitation.
5. Minimize idling time to 5 minutes for all diesel power equipments.
6. Apply water to control dust as needed to prevent dust impacts offsite.
7. Use California diesel fuel for mobile and stationary construction equipment.
8. The applicant shall use existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators. If diesel powered generators greater than 50 horsepower are going to be used, a District Permit to Operate is required.
9. Open burning shall be prohibited through CC&Rs on all lots.
10. Only gas/propane fireplaces are allowed and shall be included in any CC&R's that are developed.

## MISCELLANEOUS

- mc2 No lot shall be further divided. (PD)

mc3 Approval of this Tentative Map is subject to the approval of the Board of Supervisors of a Rezoning to \_\_\_\_\_ or a similar zone district which permits the project's proposed density and design. (PD)

mc4 No lot shall be divided by a tax district boundary. (PD)

mc6 Prior to submittal of the Final Subdivision Map, the applicant shall submit to the satisfaction of the DRC a Revised Tentative Map which:

- 1) The portion of Lot C, located on the west side of Beaver Creek Court, shall be labeled as Lot D. (PD/ESD/EHS)

mc8 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.

**ADVISORY COMMENT:** 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). (PD/ESD)

mc8a 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. (PD)

1. 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.

**ADVISORY COMMENT:** 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). (PD/ESD)

2. 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)

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

## CONDITIONS, COVENANTS, & RESTRICTIONS

1. 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.

- 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.

## NOTIFICATION TO FUTURE BUYERS

n9 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)

n12 Notification to all future lot owners that minimum setbacks for all structures, including accessory structures, pools and spas, shall be as follows: A) Front - 50 feet for Lots 1, 2, 3 and 4; 25 feet for Lots 5, 6 and 7 ; B) Side - 20 feet for Lots 5, 6 and 7; 30 feet for Lots 1, 2 and 3; 60 feet for north side of Lot 4; 40 feet for south side of Lot 4; C) Rear - 65 feet for Lots 1, 2 and 3; 30 feet for Lots 4, 5 and 6; 40 feet for Lot 7. (PD)

n16 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)

n17 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)

1. 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. (MM)

2. Notification to future homeowners/builders that removal or disturbance in excess of 50% of the native California trees 6" dbh or greater, if single-trunk, or 10" aggregate for multiple-trunk requires a Tree Permit. (MM)

3. 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. (MM)

4. Notification to future owners that watering or irrigation of any kind shall not be permitted within the driplines of native oak trees (MM).

1. 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)

2. Inspections of stormwater facilities/BMPs shall be conducted by the Homeowners' association at least annually and maintenance records and proof of inspections shall be retained. (ESD)

## DEVELOPMENT STANDARDS

ds1 The Development Standards for this project are as follows:

ds2 The minimum lot width shall be as shown on the tentative map. (PD)

ds3 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, formerly Zoning Ordinance Section 10.082 B (5). (PD)

ds6 The structural setbacks, including accessory structures, pools and spas, for this Planned Development are as follows:

- A) Front (street) - 50 feet for Lots 1, 2, 3 and 4  
25 feet for Lots 5, 6 and 7
- B) Sides - 20 feet for Lots 5, 6 and 7  
30 feet for Lots 1, 2 and 3  
60 feet for north side of Lot 4  
40 feet for south side of Lot 4

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- C) Rear – 65 feet for Lots 1, 2 and 3  
30 feet for Lots 4, 5 and 6  
40 feet for Lot 7

ds7 The maximum building height for this Planned Development is 36 feet. (PD)

ds9 An "Informational Sheet" identifying general and specific lot development restrictions, setbacks, easements, tree protection, architectural guidelines, water conservation, etc., as defined within the conditions herein, shall be prepared, filed, and recorded with the subdivision Final Map. The specific content and form of this information shall be subject to DRC approval.  
(PD/ESD)

## MITIGATION MONITORING

1. Prior to the approval of the Improvement Plans, a Letter of Credit, or cash deposit in the amount of 125% of the accepted proposal shall be deposited with the Placer County Planning Department to assure performance of the monitoring program. An amount equal to the cost for administrative and program review by the County shall be paid to Placer County and deducted from this deposit before the balance is returned to the applicant, or shall be paid by the applicant or homeowners' association on an annual basis. Violation of any components of the approved MMIP may result in enforcement activities per Placer County Environmental Review Ordinance Article 18.28.080 (formerly Section 31.870). An agreement between the applicant and County shall be prepared which meets DRC approval that allows the County use of the deposit to assure performance of the MMIP in the event the homeowners' association reneges (MM).

2. 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 (MM).

