



Loomis Union School District

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www.loomis-usd.k12.ca.us

Building Excellence in Education since 1856

Gordon T. Medd, Superintendent

September 3, 2015

E.J. Ivaldi, Deputy Planning Director
Placer County Planning Services Division
3901 County Center Drive, Suite 140
Auburn CA 95603

RE: BICKFORD RANCH SPECIFIC PLAN UPDATE

Dear Mr. Ivaldi:

The Loomis Union School District ("LUSD") has recently been made aware of the proposed Specific Plan changes to the Bickford Ranch Project ("Project"). While our District has met with Westpark Communities ("Developer"), we have been unable to satisfactorily address certain issues and request the assistance of the County in the areas outlined within this letter.

Notification

The District has not received any notifications for changes to the Project or Public Hearings that would directly relate to the Project. On June 11, 2015, the Planning Commission conducted an update workshop with public comment period. Our District did not receive notice of the workshop. It was brought to my attention that the Commission was meeting to discuss the Bickford Ranch project so I attended the Planning Commission meeting and raised several issues concerning the following; school site size and location, traffic concerns, school funding and meeting notification process. On August 20, 2015, a hearing was held for zoning that involved parcels within the Project. Our District did not receive notice of this hearing. It is imperative that our District be notified of such meetings as we will be responsible for serving the students that are generated from the Project.

In addition, we understand that the County and the Developer are in process with a Development Agreement that identifies a school site. We have not been given notice or opportunity to comment at the appropriate times with regards to the inclusion of the school site in the Specific Plan, nor have we had an opportunity to negotiate conditions that will enable the District to acquire the site and construct the school facilities that the community expects to receive.

We are requesting that our contact information be reviewed, and that the District be notified within the statutory and appropriate time frames for any and all hearings, opportunity for public comment and opportunity to address issues relevant to the District. The addenda to your recent update to the Planning

Commission lists three elementary districts serving the Project: Loomis Union, Penryn, and Western Placer. Loomis is the only elementary district serving the Project, and should be reflected as such.

Environmental Review

Within your update documents for the June 11 Planning Commission Hearing, there is a very long list of proposed changes to the specific plan outlined. This includes the addition of "School Ranch Park", which we believe is the school site designation within the development. In our review of the proposed changes, many of the items are drastic changes to the Project such as removal of all golf course parcels, increasing housing units (both single family and age restricted), road and traffic changes, and the addition of a designated school site. The addition of the school site alone vastly changes the previous Environmental Impact Report ("EIR") findings due to the huge increase in traffic, road changes, air quality, and the mitigation for public services. It is noted on Page 4 of your update that Analytical Environmental Services ("AES") is in process of reviewing the proposed changes to see if an amendment to the current EIR is necessary.

The District would like to formally request that an EIR amendment be prepared, citing requirements outlined in CEQA Statutes and Guidelines (Chapter 3, Article 12, Section 15186), which we believe may not have been appropriately addressed in the previous EIRs. Our District is available to meet directly with the Planning Department and AES in order to review many of the significant impacts that the proposed changes to the Project Specific Plan would create and alter. By providing appropriate and thorough review of all the compromised impacts, changes in mitigation, and new significant impacts, it not only provides for a comment period for public agencies to properly address these impacts, but also allows the District their regulatory due process on the significant impacts that the Project will impose upon it.

School Site Reservation

The District is making an effort to diligently work with the Developer with respect to the site reservation within the Project. A new school within the Project is necessary because the District schools are at capacity, and additional students will be generated by the Project. Since the District has no capacity to serve future students from the Project at current school configurations, the District would be forced to squeeze students generated from the development into any school that has available space. The Developer has not responded to two recent requests for a meeting to discuss the school site, which is delaying our ability to provide essential input.

As you know, school districts have a very strict set of procedures they must follow in order to get approval from the State of California to build upon certain sites. At this point we do not have enough information to provide the California Department of Education ("CDE") to obtain a site visit for evaluation. If for any reason CDE does not approve of the current acreage and location of the site, the District will need to be assured that another approvable site will be provided.

We believe these issues can be addressed and resolved. We would appreciate if a meeting can be set by the Planning Services Division, with the Developer included, in order to review the possible school site locations within the Project and be able to obtain the information required by CDE to secure a site visit by a representative, leading to eventual contingent site approval.

Our District appreciates your immediate and full attention to this matter. Please contact me if you have any questions, or if I can help clarify anything contained in this letter. We look forward to having open talks with the Developer and the County, and would like to see a successful Project for all parties, including the children currently served by our District.

Sincerely,

A handwritten signature in black ink, appearing to read 'G. Medd', with a long horizontal line extending to the right.

Gordon T. Medd
Superintendent

cc: John Tallman, Westpark Communities
Ryan O'Keefe, Westpark Communities



COUNTY OF PLACER
Community Development/Resource Agency

Michael J. Johnson, AICP
Agency Director

**PLANNING
SERVICES DIVISION**

EJ Ivaldi, Deputy Director

HEARING DATE: November 5, 2015
ITEM NO.: 3
TIME: 10:30 am

TO: Placer County Planning Commission
FROM: E.J. Ivaldi, Deputy Planning Director
DATE: October 27, 2015
SUBJECT: **BICKFORD RANCH SPECIFIC PLAN
AMENDMENTS TO THE SPECIFIC PLAN, DEVELOPMENT STANDARDS, AND
DESIGN GUIDELINES / REZONE / LARGE LOT VESTING TENTATIVE MAP /
AMENDED AND RESTATED DEVELOPMENT AGREEMENT (PSPA20140024)
ADDENDUM TO THE 2004 FINAL ENVIRONMENTAL IMPACT REPORT
SUPERVISORIAL DISTRICT 3 (HOLMES)**

GENERAL PLAN/COMMUNITY PLAN: Placer County General Plan

EXISTING ZONING: F-B-X-DR 10 Acre Minimum (Farm, combining minimum Building Site of 10 acres, combining Development Reserve); F-B-X-DR 20 Acre Minimum (Farm, combining minimum Building Site of 20 acres, combining Development Reserve); F-B-X 20 Acre Minimum (Farm, combining minimum Building Site of 20 acres)

PROPOSED ZONING: SPL-BRSP (Specific Plan – Bickford Ranch)

ASSESSOR PARCEL NUMBERS: 031-101-043, 031-101-044, 031-101-045, 031-101-046, 031-101-047, 031-101-048, 031-101-049, 31-101-050, 031-101-051, 031-101-052, 031-101-53, 031-101-054, 031-101-055, 031-101-056, 031-101-057, 031-101-058, 031-101-059, 031-101-060, 031-101-061, 031-101-062, 031-101-063, 031-101-064, 031-101-065, 031-101-067, 031-101-068, 031-101-069, 031-101-070, 031-101-071, 031-101-072, 031-101-073, 031-101-074, 031-101-075, 031-101-076, 031-101-077, 031-101-078, 031-101-079, 031-101-080, 031-101-081, 031-101-082, 031-101-083, 031-101-084, 031-101-085, 031-180-024, 031-180-025, 031-180-026, 031-180-027, 031-180-028, 031-180-029, 031-180-030, 031-190-013, 031-190-014, 031-190-015, 031-190-016, 031-190-017, 031-190-018, 031-190-019, 031-190-020, 031-190-021, 031-190-022, 031-190-023, 031-190-024, 031-190-025, 031-200-016, 031-200-017, 031-200-018, 031-200-019, 031-200-020, 031-200-021, 031-200-022, 032-010-039, 032-010-040, 032-020-028, 032-020-039, 032-020-040, 032-020-041, 032-020-042, 032-020-043, 032-020-044, 032-020-045, 032-020-046, 032-020-047, 032-020-048, 032-020-049, 032-041-005, 032-041-081, 032-041-082, 032-041-083

STAFF PLANNER: E.J. Ivaldi, Deputy Planning Director

LOCATION:

The Bickford Ranch Specific Plan area encompasses 1,927.9 acres and is located approximately four miles northwest of Interstate 80 and south of State Route (SR) 193 between the City of Lincoln, Penryn and Newcastle areas (Vicinity Map, Attachment A). The western boundary of the project site is defined by Sierra College Boulevard from SR 193 on the north side to English Colony Road on the south, except for a parcel at the southwest corner of Sierra College Boulevard and Caperton Court. The Union Pacific Railroad (UPRR) is generally the southern boundary except for a parcel south of the railroad tracks. The railroad passes beneath Boulder Ridge in the southeast portion of the property through the approximately 1,600 foot-long Clark Tunnel. Clover Valley Reservoir and Clover Valley Creek are located near the southern boundary. Caperton and Antelope Canals as well as Clark Tunnel Road cross the property.

APPLICANT/PROPERTY OWNER: Westpark Communities, on behalf of LV Bickford Ranch LLC

PROPOSAL:

The applicant, Westpark Communities on behalf of LV Bickford Ranch LLC, is proposing to 1) Amend the previously approved 2004 Bickford Ranch Specific Plan, Development Standards, Design Guidelines, and Development Agreement; 2) Rezone 1,927.9 acres from F-B-X-DR 10 Acre Minimum (Farm, combining minimum Building Site of 10 acres, combining Development Reserve), F-B-X-DR 20 Acre Minimum (Farm, combining minimum Building Site of 20 acres, combining Development Reserve), and F-B-X 20 Acre Minimum (Farm, combining minimum Building Site of 20 acres) to SPL-BRSP (Specific Plan - Bickford Ranch); and 3) approve a Large Lot Vesting Tentative Map.

The Bickford Ranch Specific Plan was originally approved in 2004 as a large-scale, mixed use planned development including 1,890 residential units of varying densities and housing types, including an age-restricted component. The applicant proposes to amend the Bickford Ranch Specific Plan in the area of residential housing types and conceptual lotting of residential villages to reflect current market demands. The proposed changes would eliminate the Village Commercial site, eliminate the high density residential site, eliminate the golf course and related facilities, and reduce the overall development footprint by increasing open space areas, while maintaining the same 1,890 residential units originally approved. Access to the project site from Sierra College Blvd. would also be modified. A detailed description of proposed changes to the 2004 Bickford Ranch Project is included in the "Project Description" section of this report.

CEQA COMPLIANCE:

The Placer County Board of Supervisors approved the Bickford Ranch Specific Plan (BRSP) in 2004 after adoption of an Addendum to the previously certified 2001 Revised Draft Environmental Impact Report (2001 EIR) for the project (referred to as the 2004 BRSP EIR). Since its approval, a number of site development activities have occurred, but construction of the proposed land uses has not commenced.

The addendum to the 2004 EIR evaluates proposed amendments to the approved 2004 BRSP (referred to as 2014 BRSP). Specifically, the addendum analyzes the modifications to the layout of land uses within the project site, and elimination of the commercial site, high density residential site, and golf course uses of the 2004 BRSP, which reduced the development footprint by approximately 287.8 acres with a corresponding increase of 273.2 acres in open space. Additionally, the addendum analyzes the shift of Bickford Ranch Road/Sierra College Boulevard intersection north, elimination of Lower Ranch Road/Sierra College Boulevard intersection, and the addition of a new intersection at Bickford Ranch Road/School Ranch Road.

As the lead agency under the California Environmental Quality Act (CEQA), Placer County has determined that, in accordance with Section 15164 of the State CEQA Guidelines, the proposed amendments to the approved 2004 BRSP differ enough from the development scenario described in the

2004 EIR for the adopted 2004 BRSP to warrant preparation of an addendum, but do not represent substantial changes or involve new information of substantial importance that would warrant preparation of either a subsequent or supplemental EIR under Section 15162. The Addendum and Environmental Review Checklist are included with this staff report (under separate cover), and must be found adequate to satisfy the requirements of CEQA by the Planning Commission. Recommended findings are included at the conclusion of this report for this purpose .

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. Copies of the project plans and application were transmitted to the Community Development Resource Agency Staff, the Department of Public Works and Facilities, Environmental Health Services, and the Air Pollution Control District for their review and comment. These comments have been addressed in the attached documents.

BACKGROUND

In the 1990s, Southwest Bickford Holdings, Inc. purchased the subject property and proposed the Bickford Ranch Specific Plan (BRSP) project. Placer County prepared the BRSP Draft Environmental Impact Report (August 17, 1999) and BRSP Final EIR dated November 13, 2000. In 2001, a Draft EIR was prepared to reflect revisions made in the Final EIR. On December 18, 2001, the Board of Supervisors certified the BRSP EIR (referred to as the 2001 Revised EIR) and approved the entitlements related to the BRSP.

Subsequently, the foregoing actions were challenged in court. The Court determined that the Board's approval of the Specific Plan, Design Guidelines, Development Standards, Development Agreement, adoption of mitigation measures, and the Mitigation Monitoring and Reporting Plan, and resolutions pertaining to Clark Tunnel Road were invalid and consequently, ordered those actions be rescinded. Following nearly three years of litigation proceedings, Placer County and the project developer entered into the settlement agreements with interested parties in 2004.

On August 10, 2004, the Board of Supervisors complied with the Court's writ by rescinding its 2001 approval of the Specific Plan, Design Guidelines, Development Standards, Development Agreement, adoption of mitigation measures, Mitigation Monitoring and Reporting Program, and the resolutions pertaining to Clark Tunnel Road.

On October 19, 2004, the Board of Supervisors reconsidered and approved the project. The Board considered the previously certified 2001 Revised EIR, together with an Addendum to the EIR (referred to as the 2004 EIR) which addressed the changes between the project evaluated in the 2001 Revised EIR and the project described in the 2004 Bickford Ranch Specific Plan as well as other changes that occurred since 2001. The Board approved the Specific Plan, Design Guidelines, Development Standards, Development Agreement, adoption of mitigation measures, and the Mitigation Monitoring and Reporting Program, and resolutions pertaining to Clark Tunnel Road.

In early 2005, site development activities commenced, including mass grading, a portion of tree removals and wetland species mitigation. None of the site work was completed. Off-site construction of sewer and water infrastructure was also initiated but not completed.

In 2012, LV Bickford Ranch, LLC acquired the property and proposed revisions to the BRSP. Entitlement applications were filed with the County in January 2014.

PROJECT DESCRIPTION

The applicant is proposing to amend the previously-approved 2004 Bickford Ranch Specific Plan (Attachment B) in the area of residential housing types and conceptual lotting of residential villages to reflect current market demands. The proposed amendment would eliminate the Village Commercial and high density residential sites, and golf course, and reduce the overall development footprint by increasing open space areas, while maintaining the same 1,890 residential units originally approved. Access to the project site would also be modified.

2004 BRSP vs. 2014 BRSP

The following summarizes the proposed changes to the approved 2004 Bickford Ranch Specific Plan (2014 BRSP Proposed Land Use Plan, Attachment C):

Residential Land Uses

- Increase in the residential density from 2.47 units per acre to 2.69 units per acre while maintaining the overall project density of approximately 0.98 units per acre.
- Reduction in the area designated for residential uses by 63.6 acres with offsetting increases in open space.
- Modification to the mix of residential housing types to shift units from the lowest and highest density ranges (High Density Residential and Rural Residential) to mid-range densities (Low Density and Medium Density).
- Increase in the number of age-restricted residential units by three units from 947 to 950 units, with a corresponding three unit reduction in the number of conventional units from 943 to 940 units, thus maintaining the 1,890 residential unit cap established with the 2004 BRSP.
- Elimination of the 17.3-acre high density residential site (Village Residential site).

Commercial Land Use

- Elimination of the 9.7-acre commercial site (Village Commercial site).

Open Space and Recreation Areas

- Elimination of the golf course, driving range and golf course maintenance facility (316 acres).
- Reduction in overall parkland by 18.1 acres and shift of 15.2 acres of parkland from public parks to multiple smaller parks (maintained privately) within neighborhoods. Tower Park was removed.
- Increase in the acreage of open space preserves by 109.7 acres and creation of an open space transition area of 163.5 acres between residential and open space preserves uses.
- Increase in the acreage of open space parkways by 77.5 acres. A portion of the acreage previously located in open space parkways is now in Open Space Preserves.

