



COUNTY OF PLACER
Community Development Resource Agency

EXHIBIT H

Michael J Johnson, Agency Director

PLANNING

HEARING DATE: May 13, 2010
ITEM NO.: 1
TIME: 10:05 am

TO: Placer County Planning Commission
FROM: Development Review Committee
DATE: April 22, 2010
**SUBJECT: CONDITIONAL USE PERMIT MODIFICATION/MINOR BOUNDARY LINE
ADJUSTMENT (PCPM 2010 0046)
MINER'S RIDGE FAMILY APARTMENTS**

COMMUNITY PLAN AREA: Auburn/Bowman Community Plan

GENERAL PLAN DESIGNATION: Medium Density Residential (5-10 dwelling units per acre)

ZONING: RM DL 10 (Residential Multi-family, combining Density Limitation of 10 dwelling units per acre)

APNs: 054-171-031 and -032; 054-171-035 thru -038

STAFF PLANNER: Michael Wells, Supervising Planner

LOCATION: The project is located approximately 700 feet east of the Lincoln Way/Silver Bend Way intersection, behind the Raley's shopping center, in the Bowman area.

APPLICANT: USA Properties Fund, Inc.

PROPOSAL:

The applicant requests the approval of a modification of the Conditional Use Permit for the Ridge View Villas Planned Residential Development to allow for a 64-unit apartment development in place of the 64-lot townhome development. The applicant also requests the approval of a Minor Boundary Line Adjustment to consolidate and reconfigure parcels on the site. This request was originally scheduled to be heard by the Planning Commission on April 22, 2010, however the item was continued until today's hearing at the request of the applicant.

CEQA COMPLIANCE:

On January 12, 2006, the Planning Commission determined that the Subsequent Mitigated Negative Declaration for the Ridge View Villas project was adequate and satisfied all CEQA requirements for the project. As the proposed modification of the approved entitlements for the Miner's Ridge Family Apartments project will result in only minor technical changes or additions to the approved environmental analysis, an Addendum to the Mitigated Negative Declaration has been prepared (per CEQA Guidelines Section 15164). The decision body must find that the Addendum satisfies the requirements of CEQA; 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. Other appropriate public interest groups and citizens were sent copies of the public hearing notice, including the

295

City of Auburn and the North Auburn Municipal Advisory Council. Copies of the project plans and application were transmitted to the Community Development Resource Agency Staff and the Departments of Public Works and Environmental Health Services, the Air Pollution Control District and Special Districts for their review and comment.

SITE CHARACTERISTICS:

The Miner's Ridge Family Apartments site is comprised of six separate parcels, with a total area of ±6.19 acres, that are located south of Silver Bend Way and east of the Raleys shopping center in the Bowman area (Attachment B). The property is situated within the boundaries of the Auburn/Bowman Community Plan area and the Plan's land use designation for the site is Medium Density Residential (5-10 dwelling units per acre). The zoning on the property is RM-DL-10 (Residential Multi-family, combining Density Limitation of 10 dwelling units per acre). The project site is within the Bowman Redevelopment Area and is subject to the Inclusionary Housing Ordinance for the provision of affordable housing units.

The property is irregularly shaped with terrain that generally slopes from north to south. There are two topographic benches on the site – the northern bench is approximately 4.8 acres in size and the southern bench is approximately 1.3 acres. These features are separated by a slope that exceeds 15 percent. The property is currently undeveloped, but it has been used as a pear orchard (prior to 1950), as a staging/disposal site for the construction of Interstate 80 in the 1950's and, most recently, as a temporary construction yard associated with the PCWA RAW Water Pipeline Project. There are several large piles of rocks and fill dirt, along with construction debris that has been dumped. Most of the site can be characterized by annual grassland with a small oak woodland component along the eastern and southern areas of the property.

There are two access easements on the site: a 50-foot easement that traverses the southern portion of the property that originates on the eastern boundary; and a 25-foot easement that runs along the western property line.