## EXERCISE OF PERMIT

AUGUST, 2006

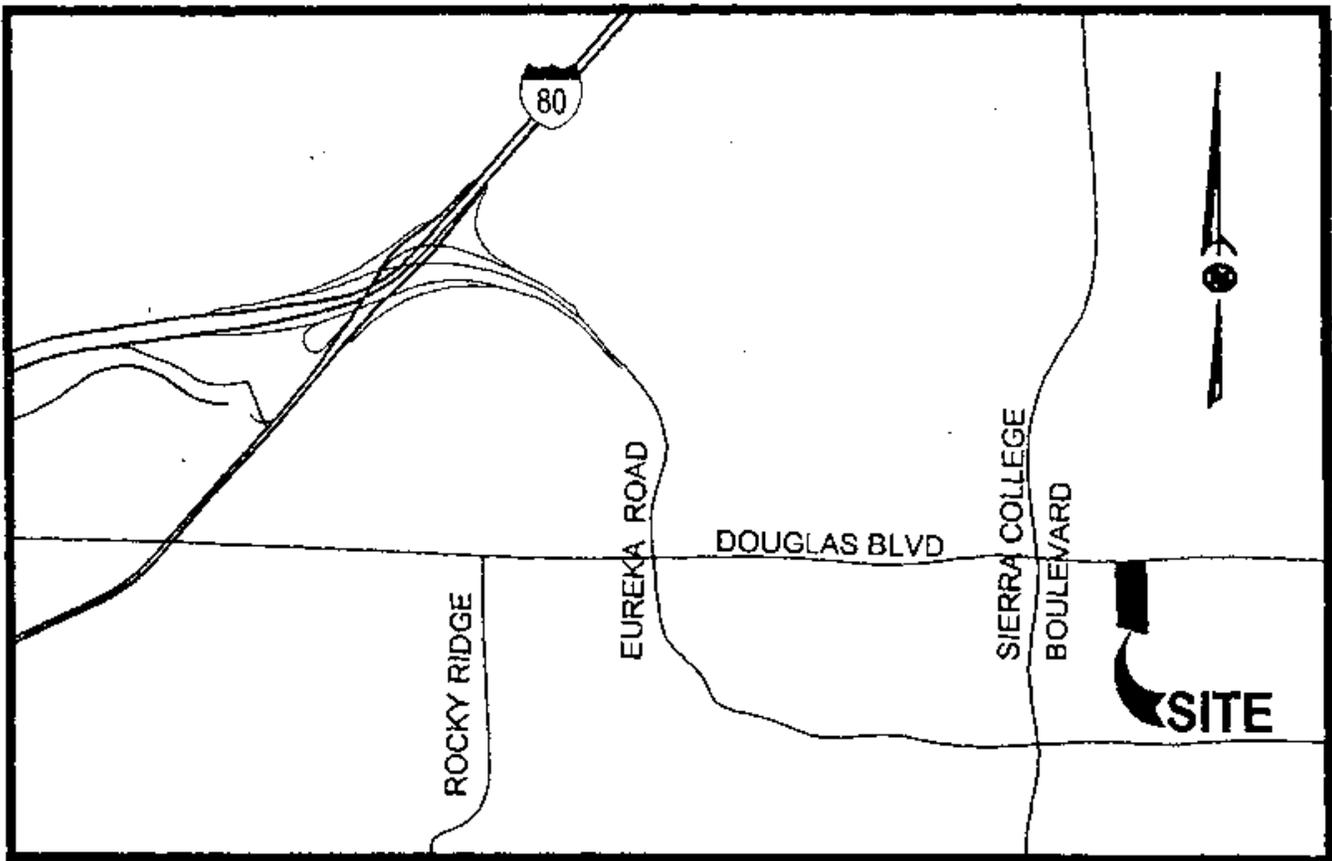
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1. The applicant shall prepare and submit to the Engineering and Surveying Department (ESD), a Final Subdivision Map which is in substantial conformance to the approved Tentative Map in accordance with Chapter 16 of the Placer County Code; pay all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

ep2 The applicant shall have 36 months to exercise this Tentative Subdivision Map and Conditional Use Permit. Unless exercised, this approval shall expire on August 22, 2009. (PD)