Public Facilities

- Elimination of the 4.7-acre Public Facilities parcel on the east side of the Plan Area and addition of 5.1-acre Public Facilities parcel adjacent to the school site.
- Increase in the acreage of the school site by 3.0 acres to a 15.0 acre site.
- Increase in the acreage of the fire station by 0.4 acre.

Public Utilities

- Increase in the size of the water tank site on the east side of the project site by 1.6 acres to accommodate Placer County Water Agency (PCWA)'s water facilities. Addition of a three-acre site on the west side of the site to accommodate a second water tank and pump station.
- Update to infrastructure and utility service plans to correspond to revised land use plan and updated roadway network.

- Addition of water conservation measures (e.g. reduced turf, smart irrigation controls, recirculating hot water, etc.) that will result in a water savings of 24.5 percent.

Transportation

- Elimination of the Bickford Ranch Road intersection near English Colony Way and relocated main access of Bickford Ranch Road to intersect with Sierra College Boulevard across from Penny Lane.
- Shifted secondary access north on Sierra College Boulevard.
- Reduced the number of project entries from three to two.
- Realignment of trails to correspond to updated village design, open space constraints, and roadway network.
- Modification of street alignments and trail sections.
- Enhancements (paving, restriping) to the existing park and ride lot located on the west side of Sierra College Boulevard near SR 193. The 2004 BRSP included a park and ride facility within the Village Commercial Site that was eliminated as part of the 2014 BRSP.

Requested Entitlements

Project entitlements requested with the proposed revisions to the 2004 BRSP include amendments to the BRSP Specific Plan, Development Standards, Design Guidelines, and Development Agreement; a Rezone; and a Large Lot Vesting Tentative Map, as further described below:

Specific Plan

The Bickford Ranch Specific Plan approved in 2004, together with its implementing Development Standards and Design Guidelines, controls the planning and development in the plan area. The Specific Plan itself provides general guidance through goals and policies on how the BRSP area will be developed. All three documents ensure that the BRSP area will be developed as a master planned community rather than a project developed in an ad hoc manner under the County's applicable zoning code.

The proposed amendments to the 2004 BRSP require that the Specific Plan, Development Standards, and Design Guidelines be updated. For the 2014 BRSP, all three documents have been incorporated into one combined document with a refreshed appearance and revisions that reflect the County's updated standards and planning conventions (Attached - under separate cover). The Specific Plan describes the proposed project and defines the purpose and intent for all permitted land uses within the plan area. It also identifies the entitlements necessary to allow ultimate construction of the project, and defines the methods for administering and amending the plan. The Specific Plan also reflects changes to the project as it relates to the land use diagram, infrastructure service plans, roadway alignments, project phasing and implementation tools.

Development Standards

The purpose of the Development Standards is to ensure that development within the project is consistent with Specific Plan goals and policies, as well as serving as the regulatory mechanism for all development in the Plan area. Development standards are provided for residential, commercial, and open space land uses, circulation, parking, noise, safety, site development/grading, utilities, signage, lighting, etc. The Development Standards have been revised to describe permitted and conditionally-permitted uses, as well as, adjustments to residential product types (i.e. setbacks, building orientations, etc.) and to ensure that development complies with all applicable County Code. The Development Standards are

adopted by ordinance and would supersede the provisions of the Placer County Zoning Ordinance unless otherwise stated in the document.

Design Guidelines

The Bickford Ranch Design Guidelines contain design guidance for all land uses permitted in the Plan area and have been revised to reflect adjustments to land uses and residential product types. The Guidelines also provide design concepts and intent for specific elements in the Plan area including architectural treatments, entrances, streetscapes, intersections, walls and fences, landscaping, and other common elements. Where no direction is given in the Bickford Ranch Design Guidelines, the Placer County Design Guidelines, Landscape Design Guidelines, and Rural Design Guidelines will apply.

Development Agreement

Development agreement(s) are approved by the County in accordance with applicable State and local codes, and as such, functions as legal and binding contracts between Placer County, the property owners, and their successors-in-interest. The development agreement outlines development rights, establishes obligations for infrastructure improvements and land dedications, secures the timing and methods for financing improvements, and specifies other performance obligations for development of the BRSP area. A development agreement was executed with the prior owner of property in 2004. Pursuant to Section 17.58.260 of the Placer County Zoning Ordinance, the applicant/property owner for the BRSP is proposing amendments to the executed development agreement with Placer County, including a “reset” of the development rights vesting time period for the project entitlements. A draft Amended and Restated Development Agreement is included as part of this report (Attachment G) and a detailed summary of proposed changes and outstanding issues is included later in this report.

Rezone

The Bickford Ranch Specific Plan area, which encompasses 1,927.9 acres, is proposed to be rezoned from F-B-X-DR 10 Acre Minimum (Farm, combining minimum Building Site of 10 acres, combining Development Reserve), F-B-X-DR 20 Acre Minimum (Farm, combining minimum Building Site of 20 acres, combining Development Reserve), and F-B-X 20 Acre Minimum (Farm, combining minimum Building Site of 20 acres) to SPL-BRSP (Specific Plan - Bickford Ranch). Although the existing combining Development Reserve designation allows for Specific Plans, the proposed SPL-BRSP (Specific Plan - Bickford Ranch) zoning would make this project consistent with other Specific Plans in the County (i.e. Placer Vineyards, Riolo Vineyards) where they are identified by name on the County’s Zoning Map.

Large Lot Vesting Tentative Map

The Planning Commission previously approved a Large Lot Vesting Tentative Map (SUB-441A) and Small Lot Vesting Tentative Map (SUB-441B) back in 2003. A Final Map associated with the Large Lot Tentative Map was recorded in July 2007. The Small Lot Tentative Map did not record. The applicant is proposing a new Large Lot Vesting Tentative Subdivision Map (Attachment D) that would essentially merge and re-subdivide the existing Large Lot Tentative Map creating a maximum of thirty-eight (38) residential large lots, sixty-nine (69) open space lots, two (2) public park lots, two (2) neighborhood park lots, two (2) recreation center lots, five (5) public facilities lots, and fifteen (15) landscape lots for the purpose of project financing. The lots created by filing of the Bickford Ranch Large Lot Final Map would carry no development rights. To obtain development rights for all lots, a subsequent Small Lot Final Map would need to be filed for any of the large Lots created by said Large Lot Final Map.

Phasing Plan

The 2014 BRSP proposal is anticipated to be built-out over fifteen to twenty years depending on a number of factors including shifts in economic conditions and demands for various housing types. Consistent with the 2004 BRSP project phasing plan, the phasing of the 2014 BRSP proposal would generally begin immediately east of Sierra College Boulevard and proceed in an easterly direction. Three phases are anticipated and the boundaries of each phase are reflected in Attachment E. Portions of Phase 3 are located at both the east and west sides of the site. A portion of Phases 1 and 3 are located west of Sierra College Boulevard. The infrastructure requirements for each phase of development include all on-site backbone infrastructure and off-site facilities necessary for the build out of each phase as described in the Draft Amended and Restated Development Agreement. For the BRSP area, backbone infrastructure includes, but is not limited to, the following items:

- UPRR crossing: all utility and road improvements
- Collector roadways Bickford Ranch Road, and School Ranch Road, and Upper Ranch Road, including roundabouts, undergrounding a portion of PCWA's Caperton Canal, underground utility extensions for water, public sewer, untreated water, storm drains, and electrical facilities/dry utilities
- Emergency Access Roads external to the project boundaries
- Detention facilities and access improvements
- Water Tank Site #1 and appurtenances
- 42" Waterline
- Sierra College Blvd Widening, including public sewer, Bickford Ranch Road and Sierra College Blvd intersection, and Hwy-193 and Sierra College Blvd intersection
- Offsite public sewer (SCB to HWY-193)
- Offsite Butler Road waterline connection

In general, the phasing plan is structured to ensure the improvements in each phase can support its respective development in compliance with the BRSP, County policies and standards, and the development in each phase can support the costs of the required improvements. The Large Lot Vesting Tentative map is conditioned so that concurrent with submittal of the first Small Lot Vesting Tentative Map for any Phase of the BRSP, a Development Infrastructure Phasing Plan would need to be submitted to the County that would include roadway, potable water, sanitary sewer, grading, drainage, dry utility, parks and recreation, walls and fences, and landscaping improvements, that are required for the development of each individual residential parcel.

SITE CHARACTERISTICS:

The site's elevation varies across the property from about 300 feet above mean sea level near the intersection of Sierra College Boulevard and SR 193 to approximately 950 feet above mean sea level along the southeastern portion of the site near an existing communication tower owned by Placer County.

Site topography is characterized by rolling hills and steep terrain, with a large amount of oak woodlands, grassland and vegetation. A broad volcanic ridge and cap runs east to west generally in the middle of the property with several narrow ridges fingering off in a northerly direction. The ridge of the property is known as Boulder Ridge and is generally flat and provides a plateau with views in all directions including the Sierra Nevada, Folsom Lake, the Sutter Buttes, and the Coastal Range. The mid-area of the main ridge line is treeless and covered with thin soils, rocks and meadow grass. The top of the broad ridge slopes gently to the southwest at a slope ranging from two to ten percent. The percent of slope is much greater on the sides of the ridges and exceeds thirty percent in places.

Various oak species and pine trees are found along the convergence between the volcanic cap and more porous subsoils.

The broad ridges in the southern half of the site are sparsely vegetated with trees, brushes, and short grasses while narrow ridges in the northwest have a slightly greater concentration of trees. Most trees are along the sides of the ridges and in the valleys between adjacent ridges. Tree density is sporadic in the lower elevations of the northwest portion of the site. Numerous swales drain the summit on a seasonal basis. The northwestern portion of the property is generally level pasture land.

Caperton Canal extends approximately ten miles in length, of which approximately 6.5 miles are within the BRSP site. The canal starts at a point commonly called the Pot Hole and terminates at Whitney Reservoir. The Caperton Canal provides raw water to the PCWA Sunset Water Treatment Plant. Pot Hole is a point of flow diversion at which the incoming flow from the Lower Fiddler Green Canal is split into the Caperton and Antelope canals. The Antelope Canal delivers water to the Penryn, Morgan, Ben Franklin, and the Antelope Stub canals. The Caperton Reservoir is part of the Caperton Canal system while Clover Valley Reservoir is part of the Antelope Canal System. Clover Valley Reservoir is located on the southern boundary of the Plan Area.

A 300-foot communication tower, owned by Placer County, adjacent to the eastern boundary of the property near the topographic high point of the site, is used by a cable television company and Placer County. From Sierra College Boulevard to the communication tower is a distance of approximately three miles. An old mine site is located in the northeast corner of the project site.

On-site vegetation types include annual grassland, oak savanna, and foothill woodland. Clover Valley Creek supports a narrow woodland corridor along the southerly edge of the property. Annual grassland, typical of the region, covers a majority of the site and occurs on shallow soils with low water-holding capacities. Dominant trees in the grassy savannas are Blue Oak and Interior Live Oak. These open groves of oaks are underlain by grasslands.

EXISTING LAND USE AND ZONING:

Location	Zoning	General Plan Designation	Existing Conditions and Improvements
Site	F-B-X-DR 10 Acre Minimum (Farm, combining minimum Building Site of 10 acres, combining Development Reserve), F-B-X-DR 20 Acre Minimum (Farm, combining minimum Building Site of 20 acres, combining Development Reserve), and F-B-X 20 Acre Minimum (Farm, combining minimum Building Site of 20 acres)	Rural Residential 1-10 Acre Minimum Agriculture/Timberland 20 Acre Minimum	Undeveloped
North	F-B-X 10 Acre Minimum (Farm, combining minimum Building Site of 10 acres), F-B-X 5 Acre Minimum (Farm, combining minimum Building Site of 5 acres)	Agriculture/Timberland 10 Acre Minimum Rural Residential 1-10 Acre Minimum	Rural Residential/Pasture/Orc hards
South	RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet), F-B-X DR 10 Acre Minimum (Farm, combining minimum building site of 10 acres, combining Development Reserve), F-B-X 10 acre minimum (Farm, combining minimum Building Site of 10 acres), F-B-X 20 Acre	Agriculture/Timberland 20 Acre Minimum, Rural Residential 1-10 Acre Minimum, Rural Estate 4.6-30 Acre Minimum, Rural Residential 2.3-4.6 Acre Minimum, Riparian	City of Rocklin/Community of Penryn Rural residential and agricultural uses

	Minimum (Farm, combining minimum Building Site of 20 acres), F 4.6 acre minimum (Farm, combining minimum Building Site of 4.6 acres)	Drainage	
East	F-B-X 10 Acre Minimum (Farm, combining minimum Building Site of 10 acres), F-B-X 4.6 Acre Minimum (Farm, combining minimum Building Site of 4.6 acres)	Rural Residential 1-10 Acre Minimum	Rural residential and agricultural uses
West	F-B-X 10 Acre Minimum (Farm, combining minimum Building Site of 10 Acres), F-B-X 4.6 Acre Minimum (Farm, combining minimum Building Site of 4.6 acres)	Agriculture/Timberland 10 Acre Minimum	City of Lincoln Rural Residential Uses

DISCUSSION OF ISSUES:

Land Use Compatibility

The proposed 2014 BRSP proposal would reduce the overall development footprint by 287.8 acres, reduce residential land uses by 63.6 acres, increase open space preserves by 109.7 acres and increase open space transition areas by 163.5 acres. These shifts in acreage would further reduce this less-than-significant impact in areas where the development footprint is reduced. There are two areas of the development footprint (RR-03 and RR-04) that have expanded north, decreasing the buffers from the residential land uses adjacent to the northeastern ridges. Although these areas proposed for rural residential uses were not included for development within the 2004 BRSP, they were included in the scope of development analyzed within the 2001 EIR. Similar to the other Rural Residential parcels located around the perimeter of the BRSP area, the development of RR-03 and RR-04 would result in a less-than-significant impact to surrounding land uses. Additionally, mitigation measures would be in place so that project elements are designed to buffer the project from adjacent uses.

Traffic and Circulation

The primary roadways to the project site are Sierra College Boulevard, State Route 193, Clark Tunnel Road, English Colony Way, King Road, Taylor Road, and Interstate 80. The 2014 BRSP proposal includes shifting the main access road to the project site about 1.5 miles north of the location planned with the 2004 BRSP project. The main project entrance would be located at Sierra College Boulevard across from Penny Lane and would be signalized with the first phase of development. A secondary road connection would be located at the future intersection of School Ranch Road and Sierra College Boulevard, approximately 1,800 feet north of Penny Lane. This intersection may be signalized in the future when and if the school site is developed. The existing intersection of State Route 193 and Sierra College Boulevard would be signalized as part of the 2014 BRSP phased development.

The 2014 BRSP proposal analyzed a change in trip generation and trip distribution as a result of the changes in land use categories. The 2014 BRSP proposal results in a 5.6 percent reduction in daily external trips, an 8.4 percent reduction in AM peak hour trips, and a 10.9 percent increase in PM peak hour trips. The increase in PM peak hour trips is a result of the elimination of the commercial uses. Residents within the project will have to travel outside of Bickford Ranch in order to obtain goods and services that may have otherwise been available within the project site. Trip distribution altered as a result of the 2014 BRSP proposal's shift of the main site access and elimination of the 2004 BRSP project's third access roadway that was previously located further south on Sierra College Boulevard near English Colony Way. As a result, the Twelve Bridges Drive intersection with Sierra College Boulevard would be utilized more and Sierra College Boulevard to the south of English Colony Way would receive less use. The Twelve Bridges Drive intersection at Sierra College Boulevard would be signalized prior to issuance of the BRSP 750th residential building permit, unless it has already been constructed by others.

The 2014 BRSP proposal results in less traffic on English Colony Way and Sierra College Boulevard to the south primarily due to the project's main access being shifted on Sierra College Boulevard about 1.5 miles northward from the previous planned location in the 2004 BRSP project. Additionally, increased development within the City of Lincoln will attract a larger volume of project traffic that would utilize Sierra College Boulevard north to State Route 193. The elimination of commercial uses within the 2014 BRSP proposal would result in more trips directed north and west towards the former Highway 65 corridor for goods and services.