EXISTING ZONING AND LAND USE:

Location	Zoning	Auburn/Bowman Community Plan	Existing Conditions & Improvements
Site	RM-DL-10 (Residential Multi-family, Combining Density Limitation 10 units per acre)	Medium Density Residential 5-10 units per acre	Undeveloped Land
North	RM-DL-10 (Residential Multi-family, Combining Density Limitation 10 units per acre)	Medium Density Residential 5-10 units per acre	Rural residential
South	Foresthill Road Right-of-Way	Medium Density Residential 5-10 units per acre	Foresthill Road
East	RS-B-100 (Residential, Single-family, combining Building Site minimum of 100,000 square feet)	Rural Low Density Residential 0.9 – 2.3 acre minimum	Rural residential
West	RM-DL-10	Medium Density Residential 5-10 units per acre	Undeveloped Land

	HS Dc (Highway Service, Design Scenic Corridor)	Commercial	Raleys Shopping Center
--	---	------------	---------------------------

BACKGROUND:

On January 10, 2002, the Planning Commission approved a Conditional Use Permit (CUP-2768) for the Silver Bend Apartments, a 72-unit complex with a community/recreation building and swimming pool. The approval was appealed to the Board of Supervisors and, on March 12, 2002, the Board denied the appeal, approved the entitlement and adopted the Mitigated Negative Declaration. Residents Against Inconsistent Development (RAID) challenged the Board's action in Superior Court, asserting that the Mitigated Negative Declaration was inadequate specific to impacts to biological resources and to deferred mitigation. The Court found that there was a fair argument that environmental effects were not adequately mitigated.

RAID and the project applicant engaged subsequently entered into the "Agreement to Settle Litigation Regarding Silver Bend Project" ("Settlement Agreement"). As part of the Settlement Agreement, RAID agreed not to challenge the County's approval of a modified, "ownership" version of the project while precluding the property owner from applying for a government-subsidized low income project beyond that required by the Inclusionary Housing Ordinance requirements for a three year period. That restriction in the Settlement Agreement, dated March 31, 2005, expired at the end of March 2008.

On April 14, 2005, the Planning Commission approved a two-year extension of time for the Silver Bend project. In March 2006, the Board approved the Tentative Map and Conditional Use Permit (PSUB 2005 1024) for Ridge View Villas, a 64-lot Planned Residential townhome development on the site. The Board also adopted a Subsequent Mitigated Negative Declaration and granted a density bonus to increase the number of allowable units to 64. Although entitlements were approved for both the Silver Bend and Ridge View Villas projects, no project has been constructed on the site. Per SB 1185 and AB 333, the entitlements have been extended by one year and then an additional two years, respectively, with a new expiration date of January 23, 2012.

The Placer County Redevelopment Agency acquired the property in 2008 and in May 2009, the Agency solicited proposals to develop the site. The Agency selected USA Properties Fund and, on November 17, 2009, the Redevelopment Agency Board authorized the Exclusive Negotiating Rights Agreement between the Agency and USA Properties Fund.

PROJECT DESCRIPTION:

The Miner's Ridge Family Apartments project proposes modifying a previously approved entitlement for a 64-lot Planned Residential Development (Ridge View Villas) to allow for a 64-unit apartment development on the same site. As shown on the Site Plan (Attachment C), the project will consist of eight, two-story residential buildings, each with eight apartments, a community building, a swimming pool and a tot lot. The complex will include 12 one-bedroom/1 bath, 32 two-bedroom/2 bath and 20 three-bedroom/2 bath units.