VICINITY MAP







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

John Marin, Agency Director

**ENVIRONMENTAL  
COORDINATION  
SERVICES**

Gina Langford, Coordinator

**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**

<b>Title:</b> Beaver Creek Subdivision	<b>Plus#</b> P'SUB T20050366
<b>Description:</b> Proposed a 7-lot single-family residential subdivision and 2 open space lots on a 17.5 acre property.	
<b>Location:</b> Douglas Blvd., east of the intersection of Sierra College Blvd and Douglas Blvd, Granite Bay	
<b>Project Owner:</b> Parlin Development Company, 11354 White Rock Rd., Rancho Cordova, CA 95742 (916) 852-8644	
<b>Project Applicant:</b> Morton & Pitalo, Inc., 1788 Tribute Rd., Ste. 200, Sacramento, CA 95815 (916) 927-2400	
<b>County Contact Person:</b> Melanie Heckel	530-886-3000

**PUBLIC NOTICE**

The comment period for this document closes on **August 1, 2006**. A copy of the Negative Declaration is available for public review at the Planning Department public counter and at the Granite Bay 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 Placer County Planning Department at (530) 886-3000 between the hours of 8:00 am and 5:00 pm 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.

Recorder's Certification

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**COUNTY OF PLACER**  
Community Development Resource Agency

John Marin, Agency Director

**ENVIRONMENTAL  
COORDINATION  
SERVICES**

Gina Langford, Coordinator

## 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.*

### I. BACKGROUND

Project Title: Beaver Creek Subdivision (PSUB T20050366) – Rezoning and Major Subdivision

Environmental Setting: The project site is dominated by oak woodlands, and a large, wetland / riparian corridor along Strapp Ravine. The site is generally flat with a few gently rolling hills and mine tailings along the ravine. Remnants of dredging and mining are evident within the ravine corridor. The site is bordered to the north by Douglas Blvd., and to the south, east and west by existing single family residential uses.

Project Description: The project includes a total of 7 single family residential lots on approximately 17.5 acres. The proposed lot sizes for the residential portions of the Planned Development range in size from approximately .6 acres to 1.1 acres. In addition, there are several, large open space lots proposed which range in size from 1.6 acres to 7 acres. Access is proposed from Douglas Blvd. In addition, a Rezone application is requested in order to add a PD designation of 0.5 (Planned Development with a density of 1/2 unit per acre).

### II. EVALUATION OF 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)].
- F. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect

**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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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 type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Conflict with applicable environmental plans or policies adopted by responsible agencies with jurisdiction over the project?                                   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Be incompatible with existing land uses in the vicinity?   | <input type="checkbox"/>            | <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |

**Planning Department:**

Discussion-items 1a-1b:

The proposed rezone and land use is compatible with the adjacent land uses and is consistent with the goals and policies of the Granite Bay Community Plan. Density will not increase beyond that allowed under the current zoning designation. Lot design and improvements should 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., should be placed outside of environmentally sensitive areas.

Mitigation Measures-items 1a-1b:

**MM 1.1** The mitigation measures listed in other sections of this Initial Study, (i.e. Biological Resources, Aesthetics, Cultural Resources), will ensure that the proposed land use is compatible with adjacent land uses and is consistent with the goals and policies of the Community Plan.

**Air Pollution Control District:**

Discussion-item 1a:

The Granite Bay Community Plan EIR did not anticipate the potential air quality impacts associated with the proposed project. An increase in emissions from vehicle, wood-burning fireplaces, outdoor burning and landscape maintenance equipment will occur when compared to buildout under the existing community plan and zoning designations. However, the impacts associated with the project would be considered less than significant.

**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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**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"/> |
| c. Displace existing housing, especially affordable housing?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Planning Department:**Discussion-item 2c:

The project is not expected to be growth inducing. The requested rezone is site specific and will not increase the density beyond the existing zoning. If adopted, the applicant may be required to provide affordable housing consistent with County ordinances.

**3. GEOLOGIC PROBLEMS.** Would the proposal result in or expose people to potential impacts involving:

- |  |                                     |                          |                                     |                          |
|--|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Unstable earth conditions or changes in geologic substructures?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| b. Significant disruptions, displacements, compaction or overcrowding of the soil?   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Substantial change in topography or ground surface relief features?   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. The destruction, covering or modification of any unique geologic or physical features?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| e. Any significant increase in wind or water erosion of soils, either on or off the site?  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f. Changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake?  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g. Exposure of people or property to geologic and geomorphological (i.e. avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

**Engineering & Surveying Department:**Discussion-items 3b, 3c:

This project proposal would result in the construction of 7 residential single family Lots with associated infrastructure including roads, sewer, drainage, and water. To construct the improvements proposed, potentially significant disruption of soils on-site will occur, including excavation/compaction for on-site roads, driveways, foundations, and various utilities. The project grading would result in approximately 12,000 cy of cut and fill that balances on site with approximately 3 acres of disturbance. In addition, there are potentially significant impacts that may occur from the proposed changes to the existing topography. The project proposes maximum soil cuts and fills for the subdivision of approximately 5' in certain locations as identified on the preliminary grading plan and approximately 10' at the bridge

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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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abutment. The project's site specific impacts associated with soil disruptions and topography changes can be mitigated to a less than significant level by implementing the Placer County General Plan (PCGP) and Granite Bay Community Plan (GBCP) Goals and Policies as well as the following mitigations agreed to by the applicant:

Mitigation Measures-items 3b, 3c:

**MM 3.1** 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 & 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.