With the implementation of mitigation measures, as revised, the 2014 BRSP would not result in any new significant impacts or a substantial increase in the severity of impacts related to transportation and traffic impacts analyzed in the BRSP EIR and Addendum.

English Colony Way

Traffic and safety concerns related to English Colony Way were a discussion topic at the Horseshoe Bar/Penryn MAC meetings. The main concern raised was that the projects contribution of \$600,000, a requirement of both the 2004 BRSP project and 2014 BRSP proposal, would not be sufficient to provide shoulder widening and curve improvements on English Colony Way. However, it should be noted that the projects contribution is not the sole funding source for those improvements. The Department of Public Works and Facilities collects money through the Countywide Traffic Impact Fee Program to fund roadway improvements throughout the County. There are 11 distinct districts in the program and in each district there is an individual Capital Improvement Program (CIP) with a list of specified improvements. The BRSP area sits in the Placer Central Benefit District and the improvements for English Colony Way are contained in the adjacent district of Newcastle/Horseshoe Bar/Penryn. The cost included in the CIP for English Colony Way is \$2,986,000, so with the additional contribution from the 2014 BRSP proposal, the total amount allocated to future improvements is approximately 3.6 million dollars.

Storm Drainage and Water Quality

An updated Project Drainage Study was completed in April 2014 by Civil Engineering Solutions, Inc. to analyze the potential effects of development of the 2014 BRSP proposal due to land use changes and revised lot layout. The study concluded that the project meets the Placer County Storm Water Management Manual requirements to mitigate for downstream impacts. Drainage basins are provided on-site to handle peak flows for both the Auburn Ravine and the Clover Valley watersheds. The 2014 BRSP proposal result in a lower volume of runoff leaving the project site than previously estimated, reducing the volumetric impact to the Auburn Ravine watershed from 108 acre-feet (AF) to 52 AF. With implementation of the revised mitigation measure to ensure that 52 AF of storage is provided in the Auburn Ravine watershed, either through construction of on-site basins or purchasing of storage volume off-site in the City of Lincoln's Lakeview Farms Mitigation project, no new or increased impacts related to flooding would occur as a result of the 2014 BRSP proposal.

The most relevant change between the 2004 BRSP approval and the 2014 BRSP proposal is due to regulatory changes with the State's National Pollutant Discharge Elimination System (NPDES). The Phase II Municipal Separate Storm Sewer System (MS4) Permit (Phase II MS4 Permit) became effective on July 1, 2013. The Phase II MS4 Permit post-construction requirements include specific site design measures, source control measures, and Low Impact Development (LID) standards to be incorporated into regulated project designs. The 2014 BRSP proposal is a regulated project under the Phase II MS4 Permit and the applicable post-construction storm water mitigation measure was revised to include that the 2014 BRSP proposal implement site design measures and LID features to reduce runoff and manage increased flows from impervious surfaces.

With the implementation of mitigation measures, as revised, the 2014 BRSP would not result in any new significant impacts or a substantial increase in the severity of impacts related to hydrology and/or water quality impacts analyzed in the BRSP EIR and Addendum.

Water Supply

Treated water would be supplied to the BRSP area by Placer County Water Agency. The 2004 EIR found that PCWA's available surface water supply is more than adequate to supply the treated water demands of the 2004 BRSP and the proposed use is consistent with Placer County's policy to promote the use of surface water for suburban development (Policy 4.C.2).

The 2014 BRSP proposal would maintain the development of 1,890 residential units as established with the 2004 entitlements and would eliminate the commercial, high density residential, and golf course uses, which reduces the potable water demand of the BRSP area. As determined within the 2014 Water Master Plan and updated in the Water Conservation Plan dated October 2, 2015, the total average daily demand of the 2014 BRSP proposal (including Open Space Multi-Use Areas) is approximately 1.07 mgd (1,195 acre feet per year [afy]) based on the current construction water use factors identified in the PCWA 2010 Urban Water Management Plan. This represents an approximately 52 percent reduction from the water demand of the 2004 BRSP project. Additionally, the 2014 BRSP proposal includes water-saving measures aimed at reducing overall water demands for potable water to the extent feasible and practicable. As described in the Water Conservation Plan, these measures would further reduce the estimated total water demand by approximately 0.32 mgd (364 afy). This represents a 30.4 percent reduction from the estimated total average daily demand for the 2014 BRSP proposal. With the implementation of the water-saving measures, the 2014 BRSP proposal would result in an approximately 67 percent reduction from the water demand of the 2004 BRSP.

As described in the 2004 EIR, PCWA does not reserve potable water capacity for prospective customers. It requires that all developers enter into a pipeline extension or service order agreement with PCWA and pay all fees and charges required by PCWA, prior to making a commitment for service. As detailed in the 2004 Final Addendum, PCWA affirmed that sufficient water supplies existed to serve the 2004 BRSP project in 1999 and again in 2004. Additionally, the PCWA 2010 Urban Water Management Plan (UWMP) adopted by the PCWA on June 16, 2011 determined that for the planning horizon required for the Urban Water Management Planning Act (2030 for the 2010 Update), and even through 2035, PCWA would be able to fully meet the demands of all zones during multiple dry year periods. As with previous iterations of the UWMP, the 2010 UWMP includes the 2004 BRSP project within its demand projections by projecting demand based upon General Plan growth. Therefore, because the 2014 BRSP proposal would result in a reduced water demand compared to the 2004 BRSP project, no new or substantially more severe significant impacts related to treated water demand would occur.

Biological Resources

The 2004 EIR concluded that impacts of the 2004 BRSP in combination with impacts of past, present, and reasonably foreseeable projects result in a significant and unavoidable impact on biological resources, due to the net decrease in open space, grassland, oak woodland, and wetlands and an increase in developed area. As discussed above, the 2014 BRSP proposal would reduce the development footprint and decrease the number of oak trees removed and acreage of oak canopy removed; therefore, biological impacts associated with the 2014 BRSP proposal would not result in a more severe impact than those described in the 2004 BRSP.

Oak Woodlands/Significant Trees

Following approval of the 2004 BRSP, site development activities commenced including initiation of mass grading and removal of approximately 8,200 oak trees. As mitigation, approximately 21,000 oak seedlings were planted in the northwest portion of the site. Over time and because the project developer suspended site work, most of the oak seedlings planted failed due to lack of irrigation.

Consistent with the draft PCCP, Placer County Oak Woodlands Management Plan (2009), and Draft Guidelines for Evaluating Development Impacts on Oak Woodlands (2008), the County is taking a different approach than with the 2004 BRSP project and is making a calculation on the acreage of tree canopy that would be impacted, versus number of trees. Based on this approach, there would be a total of 216.7 acres of oak tree canopy impacted (oak woodland).

Compared to the 2004 BRSP project, the area of impacted oak tree canopy would be reduced by 149.7 acres. To mitigate impacts to oak woodland within the development footprint, the project is required to mitigate at a 2:1 ratio by either preserving in perpetuity 433.4 acres of oak woodland in Placer County (on-site or off-site) including funding an endowment for the long-term management of the oak woodland, or by making an in-lieu fee payment to the Placer County Tree Preservation Fund. As proposed, the 2014 BRSP proposal would preserve 542.8 acres of oak tree canopy on-site.

As defined in the Draft Guidelines for Evaluating Development Impacts on Oak Woodlands, significant oak trees are trees that are 24-inch DBH or greater or 72 inches or greater in circumference measured at ground level (CGL). The original tree survey data was evaluated to determine the percentage of significant trees within the oak woodland canopy areas. Using a statistically significant sample size, it was determined that 718 significant trees would be removed as a result of the 2014 BRSP proposal, and that the average DBH for significant trees within the project site is 34.7 inches. The number of significant trees that would be removed as a result of the 2014 BRSP proposal would be less than what would occur under the 2004 BRSP due to the reduced development footprint. To address restoration and compensation for Significant Trees impacted by the 2014 Project, a new Mitigation Measure requires payment to Placer County mitigation totaling \$2,491,500, based on 24,915 inches of Significant Trees and mitigation of \$100 per inch.

Parks and Open Space

The County's General Plan policy requires five acres of active parkland for each population of 1,000. The 2014 BRSP proposal would accommodate a population of approximately 4,154 and therefore requires 20.8 acres of active parkland. The 2014 BRSP proposal includes 42.8 acres of parkland, including 27.6 acres of public community park (Bickford Ranch Community Park) and 15.2 acres of neighborhood parks (owned and maintained privately). The total acreage of private and public parks has decreased by 18.1 acres from the 2004 BRSP project. The decrease in park acreage is partially attributable to removing the wetland preserve easement (WPE) that was previously considered part of Bickford Ranch Community Park in the 2004 BRSP project, elimination of Tower Park on the east side of the project and reconfiguration of parkland acreage into seventeen neighborhood parks.

When compared to the 2004 BRSP project, the 2014 BRSP proposal would transfer 15.2 acres of parkland to neighborhood parks to be privately owned and maintained. Although this would reduce the acreage owned and maintained publicly, the 2014 BRSP meets the General Plan acreage requirements for active parkland and it would align with Placer County General Plan Policy 5.B.1 which states: the County shall encourage development of private recreation facilities to reduce demands on public agencies. In addition to active parkland, the 2014 BRSP proposal includes two

recreation centers (one for the age-restricted community and one for the entire BRSP) totaling 17.2 acres with indoor and outdoor recreation facilities for residents. The 2004 BRSP project included one recreation center for residents of age-restricted units.

2014 BRSP COMPARED TO GENERAL PLAN MINIMUM PARKLAND REQUIREMENTS

General Plan Standard		Acreage Required	Acreage Provided	
Improved Parkland	5 acres per 1,000 population	20.8 acres	Bickford Ranch Community Park	27.6 acres
			Neighborhood Parks	15.2 acres
			Subtotal	42.8 acres
Passive Recreation/ Open Space	5 acres per 1,000 population	20.8 acres	Open Space Preserve	783.5 acres
			Open Space Transition Zone	163.5 acres
			Parkways	123.8 acres
			Subtotal	1,070.8 acres
Total		41.6 acres	Total 1,113.6 acres	
Source: 2014 Specific Plan (Attachment 1)				

The County's General Plan policy also requires five acres of passive recreation/open space for each population of 1,000. The 2014 BRSP proposal would accommodate a population of approximately 4,154 and therefore requires 20.8 acres of passive recreation/open space. As such, the 2014 BRSP proposal is required to provide 20.8 acres of passive recreation and provides a total of 1,070.8 acres of open space including open space preserves, open space transition areas, and open space parkways. Open space areas provide natural amenities and passive recreation opportunities, including approximately 11.3 miles of a multi-purpose trail for use by equestrians, pedestrians and cyclists. The open space acreage and multi-purpose trails provided in the 2014 BRSP proposal meets the General Plan requirement of 20.8 acres for passive recreation/open space.

Visual Resources

A Visual Resources Evaluation was prepared for the 2014 BRSP proposal and provides a detailed analysis of the difference in impacts to visual resources between the 2004 BRSP project and the 2014 BRSP proposal. The 2014 BRSP proposal is designed to comply with, or exceed, the standards for visual resources/visibility by implementation of the following techniques:

- Reduction in overall development footprint – As described previously, the development footprint in the 2014 BRSP proposal is more compact, approximately 287.8 acres fewer than the 2004 BRSP project. Although the geometric shape of the development footprint and the placement of homes on the site is generally the same between both projects, the additional open space along the perimeter of the development footprint would further diminish the visibility of structures within the 2014 BRSP proposal.
- Refinements to the grading approach - The 2014 BRSP proposal does not propose to use either split pad lots or non-padded lots in the development edges identified in high visibility areas. Both of these grading practices allowed for under the 2004 BRSP would have increased the perceived height of residential structures when viewed from a distance.
- Tree removal restrictions - In addition to those areas with tree removal restrictions in the 2004 BRSP project, the 2014 BRSP proposal includes tree restrictions on additional Rural Residential villages (e.g. RR-03, RR-04, and lots in RR-05). Additionally, the 2014 BRSP Development Standards includes a requirement for some lots to obtain a Tree Permit to remove trees located outside of the home site and requires screen trees to be planted in the rear yards of the lots along the southern edge of the LDR-16 village.

- Slope restrictions - In the 2014 BRSP proposal, the land use plan and residential lotting concept are designed to significantly avoid and reduce the number of lots with areas of slopes greater than 30 percent. The 2014 BRSP proposal includes 12 lots with areas of slope greater than 30 percent compared to 63 lots under the 2004 BRSP project. The twelve lots would include a restriction in the 2014 BRSP Development Standards requiring that the building envelope be located outside the area of 30 percent slope.
- Height Restrictions - A building height restriction of 25 feet is imposed on lots in the 2014 BRSP proposal corresponding to the geographic areas with visual impacts and height restrictions in the 2004 BRSP project as well as all of the age-restricted units.

The Visual Resources Evaluation found that the visibility of the 2014 BRSP proposal is nearly unchanged compared to the 2004 BRSP project. All of the slope, height, and tree restrictions identified, including the reduced development footprint and incorporation of more sensitive grading techniques, would ensure that the 2014 BRSP proposal would not result in any additional impacts to visual resources beyond those identified in the 2004 EIR. Additionally, the 2014 BRSP Development Standards include standards for lighting streets, residential and non-residential uses. These standards incorporate dark sky principles by utilizing various techniques specified by the International Dark Sky Association and the Illuminating Engineering Society, further reducing visual impacts.

Schools

The 2004 EIR projected that up to a total of 675 new students would result from the 2004 BRSP project. Public school districts that serve the project site include the Loomis Union School District (LUSD) (grades K-8) and the Placer Union High School District (PUHD) (grades 9-12). As with the 2004 BRSP project, the 2014 BRSP proposal reserves a school site within the LUSD for a K-8 school. The school site would be reserved for a period of ten years pursuant to Government Code 66480. In the 2004 BRSP project, the school site was 12.0 acres and in the 2014 BRSP proposal, the school site has been increased to 15 acres. Until such time as a school is constructed on the site, K-8 students would attend other schools within the LUSD. The 2004 EIR concluded that regardless of the construction of new public school facilities at the project site, the increased demand for public schools as a result of the BRSP would require the implementation of Mitigation Measure PS-I (Pay statutory fees to existing school district(s)) to reduce the impact of increased demand for schools to a less-than-significant impact in the long-term.

The 2014 BRSP proposal would result in fewer students as a result of the change in the mix of conventional and age restricted residential units. The estimated number of new students generated from the 2014 BRSP proposal is 622, an approximately 8 percent decrease from the 2004 BRSP project. Therefore, impacts that may occur as a result of the students generated by the 2014 BRSP proposal would be reduced from what was analyzed in the 2004 EIR. There are no new circumstances resulting in new impacts or new information requiring new analysis related to schools. Mitigation Measure PS-I from the 2004 EIR would continue to apply and would reduce potential impacts under the 2014 BRSP proposal to less than significant in the long term.

The County did receive a letter from the Loomis Union School District dated September 3, 2015 (Attachment H). In its letter, concerns were raised about project notification, the project's environmental review process and the school site reservation. The LUSD has indicated that they continue to meet with the applicant regarding the timing for the inclusion of the school site within the BRSP area, and conditions that will enable the LUSD to acquire the site and construct the school facilities.

Air Quality

The proposed 2014 BRSP would eliminate the commercial, high density residential site, and golf course uses of the 2004 BRSP, resulting in the reduction of the development footprint by approximately 287.8 acres with a corresponding increase of 273.2 acres in open space. As the project has been reduced in scope, the air quality emissions associated with the proposed project have correspondingly been reduced.

In the 2004 EIR, air quality impacts were evaluated using the California Air Resources Board (CARB's) Urban Emissions Model (URBEMIS) version 7G, which was the widely-accepted emissions modeling tool at that time. URBEMIS has since been superseded by the contemporary air quality modeling tool for use in CEQA analysis in California: the California Emissions Estimator Model (CalEEMod). The new model does not constitute "new information" as defined in CEQA Guidelines Section 15162 because the underlying impacts to be addressed by the new model were known at the time of the 2004 EIR.