The entrance to the project will be located at the northwest corner of the site at Silver Bend Way. A 33-foot wide driveway will be constructed along the western project boundary to provide access to the various parking areas adjacent to the apartment buildings. Consistent with Ordinance requirements, 132 on-site parking spaces will be provided for both tenant and guest parking; five of the eight handicap accessible spaces on the site will be van accessible. Landscaping will be installed within the site as well as along the western, northern and eastern perimeter areas of the site to provide screening and to serve as mitigation areas for oak tree impacts. In addition, steel picket fencing will be installed along the west and south property lines and solid wood fencing will be installed along the east property line.

Other infrastructure improvements include the installation of a sewer lift station and sewer lines that will connect to existing sewer facilities on Silver Bend Way. The project will connect to PCWA for water

297

supply. As shown on the site plan, improvements in the southern portion of the property will include a stormwater detention facility, a sewer lift station and an access road to service these facilities. A Minor Boundary Line Adjustment will allow for the separate parcels to be consolidated into one large development parcel and a small parcel for the sewer lift facility that will be deeded to the County.

As described in Site Characteristics, the project is situated within the Bowman Redevelopment Area and is required to make a minimum of 15 percent of the units available for low income tenants. Consistency with the Inclusionary Housing Ordinance qualifies the project for a density bonus of up to 27.5 percent. The applicant is requesting a bonus of three units to allow for a 64-unit development.

The Miner's Ridge Family Apartments project requires the following entitlements: a Conditional Use Permit modification to allow for a 64-unit apartment project and a Minor Boundary Line Adjustment to consolidate/reconfigure the existing parcels. The Planning Commission will also consider a Density Bonus and an Addendum to a previously approved Mitigated Negative Declaration.

DISCUSSION OF ISSUES:

Environmental Analysis

As described, the applicant proposes modifying an approved Use Permit, changing the entitlement from a 64-lot condominium (Planned Residential Development) to a 64-unit apartment development. The following table provides a summary and comparison of the townhome project (Ridge View Villas) and the proposed apartment project (Miner's Ridge):

	Proposed Project	Existing Entitlement
	Miner's Ridge Apartments	Ridge View Villas Townhomes
Project Site Size	6.2 acres	6.2 acres
Project		
Unit Count	64	64
Density	10.3 units/acre	10.3 units/acre
Number of Buildings	9	23
Population	147 residents	147 residents
Parking		
Garage Spaces	0	128
Driveway Parking	0	8
Parking Stalls	132	21
Total Parking Spaces	132	157
Parking Ratio	2.1 spaces/unit	2.5 spaces/unit
Pervious Area		
Landscaped Areas	2.48 acres	2.58 acres
Undisturbed Area (ungraded)	1.22 acres	0.41 acres
Total Pervious Area	3.70 acres	2.99 acres
Impervious Area		
Parking/Drive Aisle/Streets	1.61 acres	1.24 acres
Roof	0.89 acres	1.97 acres
Total Impervious Area	2.50 acres	3.21 acres
Detention Provided	28,580 cubic feet (0.66 acre feet)	21,258 cubic feet (0.49 acre feet)
Tree Impacts		
Oak Trees Encroached	6	9
Oak Trees Removed	43	62

See also Attachment D (Project Comparison Attachment).

In order to provide an analysis of the potential environmental effects of the proposed change in project description, the Environmental Review Committee (ERC) required the applicant submit an Environmental Questionnaire package for review. The ERC analyzed this material and conducted a side-by-side evaluation of the environmental effects of the proposed project and the Ridge View Villas project. Staff found that the implementation of the Miner's Ridge project would not result in impacts that were not identified in the previously approved Mitigated Negative Declaration for the Ridge View Villas project (i.e., new impacts) or an increase in the level of significance of the impacts addressed in this document.

Section 15164 (Addendum to an EIR or Negative Declaration) of the California Environmental Quality Act allows for the preparation of an addendum to a previously approved Mitigated Negative Declaration if only "minor technical changes or additions are necessary". The Environmental Review Committee determined that, after reviewing the submittal for the Miner's Ridge project, the requested modification represents a change in project description, that this change in description will not result in new or increased impacts and that an addendum to the approved Mitigated Negative Declaration is the appropriate environmental document for the project (Attachment F).