**MM 3.2** 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, formerly Chapter 29), 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 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 3.3** Submit to 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

Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building

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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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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.

Discussion-items 3e, 3f:

This project proposal would result in the construction of 7 residential single family Lots with associated infrastructure including roads, sewer, drainage, and water. The disruption of the soil discussed in Items 3b & c 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 portion of Strap Ravine and other on site drainageways by transporting erosion from the disturbed area into the 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 would increase the potential for erosion impacts without appropriate mitigations. The project's site specific impacts associated with erosion can be mitigated to a less than significant level by implementing the Placer County General Plan (PCGP) and Granite Bay Community Plan (GBCP) Goals and Policies as well as the following mitigations agreed to by the applicant:

Mitigation Measures-items 3e, 3f:

MM 3.1, MM 3.2, MM 3.3 and the following:

MM 3.4 Water quality treatment facilities (BMPs) shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction and for New Development / Redevelopment (or other similar source as approved by the ESD). BMPs for the project include, but are not limited to: Fiber Rolls (SE-5), Straw Bale Barrier (SE-9), Storm Drain Inlet Protection (SE-10), Hydroseeding (EC-4), Silt Fence (SE-1), Stabilized Construction Entrance (TC-1), and revegetation techniques.

**4. WATER.** Would the proposal result in:

- |   |                                     |                                     |                                     |                          |
|---|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| 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 type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" 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 type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| e. Changes in currents, or the course of direction of water movements?  | <input type="checkbox"/>            | <input checked="" 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"/> |

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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
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Engineering & Surveying Department:**

Discussion-items 4a, 4b:

The proposed project will increase impervious surfaces including on site roads, driveways, and buildings, which typically increases the stormwater runoff amount and volume. These increases in impervious surfaces 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 indicated an increase in flows from pre development levels (approximately 13.3 cfs during the 100-year storm event). The project is located within the Strap Ravine tributary to the Dry Creek Watershed. Within this area on site detention is recommended. However, because of the projects relatively small size and proximity to Strap Ravine, the construction of effective detention facilities is not practical. In addition, the preliminary drainage report identified no increase in 100-year floodplain water surface elevations both upstream and downstream of the proposed project after development. The project will, however, be subject to payment of a fee in-lieu of constructing detention facilities as prescribed in the Dry Creek Watershed Drainage Improvement Zone Ordinance. The project includes an existing portion of Strap Ravine on site that crosses approximately the middle portion of the property. The preliminary drainage report identifies the 100-year floodplain of the drainageway and the proposed Lot configuration and grading is not impacted by, nor adversely impacts, the existing floodplain. The proposed project's impacts associated with increases in runoff and 100-year floodplain impacts can be mitigated to a less than significant level by implementing applicable Placer County General Plan (PCGP) and Granite Bay Community Plan (GBCP) Goals and Policies as well as the following mitigations agreed to by the applicant:

Mitigation Measures-items 4a, 4b:

MM 3.1, MM 3.2 and the following:

MM 4.1 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 ESD 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, and erosion protection at culvert outfall locations.

MM 4.2 Show the limits of the future, unmitigated, fully developed, 100-year flood plain for Strap Ravine located across the middle of the parcel on the Improvement Plans and designate same as a building setback line unless greater setbacks are required by other conditions contained herein.

MM 4.3 This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Article 15.32, formerly Chapter 4, Subchapter 20, Placer County Code.) The current estimated development fee is \$292 per single family dwelling, payable to ESD prior to Building Permit issuance. The actual fee shall be that in effect at the time payment occurs.

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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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MM 4.4 This project is subject to payment of annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Article 15.32, formerly Chapter 4, Subchapter 20, Placer County Code). Prior to Building Permit issuance, the applicant shall cause the subject property to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting these annual assessments. The current estimated annual fee is \$43 per single family dwelling.

MM 4.5 This project is located within an area recommended for local storm water detention in the "Dry Creek Watershed Flood Control Plan". Due to the infeasibility of providing on-site detention facilities, a fee in-lieu of construction shall be paid to ESD for construction of off-site regional or sub-regional facilities. Based on current Flood Control District Policy, the estimated fee for this project is \$21,154, payable prior to Improvement Plan approval.