With the exception of Carbon Monoxide (CO) emissions, construction emissions resulting from the 2014 BRSP would be reduced when compared to the 2004 BRSP due to the reduced development footprint requiring less site grading and preparation work, smaller envelope of building construction due to elimination of commercial uses, and reductions in emission factors due to regulatory and technological advances in fuel efficiency for vehicles and construction equipment. According to the air quality analysis prepared by AES for the proposed 2014 BRSP, the increase in CO emissions was due to differences in the calculation methodology between CalEEMod and Urbemis, and was not a result of any changed circumstances.

The 2004 EIR concluded that the BRSP would exceed APCD operational thresholds for Reactive Organic Gasses (ROG), Nitrogen Oxides (NO_x), Carbon Monoxide (CO), and Particulate Matter of 10 microns or less in size (PM₁₀), resulting in a potentially significant impact. Operation of the 2014 BRSP would continue to exceed the PCAPCD significance thresholds, although the levels would be significantly reduced.

Mitigation Measure A-K was included within the 2000 FEIR to reduce the project's long term NO_x emissions by 105 percent. Revisions have been made to Mitigation Measure A-K to update language and to clarify methodology. Mitigation Measure A-K previously stated that air quality mitigation fees would be based on \$10,000 per ton which was a relevant rate when the 2000 FEIR was prepared. Because the effective rate per ton for mitigation increases over time, Mitigation Measure A-K has been revised to state that mitigation fees will be based on the current CARB Carl Moyer Effective Rate, which is presently \$18,050 per ton (effective July 1, 2015). The measure has also been revised to clarify that mitigation is for a single season because the calculation of mitigation fees described in the 2000 FEIR (p. MR-5) utilizes a single season. Lastly, the editorial comment at the end of the measure regarding the use of the mitigation measure in other projects in Placer County is deleted.

After implementation of Mitigation Measure A-K, impacts resulting from 2014 BRSP operational NO_x emissions would be reduced by 105 percent, resulting in a less-than-significant impact, similar to the 2004 BRSP. Other mitigation measures were revised to update language in order to reflect minor changes in the project. Mitigation Measure A-M (planting of trees in parking lots in order to achieve 50 percent shading of surface areas within 15 years of planting) was added to off-set the elimination of electric outlets for electric vehicles at the on-site park-and-ride lot that was previously included in the 2004 BRSP. Mitigation Measure A-N was added to bring construction-related measures previously included as a part of Mitigation Measure A-G into a separate mitigation measure for construction impacts. Given that the operational emissions for the 2014 BRSP would be lower than the 2004 BRSP, and mitigation measures remain sufficient to reduce impacts to a less-than-significant level, no

new or substantially more severe significant impacts related to operational emissions would occur as a result of the 2014 BRSP proposal. The conclusions regarding the impacts contained in the 2004 EIR were determined to remain valid.

The 2004 EIR determined that the 2004 BRSP's contribution to emissions associated with cumulative development would result in a significant and unavoidable impact. While mitigation measures adopted in the MMRP would reduce operational emissions, emissions from operation of 2014 BRSP would continue to exceed the cumulative thresholds of 10 pounds per day of NO_x and ROG. However, no new or substantially more severe significant cumulative impacts related to operational emissions would occur as a result of the 2014 BRSP proposal. The conclusions regarding these impacts contained in the 2004 EIR remain valid.

In summary, the proposed 2014 BRSP proposal would be within the scope of impacts addressed in the previously certified BRSP EIR. Because the scope of the project has been reduced, the proposed 2014 BRSP would result in no additional air quality impacts. Potentially significant impacts and mitigation measures were adequately addressed in the earlier document and are described in the Air Quality Section of the BRSP EIR, listed in the Mitigation Monitoring and Reporting Program and are included with the proposed 2014 BRSP proposal by this reference. The conclusions regarding impacts to Air Quality contained in the 2004 EIR and as augmented above, remain valid and no additional analysis is required.

Greenhouse Gas Emissions

Similar to the 2004 BRSP, development of the 2014 BRSP would result in short-term Greenhouse Gas (GHG) emissions associated with construction and long-term GHG emissions primarily associated with an increase in vehicle traffic and power usage. Like many EIRs prepared and certified before the effective date of Senate Bill 97, the 2001 EIR and 2004 Final Addendum did not contain a separate assessment of the GHG impacts associated with the BRSP. However, the potential effects of GHG emissions on climate change have been known since as early as the 1970s and thus do not constitute new information or new circumstances not known at the time the EIR was certified.

To date, although the APCD has not adopted significance thresholds for GHG emissions, the agency has recommended that significance thresholds for GHG emissions be related to compliance with Assembly Bill 32. The APCD has recommended using a reduction target of 21.7 percent, compared to what would be allowed under a "Business as Usual" (BAU) scenario. Consequently, if the proposed 2014 BRSP proposal reduce GHG emissions by 21.7 percent compared to the 2004 BRSP BAU levels, then the 2014 BRSP would be considered to meet AB 32 and would have a less-than-significant cumulative impact associated with GHG emissions. Construction and operational GHG emissions were estimated for both the 2004 BRSP and 2014 BRSP using the 2010 CalEEMod air quality model.

The 2004 BRSP would be considered the BAU model, since it is an approved project. The 2014 project was compared to the 2004 BRSP to determine whether or not there would be at least a 21.7% reduction in emissions. Due to the reduction in the scope of the project, and reductions achieved through adherence to stricter regulatory standards, including those included in the 2013 California Green Building Standards, construction and operational GHG emissions were reduced by 22 percent and 23 percent, respectively. Therefore, construction and operation of the 2014 BRSP would not generate GHG emissions, either directly or indirectly, that would have a significant impact on the environment or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. No new significant environmental impacts would occur.

DEVELOPMENT AGREEMENT

The County and Bickford Holdings LLC entered into a Development Agreement (DA) on November 2, 2004, which applies to the entire BRSP. The applicant is proposing to modify the DA to reflect proposed amendments to the 2004 BRSP. The Draft DA submitted to the County (March 2015) includes the revised land use plan, updated approaches to infrastructure and services delivery and financing, project phasing, adjustments to triggers and timing of Development Agreement obligations, and adjustment to the term of the Agreement consistent with projected build out of the development.

The Development Agreement is proposed to be amended to reflect the above-referenced changes to the Specific Plan including changes to the following key sections:

Changes to the Development Agreement term, resetting the term for twenty years (Section 1.5)

The current Development Agreement recorded March 24, 2005 has a term of fifteen years. When the Riolo Vineyard Specific Plan Amendment was approved by the Board on March 24, 2015, the term (or clock) was reset for that Development Agreement twenty (20) years from the effective date of the Agreement. Consistent with that prior direction, staff is supportive of re-setting the term for this proposed Development Agreement to twenty (20) years. In addition, the proposed Development Agreement includes language for two, five year extensions that are subject to County approval. The extension language is also consistent with prior approved amended Development Agreements for Placer Vineyards.

Addition of a Residential Unit Transfer Process (Section 2.5)

The amended Development Agreement memorializes language in the Specific Plan regarding a residential unit transfer program. The intent of the transfer program is to permit flexibility in adjusting the residential allocation within each residential land use category. This density transfer process does not increase the overall unit count of the Specific Plan.

Addition of Specific Plan Fees (Section 2.7.6)

- Sierra College Boulevard Widening Fee (Section 3.1.1)
- English Colony Way Fee contribution (Section 3.2.2)
- Parkland and Trail Fee (Section 3.4.2)
- Fire Protection Facility Fee (Section 3.5.1.2)

It is common for specific plans to have fees associated with the development to provide a mechanism for the developer to collect a reserve of funds that will be accumulated and used as a reimbursement mechanism for the costs associated with the construction of certain facilities. These fees are due at building permit issuance and are to the development and not Countywide fees.

Elimination of the affordable housing section and replacement with an Affordable Housing in-lieu fee (Section 2.8)

The proposed Specific Plan amendment eliminates the 9.7 acre commercial site and modifies the mix of residential housing types to shift units from lowest and highest density ranges (High Density Residential and Rural Residential) to mid-range densities (low Density and Medium Density). With the proposed elimination of the commercial and high density residential designations staff concurred with the Developer that the siting of affordable housing at that location is not reasonable due to the lack of amenities and access to transportation and services. Staff negotiated with the Developer to instead pay an in-lieu fee of \$4,000 per residential unit that will support the construction of off-site affordable units.

Elimination of the following fee programs:

- Special Transportation Fund fee;
- Special Contribution to Supplement Traffic Impact Fees
- Supplemental Public Facilities Contribution
- Contribution for Additional Community Facilities

Staff supports Developer’s request to eliminate the Special Transportation Fund Fee and Special Contribution to Supplement Traffic Impact fees. The region and County has set up various fee programs to fund regional transportation improvements that were contemplated when the project was first approved. In addition, staff is supportive of the eliminating the Supplemental Public Facilities Contribution and Contribution for Additional Community Facilities. This project is subject to payment of the Countywide Capital Facility Fees to meet its obligation to support regional government facilities.

Amendments to phasing and triggers for Roadway Improvements (Section 3.1).

The phasing of roadway improvements has changed to time the construction and completion of certain improvements to when the need for those improvements arise versus requiring the construction of the improvements at the onset of development. Staff was supportive of this change as it ensured the improvements will be completed before the need arises and the phasing assists in the spreading of costs commensurate with development to provide for a more economically feasible project.

Amendment to park facilities to reflect a reduction in park acreage and changes to phasing of parks, trails and open space to reflect conditions of the 404 permit and Operations and Management Plan for Open Space (Section 3.4)

- Deletion of Tower Park
- Deletion of Park Maintenance building obligation.

The active and passive parkland provisions meet the general plan standard consistent with other recently approved specific plan amendments in West Placer County. As mentioned above, the open space acreage is proposed to increase. The Tower Park was not needed by the County nor was the park maintenance building, therefore, staff supported the removal of these facilities.

Addition of a tree mitigation fee (Section 3.8)

The tree mitigation fee memorializes in the amended Development Agreement, obligations to compensate for impacts due to removal of significant trees. The fee is calculated at \$100 per inch of significant trees removed amortized over 1,890 residential units.

Deletion of construction and noise hours and incorporation into the Specific Plan documents.

This section was removed and incorporated within the amended Specific Plan documents.

DEVELOPMENT AGREEMENT – ISSUES TO BE RESOLVED

Fire Facilities

Section 3.5 of the proposed Amended Development Agreement outlines staff’s recommendation for the provision of fire facilities and service. Staff and Developer have engaged in an extensive process to negotiate amendments to the Development Agreement that preserve the integrity of the development, while providing for a cost effective project that meets both the Developer’s and County’s objectives. However, staff and Developer did not come to an agreement on the terms and requirements for the fire facility nor services obligations.

Staff is supportive of reducing the fire facility needs to blend within the surrounding development while not impeding upon the County’s ability to deliver fire services. Exhibit S of the proposed amended DA details staff’s requirements for facility and equipment needs. The requirements include: Living space

comprised of: four bedrooms, two full baths, living area, kitchen and dining area. In addition, space for a public office is needed with commercial style doors for public access. In addition a public training room and apparatus bay at least 80 feet in length with equipment storage capacity is required. An appropriately sized exhaust system and emergency generator in a protected building for emergency power and fuel convault with both gasoline and diesel with a separate gas house for storage of flammable liquids and oils is required since this an emergency facility.

The Developer has agreed to dedicate the 1.4 acre site at no cost and construct a production style home to house the firefighters to accommodate 3-4 bedrooms and two bathrooms, living area, and kitchen area. The garage would be used as a public reception area. The Developer has also agreed to construct an apparatus bay as well to house the fire truck and equipment. However, the Developer desires to cap the budget for the facility and equipment. County staff has worked with the developer acknowledging the cost burdens to construct such a critical facility, but also cognizant of the health and safety need of ensuring this facility be constructed to provide for functionality and backup resources in case of power failure. Developer desires to have a fire facility fee due at each residential building permit issuance to reimburse Developer for the cost of said facility. However, since staff and Developer are not in agreement as to the elements and costs for said facility that section of the Development Agreement is blank. (Section 3.5.1.2)

The Developer has estimated the cost of the facility, including contingency at approximately \$850,000. Given staff's recent experience at the Wise Road station, staff does not agree that the figure is sufficient to cover the cost of the exhaust system for the apparatus bay, nor the fuel convault and emergency generator. Using recent construction cost figures for the installation of a fuel convault and emergency generator at the Wise Road station, staff requires an additional \$200,000 in budget to provide sufficient funds to cover facility costs. As of the writing of this report, the Developer had not agreed to construct the required facility needs as detailed in Exhibit S, therefore, staff increased the recommended equipment budget by \$200,000 to provide funds to install the required facility needs.

Another area staff and Developer are in disagreement is the allowance for equipment. The Developer has proposed a budget of \$900,000 to purchase an engine apparatus, engine equipment, and furniture, fixtures and equipment for the living quarters and office. Staff recommends an equipment budget of \$1,275,000 to provide sufficient funds to equipment the station, apparatus bay, office, purchase and equipment the fire engine, purchase equipment for advanced life support, and provide an allowance for a utility vehicle. In addition, the \$1,275,000 contains an allowance of \$200,000 for the emergency generator and fuel convault construction.

Resources and equipment allowances should be sufficient to provide for apparatus, supplies, equipment and office furniture / living furnishings to support the operations. The fire apparatus will be equipped with advanced life support services that will benefit in particular the age restricted community within the development.

Fire Services

On June 26, 2007, the Placer County Board of Supervisors established Zone of Benefit 189, in County Service Area 28 to fund fire and emergency service costs. The current assessment of charges for Bickford is \$463.48.

Placer County General Plan Policies 4.B.3 and 4.I.3 state the following:

- Policy 4.B.3 - The County shall require, to the extent legally possible, that new development pay the cost of providing public services that are needed to serve new development.

- Policy 4.1.3 - The County shall require new development to develop or fund fire protection facilities, personnel and operations and maintenance that, at a minimum, maintains the above service level standards. Policy 4.1.1 and 4.1.2 delineate County levels of response times and ISO levels.

Staff acknowledges that Bickford is an approved Specific Plan with an executed Development Agreement. Therefore it is not a traditional “new development”. However, no development (except for some site preparation and limited infrastructure construction) has occurred on the site and the developer has requested revisions to both the approved Specific Plan and the executed Development Agreement. In order to recommend approval of amendments to the executed Development Agreement, Section 17.58.250 of the Zoning Ordinance requires findings of consistency with “the objectives, policies, general land uses and programs specified in the general plan” as well as a finding that the revisions will not be “detrimental to the health, safety and general welfare of persons residing in the County.” (Section 17.58.250(A)(3)(a) & 3(d)). This project is located in a Very High Fire Hazard Severity Zone and is not in close proximity to other fire stations or services. Therefore it is paramount that staff ensure that sufficient physical and financial resources are available to fund/provide fire protection for this development.

The proposed amendments to the project and requested changes to the Development Agreement necessitated the preparation of a new fiscal analysis. Staff also analyzed the current cost of providing services to the development. The provision for fire services was an area in which the County has experienced increases in costs. In order for staff to make a finding of General Plan consistency for the above policies that the revised Bickford Ranch project is paying the cost of providing public services that are needed to serve that development, staff recommends the dissolution of the exiting CSA and reformation of a services Community Facilities District to fund the fire services at current levels. While staff does acknowledge that different assumptions that may have been used to establish the original fiscal basis for the CSA in place, with the revisions that the developer has requested, staff must ensure that those changes in light of present day costs can still support a findings of consistency with General Plan Policies for fire facilities. To that end, staff recommends the formation of a new services Community Facilities District and the generation of sufficient funds to cover the entire cost of services for this development.

Reduction in the Contribution to Public Open Space fee (Section 3.12)

Section 3.8 of the original Development Agreement required the Developer to pay the County \$2,000 per market rate unit as a contribution to public open space. This fee exaction was considered of significant regional and public benefit to the County, a primary consideration for the County entering into a development agreement that allows the vesting of entitlements for a significant period of time (20 years) during which the County is limited in the imposition of new fees or programs on the project. The Developer proposes to eliminate this fee in its entirety due to the proposed increases in the Specific Plan open space areas that will be available for public passive use. In addition, the Developer indicated that the payment to settle litigation in 2005 was for the purpose of acquisition, conversation and management of open space within Placer County and residents received an increased benefit from the areas preserved with said funds. As to the litigation, the settlement funds were not conveyed to the then-petitioners and not to the County. While the County arguably received an indirect benefit of those settlement dollars that may have been spent by then-petitioners on land conservation in the County, that does not eliminate the need to make findings of public benefit for approval of an amended development agreement or findings of consistency with the open space and preservation policies of the General Plan.