NORTH AUBURN MAC:

The Miner's Ridge Family Apartments project was included as an Action Item on the agenda of the North Auburn MAC at its April 13, 2010 meeting. The MAC voted 5-0 to recommend the Planning Commission approve the project as proposed.

RECOMMENDATION:

The Development Review Committee recommends that the Planning Commission approve the modification of the Conditional Use Permit, adopt the Addendum to the Mitigated Negative Declaration, approve the Minor Boundary Line Adjustment and approve a density bonus of three units.

FINDINGS:

CEQA:

The Planning Commission has considered the Addendum for the proposed Use Permit Modification, the staff report for the modification and all comments thereto and hereby adopts the Addendum, based upon the following findings:

1. The proposed modification will not result in substantial changes that would lead to the identification of new or previously unidentified significant environmental effects that would require major revisions of the previous Mitigated Negative Declaration.
2. No new information of substantial importance which was not known, and could not have been known with the exercise of reasonable diligence at the time the Mitigated Negative Declaration was adopted, has been discovered which would require major revisions of the previously adopted Mitigated Negative Declaration.
3. There is no substantial evidence in the record as a whole that the project as revised may have a significant effect on the environment. With the incorporation of all previously approved mitigation measures, the modified project will not result in any new or additional significant adverse impacts. Mitigation measures include, but are not limited to: the installation of BMPs for water quality impacts; a preconstruction survey for raptors; the on-site planting of oak trees to offset the loss of oaks; the submission of emission/dust control plans; the payment of traffic fees to reduce transportation and circulation impacts and the construction of road improvements; and, structural setbacks for fire protection.
4. The Addendum to the Mitigated Negative Declaration has been prepared as required by law and the document as adopted reflects the independent judgment and analysis of Placer County, which has exercised overall control and direction of its preparation.

5. The custodian of records for the project is the Placer County Planning Director, 3091 County Center Drive, Suite 140, Auburn CA, 95603.

Conditional Use Permit:

6. The proposed use is consistent with all applicable provisions of Chapter 17 (Placer County Zoning Ordinance), Placer County Code, and any applicable provisions of other chapters of this code.
7. The proposed use is consistent with applicable policies and requirements of the Auburn/Bowman Community Plan and the Placer County General Plan.
8. The establishment, maintenance or operation of the proposed use 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.
9. The proposed use will be consistent with the character of the immediate neighborhood and will not be contrary to its ordinary development.
10. The proposed use as an apartment development will not generate a volume of traffic beyond the capacity of roads providing access to the use, consistent with the applicable requirements of the Placer County General Plan and the Auburn/Bowman Community Plan.
11. The proposed use appropriately modifies any prior established relevant conditions of the previous entitlement, as applicable.

Minor Boundary Line Adjustment Findings

12. The Minor Boundary Line Adjustment complies with Section 66412(D) of the California Subdivision Map Act.

Respectfully submitted,



MICHAEL WELLS
Supervising Planner

MW:kh

ATTACHMENTS:

- Attachment A – Recommended Conditions of Approval
- Attachment B – Vicinity Map
- Attachment C – Site Plan
- Attachment D – Project Comparison Exhibit
- Attachment E – Correspondence
- Attachment F – Addendum to the Mitigated Negative Declaration
- Attachment G – Mitigated Negative Declaration (Ridge View Villas)

cc: Michael J Johnson - Agency Director
Paul Thompson – Deputy Planning Director
Michael Wells - Supervising Planner
Richard Eiri - Engineering and Surveying Department
Janelle Heinzler – Engineering and Surveying Department
Jill Kearney - Environmental Health Services
Andy Fisher - Parks Department
Angel Rinker - Air Pollution Control District
Karin Schwab - County Counsel's Office
Jack Remington – Andregg Geomatics (applicant)
Subject/chrono files