Discussion-items 4d, 4e:

The post development volume of runoff will be slightly higher due to the increase in proposed impervious surfaces; however, this is considered to be less than significant because drainage facilities are generally designed to handle the peak flow runoff. The proposed improvements change the direction of existing on site surface water runoff from overland and natural swales to a series of storm drainpipes and engineered swales. The change in direction from existing on site surface runoff is considered less than significant as the overall on site watershed runoff remains in the same direction.

Discussion-items 4c, 4j:

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. Strap Ravine flows through the project site. Strap Ravine is a tributary to Dry Creek. The project has the potential to degrade water quality and therefore impact the watershed of Dry Creek. The proposed project's impacts associated with water quality can be mitigated to a less than significant level by implementing applicable Placer County General Plan (PCGP) and Granite Bay Community Plan (GBCP) Goals and Policies as well as the following mitigations agreed to by the applicant:

Mitigation Measures-items 4c, 4j:

MM 3.1, MM 3.2, MM 4.1 and the following:

MM 4.6 Storm drainage from on-and off-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 ESD. 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.

MM 4.7 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 ESD evidence of a state-issued WDID number or filing of a Notice of Intent and fees prior to start of construction.

MM 4.8 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).

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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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**MM 4.9** Water quality treatment facilities (BMPs) shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction and for New Development / Redevelopment (or other similar source as approved by the ESD). BMPs for the project include, but are not limited to: Vegetated Swale (TC-30), Infiltration Strips (TC-31), and Pervious Pavement for driveways (SD-20).

**Environmental Health:**

Discussion-item 4c:

The project could result in urban stormwater runoff. Standard Best Management Practices (BMPs) will be used.

**5. AIR QUALITY.** Would the proposal:

- |  |                          |                                     |                                     |                          |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a. Violate any air quality standard or contribute to an existing or projected air quality violation?                           | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" 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's description, the project would contribute to cumulative air quality impacts occurring within Placer County.

The project related short-term construction and long-term operational emissions will result primarily from diesel-powered construction equipment, trucks hauling building supplies, vehicle exhaust, fireplace/wood-burning devices, landscape maintenance equipment, and heating and air conditioning energy use. Based on proposed project, the project's short-term construction and long-term operational emissions are expected not to exceed the District's significance thresholds. However, buildout of the project would result in an increase of the regional air pollutant emissions and contribute to cumulative impacts occurring within Placer County.

The District has identified the following mitigation measures that should be implemented by the project to ensure that project's short-term construction emissions, long-term operational emissions, and contribution to cumulative air quality impacts will remain below the significant level. The applicant can propose other measures that achieve the same emission reductions.

Mitigation Measures-item 5a:

**MM 5.1**

1. The applicant shall submit to the District and receive approval of a Construction Emission / Dust Control Plan prior to groundbreaking.
2. Construction equipment exhaust emissions shall not exceed District Rule 202 *Visible Emission* limitations.
3. No open burning of removed vegetation during infrastructure improvements. Vegetative material should be chipped or delivered to waste to energy facilities.
4. Suspend all grading operations when wind blown dust results in fugitive dusts exceeding District Rule 228 *Fugitive Dust* limitation.
5. Minimize idling time to 5 minutes for all diesel power equipments.
6. An operational water truck shall be onsite at all times. Apply water to control dust as needed to prevent dust impacts offsite.

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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

7. Use California diesel fuel for mobile and stationary construction equipment.
8. The applicant shall use existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators. If diesel powered generators greater than 50 horsepower are going to be used, a District Permit to Operate is required.
9. Open burning shall be prohibited through CC&Rs on all lots.
10. Use of low VOC coatings per District Rule 218 *Architectural Coatings*.
11. Install low nitrogen oxide (NOx) hot water heaters.
12. Install a natural gas outlet in the rear of each residence if available.
13. Electrical outlets shall be installed on the exterior walls of both the front and back of a residence to promote the use of electric landscape maintenance equipments.
14. Only U.S. EPA Phase II certified wood-burning devices shall be installed in single-family residences. Masonry fireplaces must have installed UL listed decorative natural gas fireboxes. The emission potential from each residence shall not exceed 7.5 grams per hour.