As part of the proposed Specific Plan amendments, the Developer has eliminated the golf course and increased the acreage of open space preserved by 107.5 acres, created an open space transition are of 163.3 acres and increased the acreage of open space parkways by 77.5 acres. Recognizing that the

increased provision of open space areas will be of regional benefit as it will be accessible by the public at large, staff was originally supportive of reducing this fee obligation from \$2,000 to \$1,000 payable at the issuance of a residential building permit. The Developer did not accept this offer and countered with elimination of the fee. After extensive discussions with the developer, staff countered with a final offer to reduce the Open Space Fee to \$529 per residential unit, due at issuance of a building permit. This fee amount, over the life of the project, would generate approximately \$1 million that will support other County open space efforts. The Developer has rejected this final offer in an email dated October 29, 2015. Staff cannot support elimination of this fee and therefore this issue is unresolved as of the writing of this report.

FISCAL IMPACT ANALYSIS/PUBLIC INFRASTRUCTURE AND FACILITIES FINANCING PLAN

County staff continues to work with the Developer and its consultant, Economic and Planning Systems, Inc. (EPS), to update both the Fiscal Study and Public Infrastructure and Facilities Financing Plan to reflect the proposed 2014 Bickford Ranch Specific Plan amendment (EPS originally prepared the Fiscal Impact Study for the BRSP project in July 1999). Once finalized, County staff and its consultant, Goodwin Consulting will present report findings to the Board of Supervisors along with the Planning Commission's recommendation on the proposed amendment to the 2004 Bickford Ranch Specific Plan.

MUNICIPAL ADVISORY COUNCILS:

The proposed 2014 Bickford Ranch Specific Plan amendment was presented as an "information" item at the Penryn, Newcastle/Ophir, and Rural Lincoln Municipal Advisory Councils (MAC) during 2014. The Project was also presented to the Horseshoe Bar\Penryn MAC in January 2014 and April 2015.

On October 20, 2015, the proposed 2014 BRSP proposal was presented as an "action" item at the Horseshoe Bar\Penryn MAC. After hearing information presented by County staff and the applicant, and after listening to public comment, the MAC discussed the proposal which included concerns about traffic, schools, visual impacts to surrounding areas, and impacts to the natural environment. After discussion, the MAC voted to recommend approval (6:0, Diane Nicholas absent) of the proposed revisions to the Bickford Ranch Specific Plan and asked that the Planning Commission pay special attention to traffic concerns on English Colony Way.

RECOMMENDATION:

Based on the analysis described above, the Development Review Committee recommends that the Planning Commission recommend approval of the following items to the Board of Supervisors:

1. Adopt the Addendum to the 2004 Bickford Ranch Final Environmental Impact Report (SCH# 1998082073);
2. Adopt an amendment to the Bickford Ranch Specific Plan Mitigation Monitoring and Reporting Program;
3. Adopt a resolution approving amendments to the Bickford Ranch Specific Plan;
4. Adopt an ordinance approving amendments to the 2004 Bickford Ranch Specific Plan Development Standards;
5. Adopt a resolution approving amendments to the 2004 Bickford Ranch Specific Plan Design Guidelines;
6. Adopt an ordinance to rezone 1927.9 acres (Bickford Ranch Specific Plan area) from F-B-X-DR 10 Acre Minimum (Farm, combining minimum Building Site of 10 acres, combining Development Reserve), F-B-X-DR 20 Acre Minimum (Farm, combining minimum Building Site of 20 acres, combining Development Reserve), and F-B-X 20 Acre Minimum (Farm,

combining minimum Building Site of 20 acres) to SPL-BRSP (Specific Plan - Bickford Ranch);

7. Approve the Bickford Ranch Large Lot Vesting Tentative Map; and
8. Adopt an ordinance approving the Amended and Restated Development Agreement for the 2014 Bickford Ranch Specific Plan.

FINDINGS:

CEQA

The Planning Commission has considered the Addendum to the 2004 Bickford Ranch Final Environmental Impact Report (prepared pursuant to the California Environmental Quality Act) for the 2014 Bickford Ranch Specific Plan amendment, the staff report and all comments thereto, and hereby recommends adoption of the Addendum to the 2004 Bickford Ranch Final Environmental Impact Report and amendments to the Bickford Ranch Specific Plan Mitigation Monitoring and Reporting Program, based upon the following findings:

1. The proposed project 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 previously certified 2004 Bickford Ranch Environmental Impact Report for the Bickford Ranch Specific Plan.
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 2004 Bickford Ranch Environmental Impact Report for the Bickford Ranch Specific Plan was certified, has been discovered which would require major revisions of the previously certified Environmental Impact Report.
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 and amendments thereto, the proposed 2014 Bickford Ranch Specific Plan amendment will not result in any new or additional significant adverse impacts.
4. The Addendum to the 2004 Bickford Ranch Final Environmental Impact Report has been prepared as required by law and in accordance with all requirements of CEQA and the CEQA guidelines and the document as adopted reflects the independent judgment and analysis of Placer County, which has exercised overall control and direction of the preparation of the Addendum.
5. The custodian of records for the project is the Placer County Planning Director, 3091 County Center Drive, Suite 140, Auburn CA, 95603.

SPECIFIC PLAN AMENDMENTS

1. The proposed 2014 Bickford Ranch Specific Plan amendments, including amendments to the Design Guidelines and Development Standards (hereinafter "Specific Plan Amendments") are consistent with the objectives, policies, general land uses and programs specified in the Placer County General Plan.
2. The proposed 2014 Bickford Ranch Specific Plan Amendments are consistent with the remaining provisions of the Bickford Ranch Specific Plan approved in 2004.

3. The proposed 2014 Bickford Ranch Specific Plan Amendments are in compliance with Government Code Section 65451.

REZONE

1. The proposed rezone of 1,927.9 acres from F-B-X-DR 10 Acre Minimum (Farm, combining minimum Building Site of 10 acres, combining Development Reserve), F-B-X-DR 20 Acre Minimum (Farm, combining minimum Building Site of 20 acres, combining Development Reserve), and F-B-X 20 Acre Minimum (Farm, combining minimum Building Site of 20 acres) to SPL-BRSP (Specific Plan - Bickford Ranch) is consistent with applicable policies and requirements of the Placer County General Plan, is consistent with land uses in the immediate area, and is consistent with the proposed zoning to implement both the 2004 Bickford Ranch Specific Plan and the proposed 2014 Bickford Ranch Specific Plan Amendments.

LARGE LOT VESTING TENTATIVE MAP

1. The proposed Large Lot Vesting Tentative Map, together with the provisions for its design and improvements, is consistent with the Placer County General Plan, the proposed 2014 Bickford Ranch Specific Plan Amendments, and with applicable provisions of County Code.
2. The site of the proposed Large Lot Vesting Tentative Map is physically suitable for the type and proposed density of development.
3. The proposed 2014 Bickford Ranch Specific Plan Amendments, 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.
4. The design of the proposed Large Lot Vesting Tentative Map is not likely to cause substantial environmental damage or public health problems.
5. The proposed Large Lot Vesting Tentative Map is in compliance with Senate Bill 1241, as it relates to projects located in State Responsibility Areas (SRA), as follows:
 - A. The design, location, and associated improvements of each proposed lot resulting from approval of the proposed Large Lot Vesting Tentative Map as a whole are consistent with regulations adopted by the State of California pursuant to PRC 4290 & 4291 (clearance requirements).
 - B. Structural fire protection and suppression services will be available to the proposed lots.
 - C. To the extent practicable, ingress and egress onto the proposed lots meet the regulations for road standards for fire equipment access adopted per PRC 4290 and any local ordinance.
 - D. Approval of the proposed Large Lot Vesting Tentative Map as a whole is consistent with regulations adopted by the State of California pursuant to PRC 4290 & 4291 (clearance requirements).

DEVELOPMENT AGREEMENT

1. The Amended and Restated Development Agreement relative to the 2014 Bickford Ranch Specific Plan is consistent with the objectives, policies, general land uses and programs specified in the Placer County General Plan and the Bickford Ranch Specific Plan, as approved in 2004 and as herein amended;

2. The proposed Amended and Restated Development Agreement relative to the 2014 Bickford Ranch Specific Plan is compatible with the uses authorized in and the regulations prescribed for the Bickford Ranch Specific Plan, as approved in 2004 and as herein amended;
3. The proposed Amended and Restated Development Agreement relative to the 2014 Bickford Ranch Specific Plan is in conformity with public convenience, general welfare and good land use practice;
4. The proposed Amended and Restated Development Agreement relative to the 2014 Bickford Ranch Specific Plan will not be detrimental to the health, safety and general welfare of persons residing in the County; and
5. The proposed Amended and Restated Development Agreement relative to the 2014 Bickford Ranch Specific Plan will not adversely affect the orderly development of property or the preservation of property values in the Bickford Ranch Specific Plan area.

Respectfully submitted,

E.J. Ivaldi
Deputy Planning Director

ATTACHMENTS:

- Attachment A – Vicinity Map
- Attachment B – 2004 BRSP Approved Land Use Diagram
- Attachment C – 2014 BRSP Proposed Land Use Diagram
- Attachment D – Large Lot Vesting Tentative Map
- Attachment E – 2014 BRSP Phasing Plan
- Attachment F – Mitigation Monitoring and Reporting Program
- Attachment G – Draft Amended and Restated Development Agreement
- Attachment H – Loomis Union School District Letter Dated September 3, 2015
- Attachment I – Loomis Basin Horsemen’s Association Dated July 7, 2015

Provided Under Separate Cover:

- 2001 BRSP Environmental Impact Report (2001 EIR) and 2004 Addendum (Available through the Planning Commission Clerk)
- Addendum to the 2004 BRSP Environmental Impact Report and Environmental Review Checklist
- Bickford Ranch Specific Plan, Development Standards, and Design Guidelines

cc: Rebecca Taber - Engineering and Surveying Division
Laura Rath - Environmental Health Services
Kevin Bell – Environmental Engineering
Flood Control District
Air Pollution Control District
Andy Fisher - Parks Department
Mike DiMaggio - CalFire

Karin Schwab – County Counsel
Michael Johnson - CDRA Director
EJ Ivaldi – Deputy Director
Holly Heinzen – CEO Office
Horseshoe Bar/Penryn MAC
Newcastle\Ophir MAC
Rural Lincoln MAC
Loomis Unifion School District
Placer Union High School District
Town of Loomis
City of Lincoln
City of Rocklin
PCWA
Penryn Fire
Terry Davis – Sierra Club
Loomis Basin Horsemen's Association
Army Corps of Engineers
State Department of Fish and Wildlife
US Fish and Wildlife Service
California Oaks Foundation
Audubon Society
Subject/chrono files



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November 4, 2015

By U.S. Mail & E-Mail: ejivaldi@placer.ca.gov

EJ Ivaldi, Deputy Director
Planning Services Division
Placer County Community Development Resource/Agency
3091 County Center Drive
Auburn, CA 95603

Re: Bickford Ranch Specific Plan

Dear Mr. Ivaldi:

This firm represents the Loomis Union School District (“LUSD”) in relation to the Bickford Ranch Specific Plan (“Project”). This letter constitutes LUSD’s comments on the proposed Addendum to the Bickford Ranch Specific Plan Environmental Impact Report dated October 13, 2015 (“2015 Addendum”). The 2015 Addendum describes substantial changes to the Bickford Ranch Specific Plan (“2004 Project”). It is intended that these comments be included as part of the formal administrative record for the Project. As set forth in this letter, the 2015 Addendum does not comply with the California Environmental Quality Act (“CEQA”) for technical and substantive reasons.

This letter also incorporates by reference all correspondence previously submitted by LUSD to the County, including but not limited to the letter from Superintendent Gordon Medd dated September 3, 2015.

1. Inadequacy of 2015 Addendum as Environmental Document

As noted in the 2015 Addendum, Public Resources Code section 21166 and CEQA Guideline 15162 describe the conditions under which a lead agency must prepare a Supplemental or Subsequent Environmental Impact Report (“SEIR”) as opposed to an addendum. An SEIR, requires proper noticing, analysis, opportunity for public comment and responses to comments by the lead agency. An addendum, by contrast, may be prepared where changes to a project are “minor” or “technical” as long as they do not rise to the level of changes requiring the preparation of a subsequent or supplemental EIR. (CEQA Guideline 15164(a).) An addendum need not be circulated for public review and is not otherwise subject to the public input requirements of an SEIR.

The County's decision to prepare an addendum as opposed to an SEIR is not proper. Section 21166 requires an SEIR where a project has been previously approved, if *any* one of the three circumstances exist:

- (a) Substantial changes are proposed in the project which will require major revisions of the environmental impact report.
- (b) Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report.
- (c) New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.

All three of the conditions are satisfied by the proposed changes to the Project, although any one individually would be sufficient to require preparation of an SEIR. The volume of the 2015 Addendum – some 200 pages of describing various changes to the 2004 Project, acknowledgment of new information, and analysis of the changes – is notable in and of itself. Among the significant changes to the 2004 Project are elimination of the central feature of the development – the golf course, increasing residential density, reducing park space, eliminating commercial development, eliminating major intersections, modifying roadways and implementing water conservation measures. It is well settled that these types of significant changes prompt the need for an SEIR. The only debate in this case is whether the changes to the Project are so significant that they rise to the level of a *new project* – in which case the standards of Public Resource Code section 21166 would not be considered and instead an entirely new EIR would need to be prepared. (See, *Sierra Club v. County of Sonoma* (1992) 6 Cal.App.4th 1307, “[PRC 21166] controls only when the question is whether more than one EIR must be prepared for what is essentially the same project.”) Without question, the proposed changes are beyond the “technical” or “minor” changes as they are described in the 2015 Addendum.

Taking the single issue of substantial changes that create impacts on schools (but noting that there are numerous other changes in the 2015 Addendum also at issue), we note the following specific reasons why an SEIR should have been prepared under Section 21166.

On its face, the 2015 Addendum makes two substantial changes to the 2004 Project related to schools: 1) it adjusts the designation of the school site from Rural Residential to Public Facilities; and 2) it increases the size of the school site. Not as obvious from the 2015 Addendum are the changes in Project phasing that create significant impacts on LUSD's existing facilities (which would be needed as interim student housing) and traffic circulation. Specifically, the school site was previously considered part of phase one of the Project allowing access and providing other infrastructure necessary to build the site available early in the Project build out. Now (and notably not addressed in the 2015 Addendum), the school site will not be available until phase three, meaning it is highly unlikely that a school could be built within the Project until full build out. As a result, LUSD will be required to house students in interim facilities elsewhere in the district. These are substantial changes to the Project that must be

addressed in an SEIR under Public Resource Code section 21166(a). These substantial changes and their related impacts are addressed more fully below.

With respect to schools, substantial changes have also occurred with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report. (Public Res. Code, § 21166(b).) Specifically, since 2004 (and as acknowledged in the 2015 Addendum), the Project is now entirely within LUSD. What is not adequately addressed are the other development projects planned and currently being constructed within LUSD, the existing available capacity LUSD, and the anticipated student generation. As a result, the 2015 Addendum fails to evaluate the impacts of the Project within that context, including potential impacts on interim facilities and routes of travel to and from available facilities. These issues, again, are addressed more fully below.

Also with respect to schools, new information, which was not known and could not have been known at the time of the environmental impact report was certified as complete, has become available. (Public Res. Code, § 21166(c).) Specifically, the County now knows that after school district reorganization and build out of other developments within the school district, LUSD does not have capacity to accommodate all of the students that will be generated by the Project – on either an interim or permanent basis. As addressed elsewhere in this letter – particularly related to the impacts on interim facilities and traffic – this new information reveals the potentially significant effects previously examined will be substantially more severe than previously shown and mitigation measures which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant impacts. (CEQA Guideline 15162(a)(3)(A)-(D).)