O:\PLUS\PLN\MICHAEL\COMMISSION\MINERS RIDGE\STAFF REPORT.DOC

**CONDITIONAL USE PERMIT
MODIFICATION/MINOR BOUNDARY LINE
ADJUSTMENT (PCPM 20100046) MINERS
RIDGE FAMILY APARTMENTS / 2 APPEALS
OF THE PLANNING COMMISSION'S
DECISION TO RECOMMEND APPROVAL OF
THE PROJECT TO THE BOARD OF
SUPERVISORS, SUPERVISORIAL DISTRICT
5 (MONTGOMERY)**

Placer County Board of Supervisors

August 10, 2010
11:00 AM

Correspondence Received

Rev 7/30/10

July 30, 2010

DATE 8/3/10 via email
 Board of Supervisors - 5
 County Executive Office
 County Counsel
 Mike Boyle
 Planning

RECEIVED
JUL 30 2010

CLERK OF THE
BOARD OF SUPERVISORS

Placer County Board of Supervisors

Re: Appeal – Ridgeview Villas Development

Again, the timing of our appeal hearing finds our family out of town. Since my partner Mr. Bill Prior is able to attend, I am not asking for a continuance. Please understand how important the appeal is to our family. We have dealt with an access problem for the past thirty-two years.

The problem started with miscommunications between the United States Department of the Interior and Placer County Department of Public Works back in 1968 involving the status of a 50 foot right of way, shown on the attached maps shown as "Pleasant Acres Drive". Pleasant Acres Drive lays between our deeded access to our property and Silver Bend Way or Road (see Betty ~~Beek~~ Bell's letter attached).

The "Ridgeview Villas Development" or Miner's Ridge Housing Project (I'm not certain which title is correct) itself is not the problem. We have made it clear to all that we are in favor of the project. We certainly wish the project is done well and becomes a benefit to our region of Placer County.

As you may or may not know, the original Ridgeview Villas Development project plans effectively landlocked the access to our property with fencing and more important, by not allowing any access to our "deeded access" or our property. It was to our disbelief that the Planning Department was giving the approval to the Ridgeview Villas Development of their design with no regard to the approximately 50 plus acres to the southeast, 15 acres of which we own, and disregarded the fact that the project road and property plans effectively landlocked our access.

Please understand that the only logical and practical access to our parcel is the roadway planned along the western boundary of the Ridgeview Villas Development Project. We have told all landowners that share a fence with us that they would be welcome to connect to any roadway we place on our property.

If it was not for Planning Commissioner Larry Sevison and the Planning Commission's insight, this project was headed for approval and into litigation, wasting a ton of unnecessary time and cost to us and the project. Fortunately, Mr. Sevison has been involved with the problems in this region long enough to be aware of the areas access problems, and the areas need for some orderly planning for the future of this area.

We have had to continually remind both the Redevelopment Agency and the Planning Department that the world does not stop at the Ridgeview Villas Development,

that many acres and a long standing roadway problem needs to be planned for and dealt with and this is the right time to work together.

Some Facts:

1. USA Properties (project developer) and Arthur May are very willing to work out the roadway access issue. All communication with USA Properties and us has been positive.
2. USA Properties does not currently own the "Ridgeview Villas Development" property, and can not agree to any dedications of roadways until ownership is theirs.
3. Placer County Redevelopment Agency still owns the property.
4. Our attorney, Larry Skidmore, currently is in contact with Placer County Redevelopment Agency (see current Skidmore/LoBue communications attached).
5. We have not seen any final plans for the current "Ridgeview Villas Development" project.
6. The planned roadway along the western boundary of the project is the only access to our property.

WHAT WE ARE ASKING FOR:

That the Ridgeview Villas Development roadway is not only adequate for their project, but also adequate for the future orderly development of the entire region. Also, see Mr. Skidmore's letter to James LoBue attached.