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 related long-term 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 would add to congestion at area intersections and have the potential to increase localized carbon monoxide (CO) levels. However, the impacts would be less than significant due to the state-wide control measures requiring oxygenated gasoline and the small 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, and vehicle exhaust that could create objectionable odors. However, the long-term operational 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.** Would the proposal result in:

- |  |                                     |                          |                                     |                          |
|--|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| 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"/> |

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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**Engineering & Surveying Department:**

Discussion-item 6a:

This project proposal would result in the construction of 7 residential single family Lots. The proposed project will generate approximately 7 additional PM peak hour trips. The proposed project creates site-specific impacts on local transportation systems that are considered less than significant when analyzed against the existing baseline traffic conditions, however, the cumulative effect of an increase in traffic has the potential to create significant impacts to the area's transportation system. For potential cumulative impacts, the Granite Bay Community Plan includes a fully funded Capital Improvement Program, which with payment of traffic mitigation fees for the ultimate construction of the CIP improvements would reduce the cumulative traffic impacts to less than significant levels. The proposed project's impacts associated with increases in traffic can be mitigated to a less than significant level by implementing applicable Placer County General Plan (PCGP) and Granite Bay Community Plan (GBCP) Goals and Policies as well as the following mitigations agreed to by the applicant:

Mitigation Measures-item 6a:

MM 6.1 This project will be subject to the payment of traffic impact fees that are in effect in this area (Granite Bay), 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 ESD prior to issuance of any Building Permits for the project:

- A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code
- B) South Placer Regional Transportation Authority (SPARTA)
- C) Placer County / City of Roseville JPA (PC/CR)

The current total combined estimated fee is \$6,009 per single family dwelling. The fees were calculated using the information supplied. If either 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.

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

- |   |                          |                                     |                                     |                          |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| <ul style="list-style-type: none"> <li>a. Endangered, threatened or rare species or their habitats (including, but no limited to plants, fish, insects, animals, and birds)?</li> <li>b. Locally occurring natural communities (e.g., oak woodlands, mixed conifer, annual grasslands, etc.)?</li> <li>c. Significant ecological resources including: <ul style="list-style-type: none"> <li>1) Wetland areas including vernal pools;</li> <li>2) Stream environment zones;</li> <li>3) Critical deer winter ranges (winter and summer), migratory routes and fawning habitat;</li> <li>4) Large areas of non-fragmented natural habitat, including but not limited to Blue Oak Woodlands, Valley Foothill Riparian, vernal pool habitat;</li> <li>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;</li> <li>6) Important spawning areas for anadromous fish?</li> </ul> </li> </ul> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
|   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Planning Department:**

Discussion-items 7b, 7c:

The site contains 13.9 acres of oak woodland, 3.3 acres of riparian woodland and 1.48 acres identified as waters of the

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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

U.S. Existing oak woodlands, wetlands, and riparian vegetation will be impacted with the proposed project. 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 should be reduced to a less than significant level.

Mitigation Measures-items 7b, 7c:

MM 7.1 In order to protect site resources, no grading activities of any kind may take place within the 100-year flood plain of the stream nor within the watershed of any vernal pool(s), unless otherwise approved as a part of this project.

MM 7.2 Open Space Lots are required as shown on the Tentative Map. Said lots 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. In addition, Open Space lots shall be delineated within the 300 foot setback area along Douglas Blvd.

MM 7.3 All Open Space Lots, 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.

MM 7.4 Provide the DRC with a tree survey and arborist report (by an ISA Certified Arborist) depicting the exact location of all trees 6" dbh (diameter at breast height) or greater, or multiple trunk trees with an aggregate diameter of 10" dbh or greater, within 50' of any grading, road improvements, underground utilities, driveways, building envelopes etc., and all trees 18" dbh or greater, located on the entire site, and any trees disturbed from off-site improvements (i.e., road improvements, underground utilities, etc.). The tree survey shall include the sizes (diameter at 4' above ground), species of trees, spot elevations, and approximate driplines. Trees to be saved, or removed shall be shown on the survey, and superimposed over the site/grading plan, as well as all proposed improvements, including any underground utilities. The survey report shall be reviewed and approved by the DRC prior to the submittal of Improvement Plans or grading plans.

MM 7.5 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 on the property. If permits are required, they shall be obtained and copies submitted to DRC prior to any clearing, grading, or excavation work.

MM 7.6 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 by a qualified biologist 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(s) 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

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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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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 7.7 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 one, 15 gallon tree. Unhealthy trees recommended for removal by the Arborist need not be replaced. Replacement trees shall be planted in Open Space lots. Replacement trees must be installed by the applicant and inspected and approved by the DRC prior to the acceptance of improvements by ESD. 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.

MM 7.8 No watering or irrigation of any kind shall be allowed within the dripline of native oak trees within the project boundaries.