Each of these reasons individually warrants preparation of an SEIR under Section 21166. We note, California courts hold that full compliance with the letter of CEQA is essential to the maintenance of its important public purpose. (*Gilroy Citizens for Responsible Planning v. City of Gilroy* (2006) 140 Cal.App.4th 911, 922, citing *Environmental Protection Information Center, Inc. v. Johnson* (1985) 170 Cal.App.3d 604, 622.) Even full compliance with notice provisions of CEQA cannot be overemphasized, so that there will be maximum public comment and involvement. (*Ultramar, Inc. v. South Coast Air Quality Management Dist.* (1993) 17 Cal.App.4th 689, 706.) The same principals apply to preparation of an SEIR, which is necessary here to accurately identify, analyze and mitigate significant impacts on the environment, including schools.

2. Substantive Defects in the 2015 Addendum

a. The Addendum Fails to Address Applicable Law, and Thereby Fails to Adequately Consider and Mitigate the Project's Impacts on Schools

As noted above, the County is obligated to consider, among other things, new information that becomes available. Since 2004, there have been certain clarifications regarding the required analysis of school related impacts under CEQA, which must now be addressed in relation to the Project. In general, SB 50 provides, among other things, that payment of fees, charges, dedications or other requirements which can be levied against new construction to fund

construction or reconstruction of school facilities is deemed to provide full and complete mitigation of impacts of development on school facilities. (*See, Chawanakee Unified School District v. County of Madera* (2011) 196 Cal.App.4th 1016.) However, the *Chawanakee* court expressly found that the phrase “impacts on school facilities” **does not cover all possible environmental impacts that have any type of connection or relationship to schools.** (*Id.* at 1028.) Therefore, impacts relating to schools that are not per se “impacts on school facilities” must be identified and analyzed. If those impacts are significant, they must be mitigated. Also, a project’s indirect impacts on parts of the physical environment that are not school facilities are not excused from being considered and mitigated. (*Id.*) For example, an impact on traffic is not excused under SB 50, nor are impacts of construction on the nonschool physical environment. These and other impacts of the Project are discussed below, and must be considered in an SEIR and mitigated.

b. The 2015 Addendum Fails to Adequately Address Significant New Impacts Relating Directly and Indirectly to Interim School Facilities

As noted, two significant changes in circumstances have occurred since 2004: first, reorganization of LUSD causing the entire Project to fall within its boundaries; and second, additional development (and planned development) within LUSD that will impact capacity within its existing facilities. As a result, the 2015 Addendum does not adequately address the issue of interim housing for students which will be generated as a result of the Project. Since LUSD is required by the California constitution to provide a free public education to these students, it will be forced to house them in existing facilities, which will be negatively impacted.

Attached, for reference, please find LUSD’s current available capacity, by school. LUSD currently has capacity, spread throughout its schools, for 140 students. Also attached, please find a chart of approved and proposed development known to LUSD within LUSD, along with the projected number of students from these homes. In total, LUSD anticipates 868 new students from these developments; 438 students are anticipated from the Project. As detailed above, due to changes in Project phasing, interim housing will be needed for nearly all of these 438 students. It is extremely unlikely that any of the 140 currently available spaces will still be available when needed. As a result, LUSD will be required to provide interim facilities to house these students.

The addition of temporary buildings or classrooms at existing schools is likely to result in multiple significant changes and resulting impacts which have not been adequately addressed in the environmental review process. For example, the addition of classrooms would certainly result in impacts from construction relating to noise and air quality. Further, the addition of temporary buildings could lead to aesthetic issues including view impairment or degradation of the visual quality of the site and surroundings, including at the schools themselves. There could be sensitive trees or other plants needing to be removed to accommodate the new facilities, and, importantly, such changes could lead to further aesthetic impacts. These impacts should be evaluated in an SEIR so that it can appropriately serve as an informational document, as required by CEQA. (Pub. Res. Code § 21061; Cal. Code Regs., tit. 14, § 15121.)

Another potential impact that must be considered is increased class size and its likely impact on public services as increasing classes will handicap LUSD in its ability to provide a quality education to its students. Overcrowding is a very real problem faced by school districts. According to the United States Department of Education, a growing body of research has linked student achievement and behavior to the physical building conditions and overcrowding. (U.S. Dept. of Education, *Impact of Inadequate School Facilities on Student Learning* (April 3, 2000) <<http://www2.ed.gov/offices/OESE/archives/inits/construction/impact2.html>> [as of Oct. 16, 2012].) Also, the 2015 Addendum fails to address any impacts on student and faculty safety that may occur from overloading students into schools which may already be at or over maximum capacity. In sum, the 2015 Addendum fails entirely to address these issues – demonstrating why, if only on the issue of impacts on schools, an SEIR must be prepared.

c. The 2015 Addendum’s Analysis of Traffic Impacts is Ambiguous and Incomplete

The discussion of traffic impacts relating to the transfer of students between schools similarly fails to provide sufficient information to allow meaningful review of those impacts. (*See*, Cal. Code Regs., tit. 14, §15151 [“an EIR must include detail sufficient to enable those who did not participate in its preparation to understand and to consider meaningfully the issues raised by the proposed project”].) Specifically with respect to schools, an SEIR should be prepared to evaluate not only the anticipated long term traffic patterns, including any potential impacts relating to pedestrian safety, to and from schools, but also the traffic patterns that are the anticipated result of interim school facilities. Taking all factors into account, the interim school facilities for the Project will most likely be located at Franklin Elementary School, 7050 Franklin School Road, Loomis, CA. Franklin School is 9.5 miles away from the Project, but is the logical location for interim facilities because it is the only school site in LUSD with the available land to locate portables. Travel from the Project to Franklin School requires a car to travel south on Sierra College Boulevard for 6.4 miles, turn left onto Brace Road for 1.2 miles, and continue onto Laird Road for another 1.8 miles. This could produce as many as 800 car trips along this route on a daily basis. Again, this is an issue that is the proper subject of an SEIR and should be undertaken by the County.

3. The County is not Legally Limited to SB 50 as a Means of Mitigating Significant Impacts on Schools and School Facilities

The County appears wedded to the concept that the only mitigation it can require to address school impacts are statutory developer fees under SB 50. In fact, the County has a host of other options it could implement to help ensure sufficient school facilities and lessen the impacts of development. Examples include:

- Participation in a Mello-Roos Community Facilities District. As expressed in Government Code section 65996, subdivision (g)(2), a developer may voluntarily elect[] to establish, or annex into, a community facilities district . . .” This can also be addressed in a development agreement between the county and the developer.

- Revision of the County's mitigation program, whether through revisions to its General Plan or through changes to the school district's procedures under that plan. For example, the County could implement a system where it will only approve a certain amount of development within a specified time frame in order to avoid uncontrolled growth. For example, the County may consider a program in which development applications are approved based on a point system. For each commitment that the developer makes to the community – such as funding schools – the developer's point total is increased.
- The County can impose conditions on development related to issues other than school overcrowding, such as the need to widen roads or put in other traffic controls to accommodate increased traffic (both from students and generally), safety measures to address pedestrian travel to school, and the need to add sound-proofing to offset noise increases from nearby development and resulting traffic.
- Funding of interim school facilities in addition to statutory developer fees, as contemplated by the *Chawanakee* case.

In sum, based on the considerations identified above, LUSD requests that the County prepare an SEIR to address all of the potential impacts of the Project on schools and school facilities, and to properly mitigate those impacts that are significant. LUSD also urges the County to consider all avenues available to it for mitigation of the impacts of its Project on schools, rather than considering itself unnecessarily limited by SB 50.

Sincerely,

LOZANO SMITH



Megan E. Macy

MEM/at

Enclosure

cc: George Phillips
Gordon Medd, Superintendent

LUSD CAPACITY BY SCHOOL NOVEMBER 2015

Franklin			
Grade	School Current Enrollment	Capacity	Available Space
Tk	N/A		
K	36	48 (24 x 2)	12
1	44	48 (24 x 2)	4
2	47	48 (24 x 2)	1
3	54	48 (24 x 2)	-6
4	59	60 (30 x 2)	1
5	64	60 (30 x 2)	-4
6	60	60 (30 x 2)	0
7	59	62 (31 x 2)	3
8	62	62 (31 x 2)	0
Totals	485	496	11
Loomis			
Grade	School Current Enrollment	Capacity	Available Space
Tk	19	24 (1 class)	5
K	37	48 (24 x 2)	11
1	48	48 (24 x 2)	0
2	49	48 (24 x 2)	-1
3	41	48 (24 x 2)	7
4	62	60 (30 x 2)	-2
5	58	60 (30 x 2)	2
6	47	60 (30 x 2)	13
7	58	62 (31 x 2)	4
8	62	62 (31 x 2)	0
Totals	481	520	39
Placer			
Grade	School Current Enrollment	Capacity	Available Space
Tk	21	24 (1 class)	3
K	49	48 (24 x 2)	-1
1	42	48 (24 x 2)	6
2	53	48 (24 x 2)	-5
3	57	48 (24 x 2)	-9
4	57	60 (30 x 2)	3
5	50	60 (30 x 2)	10
6	52	60 (30 x 2)	8
7	64	62 (31 x 2)	-2
8	50	62 (31 x 2)	12
Totals	495	520	25
H. Clarke Powers			
Grade	School Current Enrollment	Capacity	Available Space
Tk	N/A		
K	41	48 (24 x 2)	7
1	44	48 (24 x 2)	4
2	48	48 (24 x 2)	0
3	51	48 (24 x 2)	-3
4	64	60 (30 x 2)	-4
5	53	60 (30 x 2)	7
6	58	60 (30 x 2)	2
7	57	62 (31 x 2)	5
8	61	62 (31 x 2)	1
Totals	477	496	19

LUSD CAPACITY BY SCHOOL NOVEMBER 2015

Penryn			
Grade	School Current Enrollment	Capacity	Available Space
Tk	N/A		
K	23	24	1
1	25	24	-1
2	21	24	3
3	25	24	-1
4	31	30	-1
5	17	30	13
6	28	30	2
7	29	31	2
8	24	31	7
Totals	223	248	25
Ophir			
Grade	School Current Enrollment	Capacity	Available Space
Tk	N/A		
K	20	24	4
1	23	24	1
2	23	24	1
3	26	24	-2
4	31	30	-1
5	29	30	1
6	32	30	-2
7	20	31	11
8	23	31	8
Totals	227	248	21

Development	# Units	Total Students (based on .467 SGR)
Del Oro Vistas	12	5.604
Heritage Park Estates Phase II	40	18.68
Loomis Crossing	0	
Morgan Estates	8	3.736
Nejadian	8	3.736
Poppy Ridge Estates	6	2.802
Poppy Ridge Phase II	15	7.005
Sierra De Montserrat	54	25.218
Taylor Road Mixed Use Project	46	21.482
Village at Loomis	350	163.450
Crowne Point	156	72.852
Rocklin 60	169	78.923
Bickford Ranch	940	438.98
Hawk Homestead	108	50.436
Total Students at Build Out		868.62



October 30, 2015

Ms. Maywan Krach
Placer County Community Development Resource Agency
3091 County Center Drive, Suite 190
Auburn, CA 95603
SENT VIA E-MAIL: cdraecs@placer.ca.gov

SUBJECT: BICKFORD RANCH SPECIFIC PLAN, ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT

Dear Ms. Krach:

Thank you for the opportunity for the Placer County Air Pollution Control District (District) to review and comment on the Addendum for the Bickford Ranch Specific Plan (2014 BRSP) Final Environmental Impact Report (Addendum). The District provides the following comments for consideration.

New Information Presented by CalEEMod Results

The Addendum applies the California Emission Estimator Model (CalEEMod) to address the potential air quality impacts from the 2014 BRSP. This latest land use model includes the updated emission factors from regulatory and technological advances in fuel efficiency for vehicles and the ability to quantify air quality benefits from the implementation of feasible mitigation measures. The results from CalEEMod present the emissions from the 2014 BRSP as substantially less than the emissions from the 2004 BRSP shown in the certified 2004 EIR. The CalEEMod results also demonstrate that the project remaining emissions, after the implementation of various project design elements and mitigation measures which could not be quantified in 2004, are substantially higher than were concluded in the 2004 EIR.

The remaining emissions after mitigation for the project, as defined within the 2014 BRSP, are shown in Table 3.4-5, and should be evaluated to ascertain whether the amended Mitigation Measure A-K (MM A-K) proposed by the 2014 BRSP provide sufficient air quality benefits to mitigate its related air quality impacts to a less-than-significant level, as concluded by the Addendum.

Insufficient Air Quality Benefits from Proposed Revision of Mitigation Measures

The Addendum proposes several revisions to the previously adopted mitigation measures, as shown in Section 3.4.3. The emission reduction benefits from the proposed measures in Section 3.4.3 (excluding MM A-K) are reflected in the mitigated emissions presented in Table 3.4-5 for the 2014 BRSP buildout. As shown in Table 3.4-5, the Addendum concludes that the buildout of the 2014 BRSP would still exceed the significant thresholds of 82 pounds (lbs.) per day for

ROG, NO_x, and PM₁₀ and would result in potential significant impacts. Accordingly, the Addendum states that MM A-K would be revised to reflect the Applicant’s voluntary agreement to reduce the operational NO_x emissions by 105 percent, where the emission reductions from MM A-K would be sufficient to reduce the impacts from 2014 BRSP buildout to a less-than significant level.

District Staff recognizes that it is the County’s responsibility to assess whether MM A-K shown in Section 3.4.3 would be sufficient to mitigate the 2014 BRSP impacts to a less-than-significant level. Since the County chooses to use the District’s thresholds to assist in this determination, as it currently does within the 2014 BRSP, the project’s operational emissions for ROG, NO_x, and PM₁₀ exceed the threshold of 82 lbs every day for the project’s lifetime¹. The following table summarizes the information from Table 3.4-5 to identify how many emission reductions shall be obtained from the MM A-K implementation for the lifetime of the project:

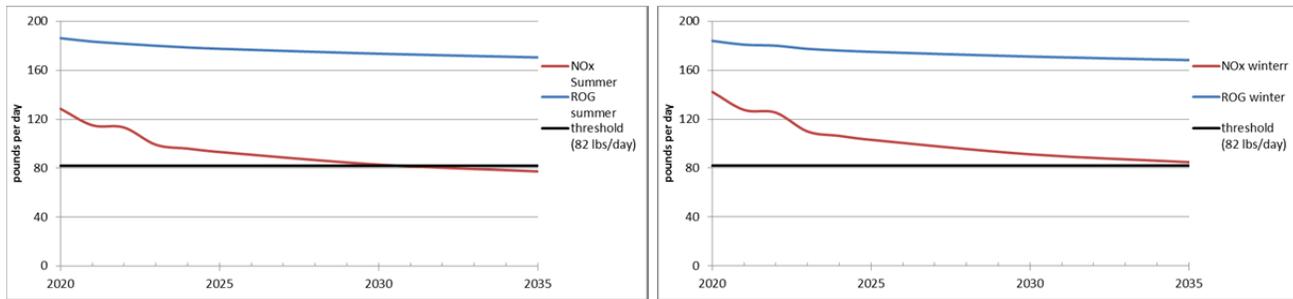
2014 BRSP Mitigated (Unmitigated) Operation Emissions			
	ROG	NO_x	PM₁₀
	pounds per day (lbs/day)		
Summer daily emissions	274 (281.8)	128.57 (136.75)	98.89 (101.15)
Winter daily emissions	289.11 (297.93)	142.28 (151.11)	98.89 (101.16)
Maximum daily emissions	289.11 (297.93)	142.28 (151.11)	95.89 (101.16)
Significant Thresholds	82	82	82
Exceed Thresholds?	Yes	Yes	Yes
Required reduction from Mitigation Measure A-K*	207.11	60.28	16.89

* using maximum daily emissions to compare with thresholds

The above table presents that MM A-K must harvest 207 lbs. of ROG, 60 lbs. of NO_x, and 16.89 lbs. of PM₁₀ emissions in order to reduce the 2014 BRSP impacts to come in under the District threshold. The Addendum revises MM A-K to offset 105% of the long-term NO_x emissions from the project for a single ozone season and claims that the measure would mitigate the emissions of the 2014 BRSP to less than zero lbs per day. However, the revised MM A-K will only reduce the project’s operational NO_x emissions to less than zero lbs per day in the first ozone season, and it would not reduce the NO_x emissions sufficiently below the significant threshold for the remaining days in the project’s lifetime.