We are not asking for any improvements to our deeded access road.

Thank you for your time and consideration in this matter.

Mario Ferrante
440 Foresthill Avenue, Auburn, CA 95603
(530) 885-2519

June 14, 2010

Placer County Board of Supervisors
175 Fulweiler Avenue
Auburn, California 95603

As a former member of the Placer County Board of Supervisors, I became deeply involved with assuring adequate road access up "Silver Bend Way" and beyond. The land beyond "Silver Bend Way" and what was then known as "Pleasant Acres Drive", has the possibility of over 225 units of housing. Problems existed that needed to be overcome.

Silver Bend Way was just a twelve foot wide paved roadway. To acquire adequate land for a workable roadway, each landowner with frontage along Silver Bend Way was asked to dedicate a portion of their frontage property until a 50 foot right-of-way was in place. In all over 46,000 square feet of property was dedicated to Placer County.

The 50 foot of roadway along Silver Bend Way, some of which was improved went beyond "Pleasant Acres Drive", which was a 50 foot privately held access roadway. Pleasant Acres Drive would serve an additional 50 plus acres of development to the south and east of Silver Bend Way.

Through numerous hearings by the Board of Supervisors starting in the early 1980's, we the Board, set the groundwork for the future orderly development of multiple areas beyond Silver Bend Way and Pleasant Acres Drive.

The Board of Supervisors was aware that there was the potential that Ferrante/Prior faced a possible land lock issue. However, the primary concern was to open up Silver Bend Way past Pleasant Acres Drive, knowing that future projects going south on Pleasant Acres Drive would clear up the land lock issue for Ferrante/Prior and allow orderly development to the 50 plus acres to the southeast.

Sincerely,



Terry A. Cook
Former Placer County Supervisor
District 3

305



United States Department of the Interior

~~BUREAU OF RECLAMATION~~
WATER AND POWER RESOURCES SERVICE
AUBURN-FOLSOM SOUTH UNIT CVP CONSTRUCTION OFFICE

P.O. BOX 1309

AUBURN, CALIFORNIA 95603

IN REPLY
REFER TO: ACO-2600
780.

March 21, 1980

Mr. A. Grant Macomber
Law Offices
156-A Center Street
Auburn, CA 95603

Dear Mr. Macomber:

Your letter of March 13, 1980, which was addressed to the United States Attorney, Sacramento, regarding property acquired for the Foresthill Road and Bridge, your File No. 1308, has been referred to this office. Those portions of the original ownership, which were required for our project purposes, were conveyed to the United States by Grant Deeds recorded August 1, 1968, in Book 1208, Page 602; and October 29, 1973, in Book 1529, Page 243, Official Records, Placer County, California. Action in eminent domain was not therefore required in the U. S. District Court for these takings.

Concurrently with the 1968 acquisition by the Bureau of Reclamation (now known as Water and Power Resources Service), alternate access was provided to that portion of the original ownership lying north of the new Foresthill Road over the 50' easement strip shown on assessor's map 54-17, to Silver Bend Way. Silver Bend Way is designated upon the official Placer County Road Mileage Maps as County Road 8098. According to information available from the Placer County Department of Public Works, this road was adopted by the County Board of Supervisors as a public road and part of the county road system in 1948.

If you have any further questions concerning this matter, we shall assist in any way possible.

Sincerely yours,

Betty J. Bell

Project Realty Officer

Betty Bell Letter

Law Offices of
ARONOWITZ & SKIDMORE, INC.