MM 7.9 The applicant shall install permanent fencing, as may be approved by the DRC, with upright posts embedded in concrete along and around Open Space lot C (but not along the road), 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 project Improvement Plans, as well as on individual lot sheets within the Development Notebook.

MM 7.10 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) 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);
- 2) Around any and all "special protection" areas as discussed in the project's environmental review documents (i.e. Lot #23).
- 3) Around all Open Space lots.

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 7.11 In order to mitigate wetland/riparian impacts, the applicant or agent shall provide mitigation as follows: Provide written 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 when the Final Map is recorded and 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).

MM 7.12 If Elderberry shrubs are impacted as a part of the proposed project, a Mitigation Monitoring Implementation Program (MMIP) for replacement of the Valley Elderberry Longhorn Beetle habitat shall be prepared by a qualified biologist

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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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and submitted in conjunction with the project's Improvement Plans/Grading Plans. Construction and monitoring of compensation areas shall comply with the *U. S. Fish and Wildlife Service General Compensation Guidelines for the Valley Elderberry Longhorn Beetle*. Installation of all replacement vegetation and/or required irrigation systems must be completed prior to the County's acceptance of the project'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 10 years from the date of installation and prepared by a qualified wetlands biologist, shall be submitted to the DRC and U. S. Fish and Wildlife Service for their respective review and approval. Any corrective action shall be the responsibility of the owner.

MM 7.13 Prior to the approval of the Improvement Plans, a Letter of Credit, or cash deposit in the amount of 125% of the accepted proposal shall be deposited with the Placer County Planning Department to assure performance of the monitoring program. An amount equal to the cost for administrative and program review by the County shall be paid to Placer County and deducted from this deposit before the balance is returned to the applicant, or shall be paid by the applicant or homeowners' association on an annual basis. Violation of any components of the approved MMIP may result in enforcement activities per Placer County Environmental Review Ordinance Article 18.28.080 (formerly Section 31.870). An agreement between the applicant and County shall be prepared which meets DRC approval that allows the County use of the deposit to assure performance of the MMIP in the event the homeowners' association reneges.

MM 7.14 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.

MM 7.15 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.

MM 7.16 Notification to future homeowners/builders that removal or disturbance in excess of 50% of the native California trees 6" dbh or greater, if single-trunk, or 10" aggregate for multiple-trunk requires a Tree Permit.

MM 7.17 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.

8.	<b>ENERGY AND MINERAL RESOURCES.</b> Would the proposal:				
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"/>

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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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**9. 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 type="checkbox"/>            | <input checked="" 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 type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Exposure of people to existing sources of potential health hazards?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input 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 9a:

The use of hazardous substances during normal construction and residential activities is expected to be limited in nature, and will be subject to standard handling and storage requirements. Accordingly, impacts related to the release of hazardous substances are considered less than significant.

Discussion-item 9c:

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 recommended that drip irrigation be used for landscaping areas.

Discussion-item 9d:

The project site bisects Strap Ravine, an area, which has had a history of dredge mining for gold. As there is a history of dredge mining, this project required a Phase I Environmental Site Assessment and a limited Phase II soils sampling protocol. Dredge tailings can contain heavy metals such as lead, mercury and arsenic, which have been found to harm the public's health at high concentrations. In this case, concentration levels of the heavy metals of concern (lead, mercury and arsenic) were found to be below regulatory guidelines for residential soil and appear to be consistent with naturally-occurring background levels. The effects of past dredge mining for this parcel appear to be minimal and this impact is considered to be less than significant.

**10. NOISE.** Would the proposal result in:

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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:

Transportation noise from Douglas Road has the potential to negatively impact the proposed residences that border this road. An acoustical analysis prepared for this project has identified this concern. Noise from construction activities may noticeably increase noise levels above existing ambient noise levels. This is a potentially significant event.

Mitigation Measures-item 10a:

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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**MM 10.1** In order to mitigate the impacts of construction noise noted above, construction noise emanating from any construction activities for which a building permit or grading permit is required is prohibited on Sundays and Federal Holiday, 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

In addition, a temporary sign shall be located throughout the project (4' x 4'), 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.

**ADVISORY COMMENT:** 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).

Mitigation Measures-item 10b:

**MM 10.2** A project condition of approval will require the project proponent to do the following as described in the acoustical analysis of October 7, 2005 by J.C. Brennan & Associates: 1) The existing vegetation and intervening topography will not be heavily graded or altered in order to maintain existing shielding effects. 2) Mechanical ventilation is provided to allow residents to close windows and doors for the appropriate acoustical isolation.