The following charts show the mitigated ROG and NO_x daily emissions from the 2014 BRSP, from 2020 to 2035 (which is the latest modeling year available in CalEEMod).

¹ When a project is built out, the operational emissions are anticipated to occur continuously every day as a long-term impact throughout the project’s lifetime. Usually it can be estimated to be 40 years for new residential and 25 years for conventional commercial. See SMAQMD CEQA Guide: <http://airquality.org/ceqa/ceqaguideupdate.shtml>



The charts show that the 2014 BRSP NOx emissions decline, but the daily emissions will not be below 82 pounds every day until 2033 and 2035 (for summertime and wintertime), respectively. According to the charts, District Staff estimate the required NOx reduction just for summertime until 2033 would be around 16 tons to maintain NOx emissions below 82 pounds. The implementation of revised MM A-K would achieve approximately 12.4 tons of NOx emission reductions (128.57 lbs/day*105%*184 days/2000 lbs/ton). The comparison shows that the implementation of revised MM A-K would not have enough reductions to maintain the project related summer daily NOx emissions below the District threshold for operational emissions before 2033.

The District must also point out that the revised MM A-K in Section 3.4.3 only addresses the NOx emission reduction and does not provide benefits to reduce the project related ROG and PM10 emissions. Table 3.4-5 identifies that ROG and PM10 emissions would continue to exceed the District thresholds, the revised MM A-K for the 2014 BRSP does not contribute to any reductions for those particular pollutants.

Common Practice for the PCAPCD Offsite Mitigation Program

The District offsite mitigation program was established by the Land Use Air Quality Mitigation Funds Policy (Policy) adopted/amended by the District’s governing Board in 2001 and 2008. The Policy directs District Staff to recommend an offsite mitigation program as an alternative for new land use development projects when the on-site mitigation measures are insufficient in mitigating the project’s related air quality impacts below the level of significance. The lead agency can choose to implement the offsite mitigation program by either 1) proposing off-site mitigation projects approved by the District that provide the same amount of emission reductions needed, or 2) payment of an in-lieu fee to the District’s Offsite Air Quality Mitigation Fund, based on the amount of emission reductions needed. The collected mitigation funds are then distributed through the District’s Clean Air Grant program annually, and are restricted to funding qualifying projects as approved by the District’s governing Board. These projects must successfully demonstrate a reduction in ROG and NOx emissions equivalent to offset ROG and NOx emissions from land use projects. District Staff would recommend the offsite mitigation program as an alternative to the land use projects when the lead agency is looking for options for mitigation. Lead agencies always have the discretion to determine whether projects will need to implement the program as recommended by the District.

In general, District Staff will determine the fee amount, based on discussion of the needs of a project, in consultation with local government staff. Several land use projects within Placer

County have been conditioned to implement the offsite mitigation program where the project related air quality impacts were determined significant and unavoidable (e.g., Placer Vineyards Specific Plan², Riolo Vineyards Specific Plan³, and Timberline at Auburn⁴). In these cases, the project related unmitigated impacts are (or have been) accepted by the local decision makers, and as such the District will often determine the fee amount based on the required ROG and NOx emissions reductions needed for the first ozone season (May to October). In other cases, developers may use the offsite mitigation program as an option to offset the project related air quality impacts to such a degree that the County can conclude a less-than-significant impact on air quality. To do so, the required emissions reduction will be calculated based on a number of years, until the project related emissions can be demonstrated to be below the threshold (e.g., Thunder Valley Casino Expansion Project⁵). This level of effort to mitigate air quality shows a high level of commitment and interest in environmental improvement and quality.

Conclusion

The District recognizes that the 2014 BRSP, compared to the 2004 BRSP, would result in substantially less criteria pollutant emissions, given the reduction in the buildout, but also because modern modeling demonstrates what can be expected from the mitigation applied back in 2004. Given that the Addendum relies on the benefits of new modeling, the District recommends the County also recognize that CalEEMod demonstrates that onsite mitigation is not as effective as previously thought, and as such the current mitigation recommended for the 2014 BRSP cannot bring the project related operational emissions below the District thresholds. The County can strengthen its document by identifying additional mitigation measures listed in Section 3.4.3 to support the Addendum's findings within the 2014 BRSP relating to long-term air quality impacts. The District is available to help develop options if requested.

Thank you for allowing the District this opportunity to review the project proposal. Please do not hesitate to contact me at (530)745-2333 or agreen@placer.ca.gov if you have any questions.

Sincerely,



Angel Green
Associate Planner
Planning & Monitoring Section

cc: E.J. Ivaldi, Placer County Planning Services Division
Yu-Shuo Chang, Placer County Air Pollution Control District

² Placer Vineyard Specific Plan EIR. <http://www.placer.ca.gov/departments/communitydevelopment/planning/pvineyards>

³ Riolo Vineyard Specific Plan EIR. <http://www.placer.ca.gov/departments/communitydevelopment/envcoordsvcs/eir/riolovineyards>

⁴ Timberline at Auburn EIR. <http://www.placer.ca.gov/departments/communitydevelopment/envcoordsvcs/eir/timberline>

⁵ Thunder Valley Casino Expansion EIR. http://reports.analyticalcorp.net/auburn/casino_expansion/final_teir/report.htm

RESPONSE TO COMMENTS

BICKFORD RANCH SPECIFIC PLAN PROJECT

1.0 INTRODUCTION

The Bickford Ranch Specific Plan (BRSP) project is an approved master planned community with residential, commercial, recreational, public/quasi-public, and open space land uses located within an approximately 1,942.5-acre site in unincorporated Placer County (County) between the City of Lincoln and town of Newcastle. The Placer County Board of Supervisors approved the BRSP in 2004 (referred to as the 2004 BRSP) after adoption of an Addendum to the previously certified 2001 Revised Draft Environmental Impact Report (2001 EIR) for the project. The 2001 EIR and 2004 Final Addendum are collectively referred to herein as the 2004 EIR. Since its approval, a number of site development activities have occurred, but construction of the proposed land uses has not commenced.

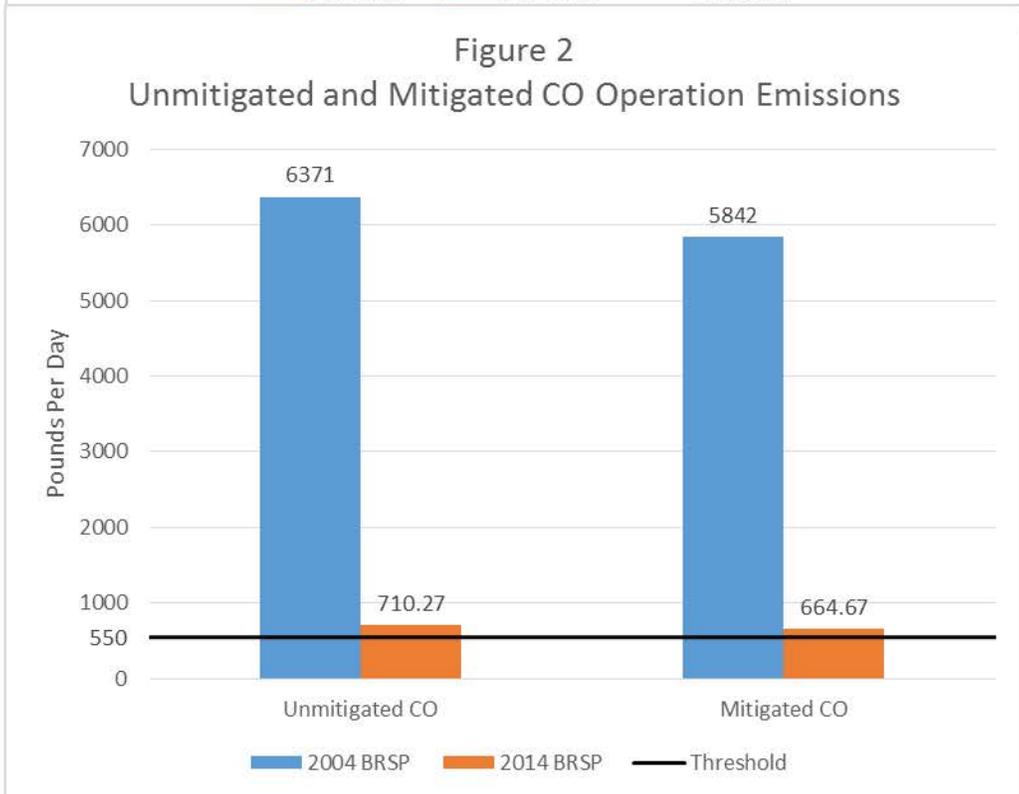
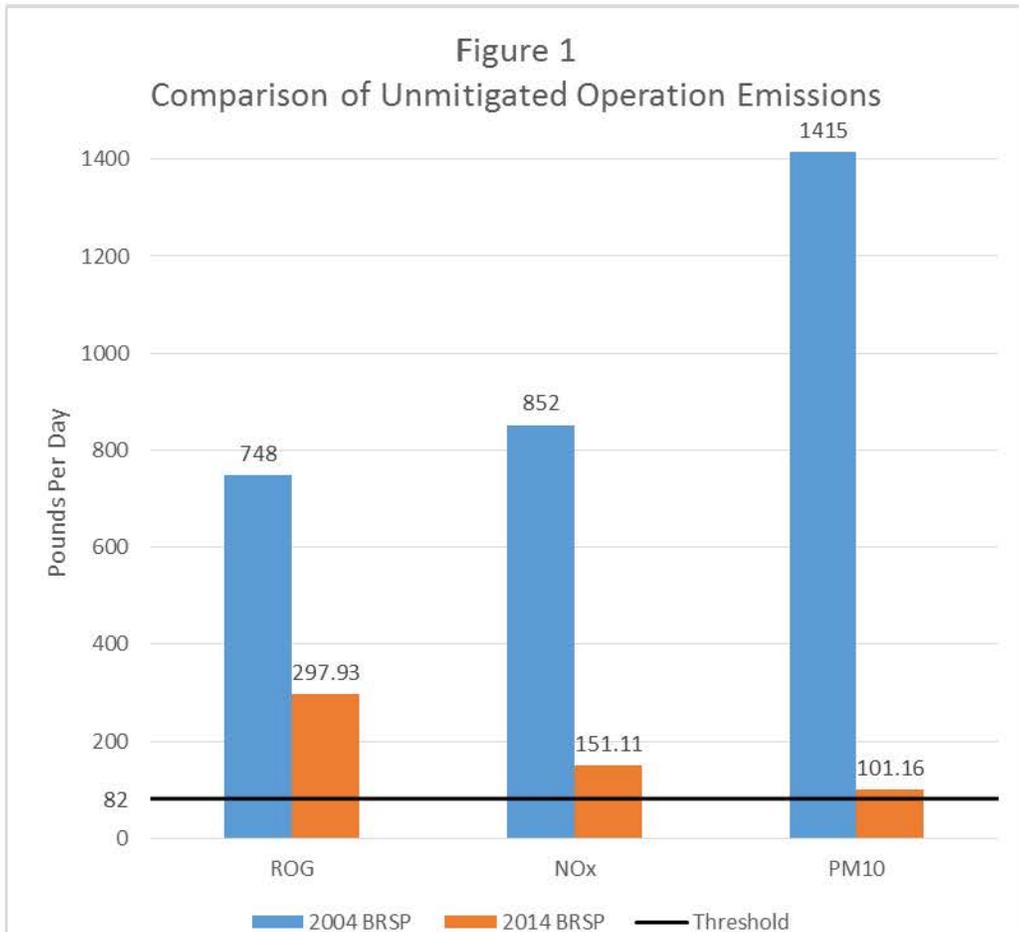
An Addendum to the BRSP 2004 EIR (Addendum) was prepared and made available for public review that evaluates several proposed amendments to the approved 2004 BRSP; these amendments are collectively referred to as the 2014 BRSP. Placer County received two letters regarding the Addendum: one from the Placer County Air Pollution Control District (PCAPCD) dated October 30, 2015 and one from the legal representatives of the Loomis Unified School District (LUSD) dated November 4, 2015. The following are responses to the substantive comments included in these letters. The comment letters are provided in their entirety following the responses.

2.0 RESPONSE TO COMMENTS

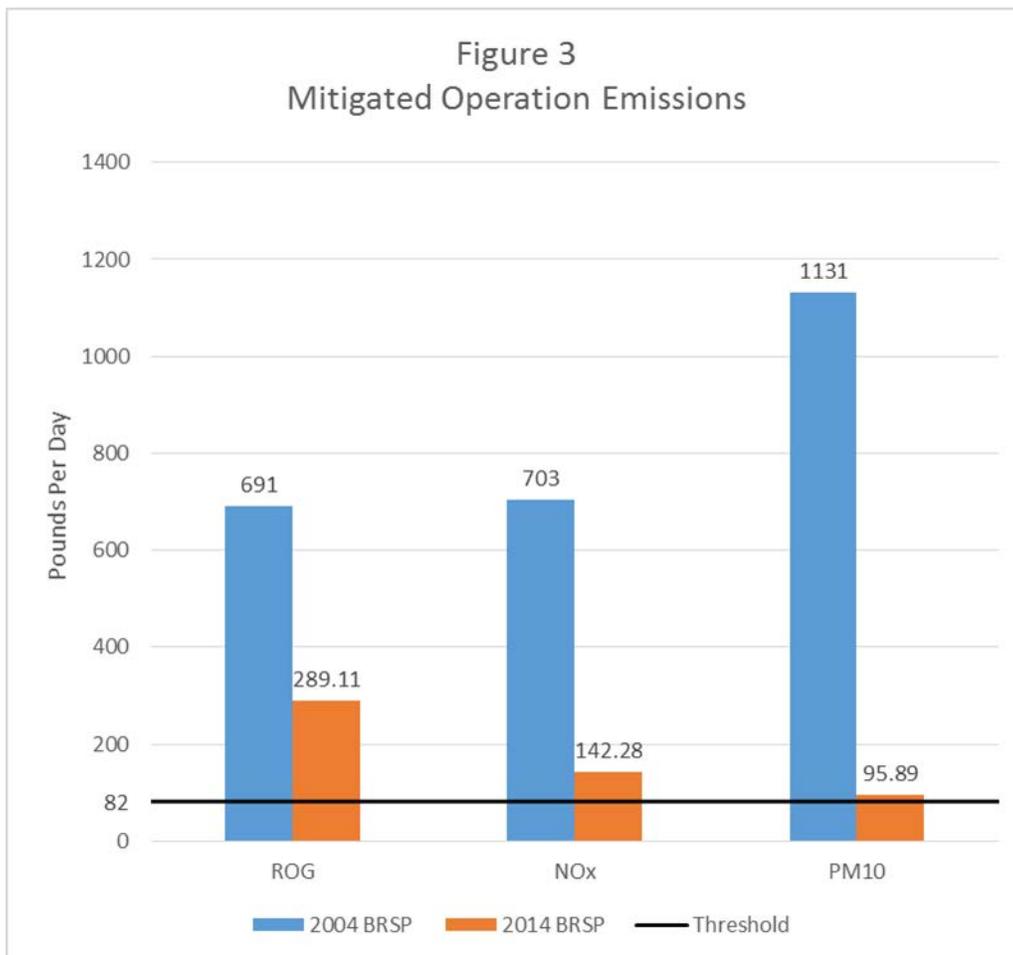
2.1 PLACER COUNTY AIR POLLUTION CONTROL DISTRICT, OCTOBER 30, 2015

As noted by the PCAPCD, the analysis within the Addendum applies the California Emission Estimator Model (CalEEMod) to ascertain whether or not the proposed 2014 BRSP modifications would result in new or increased air quality impacts, and what changes might have arisen in the recommended methodologies and emissions factors since 2004. The PCAPCD does not identify any issues with this methodology, but does imply that the CalEEMod presents “new information”. As explained in Section 3.4.2, Question B of the Addendum, the new model does not constitute “new information” as defined in CEQA Guidelines Section 15162 because the underlying impacts to be addressed by the new model were known at the time of the 2004 EIR. (*Citizens for Responsible Equitable Environmental Development v. City of San Diego* (2011) 196 Cal.App.4th 515, 531.).