A Professional Corporation
200 Auburn Folsom Road, Suite 305
Auburn, California 95603

(530) 823-9736 - Telephone (530) 823-5241 - Facsimile

Paul S. Aronowitz
Lawrence E. Skidmore
Kathleen Córdova Lyon
Kellie A. Gruenefeldt

Reply to:

Lawrence E. Skidmore
lskidmore@asilaw.org

9566.9566

July 20, 2010

James LoBue
Placer County Redevelopment Agency
3091 County Center Drive, Suite 260
Auburn, CA 96503

Re: William Prior and Mario Ferrante

Dear Mr. LoBue:

I am responding to your letter of July 14, 2010 with the offer to recommend to the Placer County Redevelopment Agency Board the conveyance of an easement to my clients, William Prior and Mario Ferrante as you outlined in your letter. In short, my clients will accept an easement over the Agency's properties twenty-five (25) feet in width adjacent to the western property line of the Agency's properties, north to south beginning at Silver Bend Way and ending at the east-west easement across the parcels identified by assessor parcel numbers 054-171-035-000 and 054-171-036.

You have indicated that the easement will be for a non-exclusive right of ingress/egress only, that no parking will be allowed anywhere on the Agency property. My clients can accept that no parking will be allowed but would like the purpose of the easement be described as "for road and public utilities". Describing the purpose of the easement in that manner does not increase the burden on the Agency's property because the property is already subject to an easement for road and public utility purposes by virtue of that deed from Leta Cunningham to Walter and Dorothy Beam dated August 14, 1952, recorded in Volume 613, Page 303 of the official records of Placer County.

There would also need to be a clarification of the Agency's condition that my clients would not have any right to improve the easement until such time that the property is developed. Such a condition could have the effect of eternally denying my clients the benefits of the easement and the ability to develop their property. They are willing to accept a limitation on their right to improve the easement that is tied to the development of the project presently before the county, the Miners Ridge Family Apartments, but do not want to limit indefinitely their ability to improve the easement.

Another concern is their use of the improved roadway the project developer constructs in connection with the Miners Ridge Family Apartments. My clients have not seen any improvement plans for the project and at this time are uncertain where the developer will construct the road along the boundary between the Agency's property and the Rosene and Rothrock properties. They would like to assure that if the road is constructed in part or entirely on the Rosene and Rothrock properties as was proposed with the Ridge View Villas project, they would have a right to use the improved road for ingress and egress. Accordingly, even with the grant of an easement through the Agency's property, my clients want to see that condition no. 19 of the Planning Commission's conditions for approval for the Miner's Ridge project remain in place.

Please let me know whether anything more is required of my clients to move forward with the easement.

Sincerely yours

Aronowitz & Skidmore, Inc.