**11. PUBLIC SERVICES.** Would the proposal have an effect upon, or result in need for new or altered government services, in any of the following areas:

a. Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
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:

The proposed project will have a less than significant impact on the above public services. However, will serve letters for the above agencies will be required prior to the approval of Improvement Plans.

**Placer County Fire Department:**

Discussion-item 11a:

With the introduction of residential occupancies there may be impacts related to increased fire hazard in the area, unless appropriate mitigation measures are implemented.

Mitigation Measures-item 11a:

**MM 11.1** The project shall conform to any conditions related to life safety and fire protection set forth by Placer County Fire Department. Such conditions include but not be limited to an onsite water system for fire protection, providing approved Fire Department access to all areas of the project for fire suppression operations.

**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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**12. UTILITIES AND SERVICE SYSTEMS.** Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:

- |  |                                     |                                     |                          |                          |
|--|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 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 type="checkbox"/>            | <input checked="" 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-items 12c, 12d, 12f, 12g:

The agencies charged with providing treated water, refuse disposal 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.

**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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**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. Aesthetics along the Douglas Blvd. corridor will be enhanced by the Open Space lots located within the 300 foot setback.

Mitigation Measures-items 13b, 13c:

**MM 13.1** Proposed entrance areas, lighting, signage, landscaping, etc. shall be subject to review and approval of the Development Review Committee. Gated entrances are not proposed. Efforts should be made to maintain a "rural" appearance within the subdivision design.

**MM 13.2** 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 (and Parks Division if maintenance is provided through a CSA). Said landscaping shall be installed prior to the County's acceptance of the subdivision's improvements.

**MM 13.3** 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

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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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**MM 13.4** Cuts & fills within the subdivision shall be kept to a minimum and retaining walls shall be utilized where appropriate (as determined by the DRC).

**MM 13.5** 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.** Would the proposal:

- |   |                                     |                          |                                     |                          |
|---|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Disturb paleontological resources?   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/>            | <input type="checkbox"/> | <input checked="" 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-items 14a-14c:

According to the Paleontological Report, the likelihood of finding vertebrate fossils, within gravel soils, is "reasonably high", and the likelihood of finding large pieces of preserved wood, within excavated Ione, is "extremely high". In addition, development could potentially impact additional 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-items 14a-14c:

**MM 14.1** During any grading, trenching, or other forms of development activity on site which involves the disturbance of soils, the site should be monitored by a qualified paleontologist. Prior to any development activity on site, the details of the extent of monitoring shall be reviewed and approved by the DRC, in consultation with the paleontologist. In addition, prior to any development activity on site, heavy equipment operators shall receive a briefing by the project paleontologist, with instructions to the equipment operators as to what to observe during the construction phase of the project.

**MM 14.2** 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.

**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"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

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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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b. Affect existing recreational opportunities?

**Planning Department:**

Discussion-item 15a:

The proposed project will have an impact on park and recreation facilities for the Granite Bay 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:

MM 15.1 Park fees shall be paid per ordinance requirements and as required by the Department of Facility Services.

MM 15.2 Equestrian/pedestrian trails need to be incorporated into the project design where appropriate.

**III. MANDATORY FINDINGS OF SIGNIFICANCE**

- |  |   |                                     |
|--|---|-------------------------------------|
| <p>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?</p> | <p>NO <input checked="" type="checkbox"/></p> | <p>YES <input type="checkbox"/></p> |
| <p>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.)</p>  | <p>NO <input checked="" type="checkbox"/></p> | <p>YES <input type="checkbox"/></p> |
| <p>C. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?</p>  | <p>NO <input checked="" type="checkbox"/></p> | <p>YES <input type="checkbox"/></p> |

**Planning Department:**

Discussion:

This project has aesthetic and vegetation impacts that could be cumulatively considerable. The applicant has proposed to mitigate site specific impacts by applying the mitigation measures referenced in this initial study, as well as the mitigations described in their project description. With the implementation of these mitigations, the project's cumulative site specific impacts will be mitigated to a less than significant level.

**IV. 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.

- A. **Earlier analyses used.** Identify earlier analyses and state where they are available for review.
- B. **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.

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C. **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.

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).

**V. 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 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 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                                  |   |

**VI. DETERMINATION (to be completed by the Lead Agency)**

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.

**VII. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments Consulted):**

Planning Department, Tom Thompson, Chairperson  
Engineering and Surveying Department, Phillip A. Frantz  
Environmental Health Services, Grant Miller  
Air Pollution Control District, Yushuo Chang

Signature: \_\_\_\_\_

ENVIRONMENTAL REVIEW COMMITTEE CHAIRPERSON

\_\_\_\_\_  
Date

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