Lawrence E. Skidmore

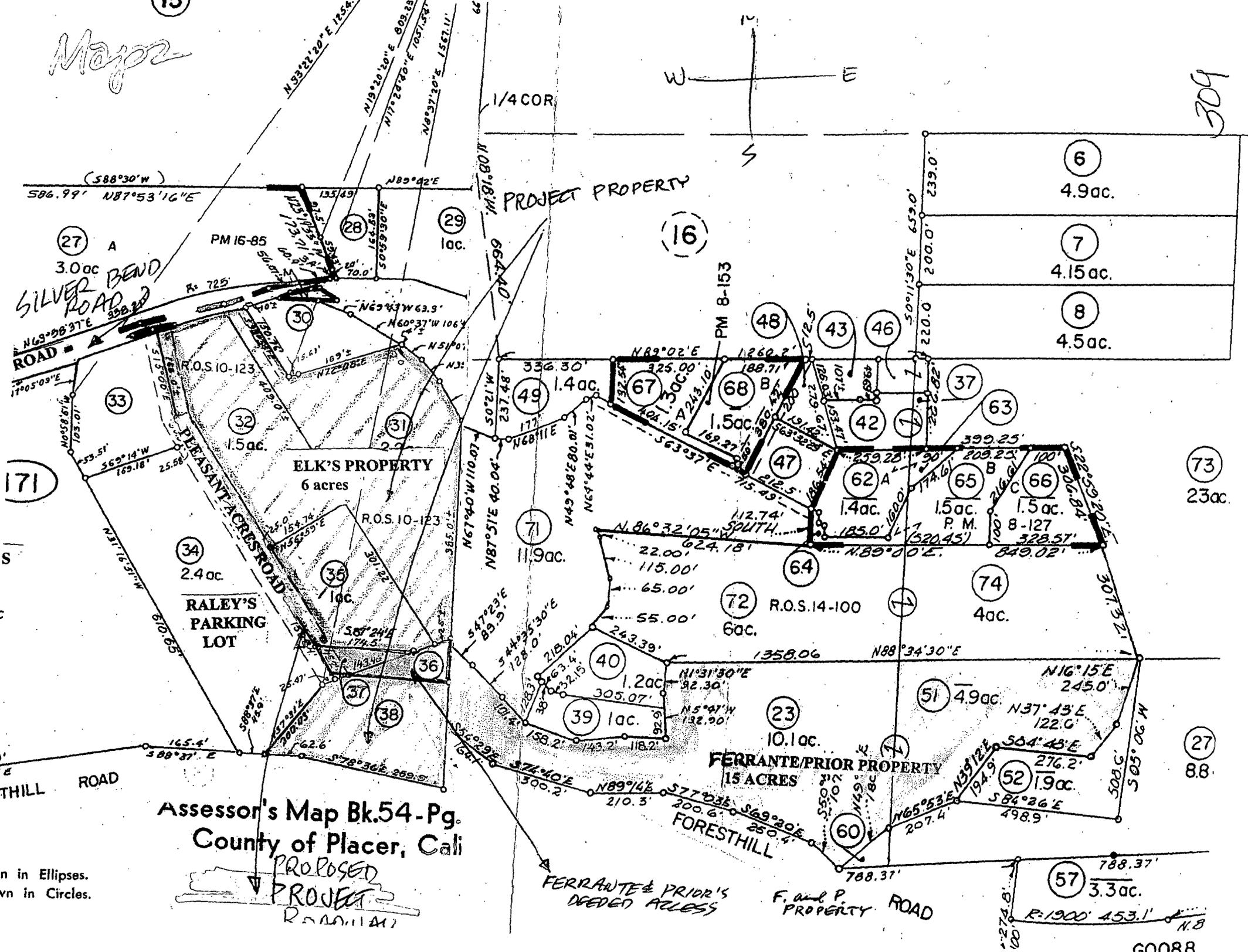
LES\jeb

Cc: Clients

M:\client files\prior-ferrante\lrs\LoBue0720.10.doc

Map

304



Assessor's Map Bk. 54-Pg. County of Placer, Cali

PROPOSED PROJECT ROAD 11417

in Ellipses.
in Circles.

60088

THIS color coded page shows "Offers of Dedications" to PLACER COUNTY GOING east UP ~~to~~ Silver Bend Road to the current PROJECT.

The reason the project has access is that 46,800 sq ft. or frontage property was given to the county for widening. The "PROJECT" property was not part of any dedication.

"RIDGEVIEW VILLAS"
DEVELOPMENT
OR
MINER'S RIDGE
HOUSING
PROJECT

PERRANTE #1
DEDICATED AREA

PLEASANT ACRES DR

QUIETT
(3.2 acres)
BEFORE
DEDICATION

ROSENE

BACK OF RALEY'S

SILVER BEND WAY

MINER'S RIDGE HOUSING PROJECT

DEDICATED TO
MINER'S RIDGE HOUSING PROJECT

- 11,500 sq ft - SHELL OIL
- 1,500 " " - ROSENE
- 16,000 " " - QUIETT
- 12,132 " " - RALEY'S (BLUE AREA)
SILVER BEND WAY
- 4,800 - NORTH BOUNDARY
- 11,300 - BURGER KING
and improved
- 0 - MINER'S RIDGE
APARTMENTS

TOTAL DEDICATED: 46,800 SQ FT.

BURGER KING

DRIVE THROUGH

STATION

LINCOLN WAY