The results of the analysis for operational emissions are summarized in Table 3.4.5 of the Addendum and depicted in **Figures 1** and **2** below. As noted by PCAPCD, the CalEEMod results show that the unmitigated emissions from the 2014 BRSP (shown in orange) are substantially less than the unmitigated emissions from the 2004 BRSP shown in Table 8-7 of the 2001 EIR (shown in blue).



Additionally, Table 3.4-5 of the Addendum shows the quantified mitigated operational emissions from both the 2014 BRSP and the 2004 BRSP. These mitigated emissions are depicted in **Figure 2** and **3**. The mitigated operational emissions for the 2004 BRSP were taken from Table 8-7 of the 2001 EIR. As noted in the 2001 EIR, the mitigated emissions included in Table 8-7 of the 2001 EIR only incorporated the Applicant-proposed mitigation measures. The 2001 EIR found that the “proposed project pollutant emissions estimates, incorporating all Applicant-proposed mitigation measures, would still exceed the Placer County APCD significance criteria.” Consequently, the 2001 EIR proposed additional mitigation measures to further reduce operational emissions. The air quality benefits from these additional mitigation measures were not quantifiable; but, the 2001 EIR did note that “[e]mission reductions would not be likely to yield a large decrease in total project-generated emissions, however, and proposed project emissions would still exceed Placer County APCD significance criteria despite incorporation of the proposed mitigation measures.” The 2001 EIR goes on to conclude that the implementation of Mitigation Measures A-K and A-L in conjunction with those measures proposed in the Specific Plan would reduce this impact to a less-than-significant level.



As described above, contrary to the PCAPCD’s assertions, the CalEEMod results could not have demonstrated that the 2014 BRSP remaining emissions, after the implementation of various project

design elements and mitigation measures which could not be quantified in 2004, are higher than were concluded in the 2004 EIR, because the 2004 EIR could not and did not state the project remaining emissions for the 2004 BRSP.

Further, while CalEEMod is able to quantify the air quality benefits from some of the emission-reducing mitigation measures included in the 2004 EIR (i.e. Mitigation Measures A-G, A-H, and A-J), there continues to be other measures that cannot be quantified by CalEEMod and are therefore not included in the mitigated emissions shown in Table 3.4-5 of the Addendum and depicted in **Figure 2** and **3**. Similar to the conclusions of the 2004 EIR, the Addendum concluded emissions for the 2014 BRSP continue to exceed PCAPCD significance criteria despite incorporation of the proposed mitigation measures; therefore, Mitigation Measures A-K and A-L continue to be required to reduce this impact to a less-than-significant level.

Regarding whether Mitigation Measure A-K is sufficient to reduce impacts of long-term air pollutant emissions, this was established on October 19, 2004 when the Board of Supervisors adopted the 2004 EIR and associated statement of findings (Resolution Number 2004-296). A subsequent or supplemental EIR (SEIR) is required only when substantial changes in the project or the circumstances surrounding the project result in new or substantially increased significant impacts; new information of substantial importance discloses a new or substantially increased significant impact; or considerably different mitigation measures, or mitigation measures previously found infeasible but that would in fact be feasible, would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the measures. 14 C.C.R. § 15162.

As demonstrated in the Addendum, the circumstances set forth in CEQA Guidelines Section 15162 are not present and thus the effectiveness of Mitigation Measure A-K to mitigate operational air quality impacts must be presumed. Given that the PCAPCD thresholds remain the same and the operational emissions for the 2014 BRSP would be lower than the 2004 BRSP, and with Mitigation Measure A-K being revised to state that mitigation fees will be based on the current CARB Carl Moyer Effective Rate rather than the relevant rate when the 2000 FEIR was adopted, Mitigation Measure A-K remains sufficient to reduce impacts from long-term air pollutant emissions to a less-than-significant level.

Consistent with the common practice for the PCAPCD Offsite Mitigation Program noted in PCAPCD's letter, Mitigation Measure A-K requires that the Applicant either develop an off-site mitigation program which shall be approved by the PCAPCD or pay air quality mitigation fees to the Placer County Air Pollution Control District (PCAPCD) for the PCAPCD's Offsite Mitigation Program. For the fee payment option to the PCAPCD Offsite Mitigation Program, the methodology for calculating mitigating fees is described in the 2000 FEIR (p. MR-5) and is based on reducing 105 percent of total summertime NOx emissions rather than reducing 105 percent of NOx emissions in excess of a specific threshold (e.g., 82 pound per day). Therefore, contrary to PCAPCD's comments, Mitigation Measure A-K had already been revised in the 2000 FEIR to reflect the Applicant's voluntary agreement to increase participation in Placer County's offsite mitigation program to reduce the project's long term air pollutant emissions by 105 percent instead of the 40 percent reduction determined by the PCAPCD to be the project-specific reduction necessary (2000 FEIR, Master Response A-2, pp MR-4 to MR-5). The Addendum merely corrects two references in the text of the mitigation measure from 40 percent to 105 percent, consistent with the title of the mitigation measure and the discussion contained in the 2000 FEIR.

As set forth in the Mitigation Measure A-K adopted in 2004, the summertime NOx emissions is the basis for determining the cost of the mitigation fees to reduce the identified impact from long-term air pollutant emissions (ROG, NOx, CO, and PM₁₀) to a less-than-significant level. Contrary to the assertions by the PCAPCD, the use of summertime NOx as the basis for calculating the fees does insinuate that only NOx emissions would be reduced by Mitigation Measure A-K. The fact that Mitigation Measure A-K was intended to mitigate all long-term air pollutant emissions that exceeded PCAPCD significance criteria is supported by the findings of the 2004 EIR summarized above. Further, the mitigation measure literally requires a “105% reduction of the project’s long-term air pollutant emissions”, and nowhere in the text does it limit the definition of air pollutant emissions to NOx. No additional mitigation for long-term air pollutant emissions is warranted.

2.2 LOOMIS UNION SCHOOL DISTRICT, NOVEMBER 4, 2015

In its comments regarding the adequacy of the Addendum, the commenter accurately quotes PRC Section 211566; however, the commenter fails to cite Section 15162 of the CEQA Guidelines. As stated within Section 15000 of the CEQA Guidelines, the Guidelines were developed by the Office of Planning and Research in accordance with PRC Section 21083. The regulations contained within the CEQA Guidelines are prescribed by the Secretary of Resources to be followed by all state and local agencies in California in the implementation of CEQA. As such, the County relies on Section 15162 of the CEQA Guidelines in its determination on whether a subsequent EIR should be prepared to consider the 2014 BRSP. As included within the Addendum, Section 15162 of the CEQA Guidelines states that when an EIR has been certified for a project, no Subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration *due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects*;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration *due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects*; or
- (3) 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 previous EIR was certified as complete or the negative declaration was adopted*, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

- (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

(Emphasis Added)

Section 15163 of the State CEQA Guidelines states that a lead agency may choose to prepare a supplement to an EIR rather than a Subsequent EIR if:

- (1) any of the conditions described above for Section 15162 would require the preparation of a SEIR; and
- (2) only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation.

An addendum is appropriate where a previously certified EIR has been prepared and some changes or revisions to the project are proposed, or the circumstances surrounding the project have changed, but none of the changes or revisions would result in significant new or substantially more severe environmental impacts, consistent with CEQA Section 21166 and State CEQA Guidelines Sections 15162, 15163, 15164, and 15168.

Based on the thorough evaluation included within the Addendum, it was determined that, in accordance with Section 15164 of the State CEQA Guidelines, the proposed amendments to the approved 2004 BRSP, including adjusting the designation of the school site from Rural Residential to Public Facilities and increasing the size of the school site (which was done at the request of the LUSD), differ enough from the development scenario described in the 2004 EIR for the adopted 2004 BRSP to warrant preparation of an addendum, but do not represent substantial changes or involve new information of substantial importance that would warrant preparation of either a subsequent or supplemental EIR under Section 15162.

Despite the Chawanakee decision not occurring until 2011, impacts relating to schools that are not necessarily “impacts on school facilities” are not a new issue and were known to be a possible impact from residential construction at the time the 2004 EIR was certified. Therefore, the Chawanakee decision does not constitute “new information” as defined in Section 15162 and preparation of either a subsequent or supplemental EIR under Section 15162 is not warranted.

The 2004 EIR acknowledged overcrowding in all of the school districts that would potentially serve the BRSP; therefore, the additional information provided by LUSD about its current capacity is not considered new information or a substantial change with respect to the circumstances under Section 15162.

The 2004 EIR concluded that regardless of the construction of new public school facilities at the project site, the increased demand for public schools as a result of the BRSP will require the implementation of Mitigation Measure PS-I (Pay statutory fees to existing school district(s)) to reduce the impact of

increased demand for schools to a less-than-significant impact in the long-term. Now that the school district boundaries have been adjusted so that only LUSD would serve the entire project site, the LUSD will receive a correlated increase in statutory fees to accommodate the additional students. Further, as evaluated in the Addendum, the 2014 BRSP modifications would result in fewer students as a result of the change in the mix of conventional and age restricted residential units. The estimated number of new students generated from the 2014 BRSP is 622, an approximately 8 percent decrease from the 2004 BRSP. Therefore, impacts that may occur as a result of the students generated by the 2014 BRSP will be reduced from what was analyzed in the 2004 EIR. Consequently, the conclusions in the 2004 EIR remain valid and preparation of either a subsequent or supplemental EIR under Section 15162 is not warranted.

Contrary to the commenter's assertion, the school site was previously considered part of Phase II not Phase I. However, as described in Section 2.4 of the Addendum and Section 8.1 of the Bickford Ranch Specific Plan, infrastructure requirements for each phase of development, including the school site, would be developed as described in the BRSP Development Agreement. The LUSD has indicated that they continue to meet with the Applicant regarding the timing for inclusion of the school site within the BRSP area, and conditions that will enable the LUSD to acquire the site and construct the school facilities. Whatever is decided between the LUSD and the Applicant will be included in the BRSP Development Agreement.

In regards to the provision of interim facilities, the 2004 EIR identifies a potentially significant impact in the short term from the increased demand for public schools generated by the BRSP. It is acknowledged that Mitigation Measure PS-I may not provide enough funding to practically address this impact in the short term because of the complexity of issues requiring solutions (which are not within the County or Applicant's control). The issues identified in the EIR include the construction lead time for new facilities and the unknown requirements for school facilities within the short term, which is partially dependent on how many buyers will bring school age children with them in the early phases of the project. Although it is anticipated that the 2014 BRSP will generate less students than the 2004 BRSP, the uncertainty regarding the ability for Mitigation Measure PS-I to fully mitigate short-term impacts remains; therefore, the conclusions in the 2004 EIR remain valid.

Impacts relating to the potential provision of interim facilities to serve students generated by the BRSP prior to the school being developed are not a new issue and were known to be a possible impact from residential construction at the time the 2004 EIR was certified; therefore, the identification of these potential impacts by the commenter does not constitute "new information" as defined in Section 15162 and preparation of either a subsequent or supplemental EIR under Section 15162 is not warranted.

The BRSP 2001 FEIR included an evaluation of the traffic impacts of the proposed school reservation site. Master Response T-3 (MR T-3) (2001 Final EIR, pp MR-61-64) evaluated the impact of school-related traffic from the BRSP as well as the revised site plan including the school reservation site. The FEIR was prepared prior to the merger of the school districts when portions of the project were located in multiple school districts. Consequently, the MR T-3 analysis assumed students would not be concentrated in one school district but would go to schools in the three districts that served the project at the time.

The MR T-3 analysis concluded that if all elementary students were to attend a single, off-site elementary school, it would result in an increase of approximately 462 daily vehicle trips (based on 1.0 daily vehicle trip (0.5 trip inbound and 0.5 trip outbound) per student). This estimate of trips was conservative because many of the trips to and from a school are linked trips in which parents pick up or drop off students on their way to and from another destination (e.g. work, retail, other). The analysis concluded that, because the specific location(s) of schools that would house students was unknown, it was unlikely that the additional traffic would result in a violation of the County's level of service policy because local roadways near the BRSP typically operate at good levels of service and because any localized congestion near a school site would be of a limited duration and is not considered significant based upon standards of significance.

The Traffic Sufficiency Analysis (TSA) prepared by Fehr & Peers, June 17, 2014 (Attachment 3 to 2015 Addendum) evaluated trip generation associated with the 2014 Project, including trips associated with the proposed school. As shown in Table 1 of the TSA, the 2014 Project is estimated to generate 14,090 total daily trips including 2,145 internal trips and 11,945 external trips. In the TSA trip generation calculation in Table 1, trips associated with the proposed school are accounted for in two categories: as a component of the Single Family (Traditional) category (9.52 trips/unit) and within the School category (1.29 trips/student). The distribution of these trips on the roadway network is described in Table 5 of the TSA.

The Single Family (Traditional) daily trip rate encompasses all types of trips made from a single-family unit each day including home to school trips as well as home to work, home to retail, and home to other. Trips from single family units to school are captured in the Single Family rate. The calculation in Table 1 also includes trip generation (645 daily trips) solely for the school site. The analysis assumes that nearly all of the Single Family (Traditional) trips would be external to the site which accounts for home to school trips with a destination outside of the BRSP. Of the daily trips associated with the school use (645 trips), because the timing of school construction is uncertain, the analysis assumed that 50 percent of trips would remain internal to the project site and 50 percent would be external to the project.

Traffic associated with interim school facilities off-site was evaluated in the BRSP EIR and in the 2014 Addendum, in the BRSP FEIR MR T-3 prepared for the 2004 Project and in the TSA prepared for the 2014 Project. The analysis is applicable to the proposed interim school site at Franklin School on Franklin School Road. The MR T-3 accounts for the number of home to school trips generated in the 2004 Project and the TSA includes trip generation associated with the revised 2014 Project. Trips external to the project site that could be destined for an off-site school have been accounted for as a component of the Single Family trips and as half of the trips generated by the School use and the traffic has been evaluated in the trip distribution and traffic analysis.

The County has found through the certification of the 2004 EIR and confirmed through the analysis within the Addendum that no other mitigation beyond payment of school fees is necessary to comply with CEQA.

additional mitigation measures. Of primary importance is Mitigation Measure A-K, which would require the Applicant to implement an off-site mitigation program. However, in lieu of implementing their own off-site program, the Applicant may choose to pay into the PCAPCD's Air Quality Mitigation Fee Program. The PCAPCD's list of Best Available Mitigation Measures identifies the off-site/fee mitigation program as a means of reducing an individual project's net air pollutant emissions.

The PCAPCD developed an off-site mitigation program due primarily to the inability of new projects within Placer County to provide adequate on-site mitigation of their long-term regional air quality impacts. Normally, substantive project-related on-site measures that can be implemented by a project to reduce overall long-term emissions significantly are not available (PCAPCD, 1999b).

The PCAPCD's off-site/fee mitigation program provides real and quantifiable emission reductions by providing funding for projects that reduce emissions from air pollutant sources that are not required by law to reduce their emissions. Some of these projects include the repower of off- and on-road vehicles and equipment with cleaner engines, new or expanded bus service, vanpools and shuttles, signal coordination, bicycle facilities, woodstove replacement, telecommuting programs, and ridesharing and pedestrian facilities. The PCAPCD follows procedures similar to those used to implement the California Motor Vehicle Registration Fee Program and the Congestion Management and Air Quality Improvement Program. Following the procedures, the Developer/PCAPCD prepares a project emission inventory to determine the target pollutant emission reduction. For residential development projects, this reduction target has been set at 40 percent. The 40 percent reduction rate was determined by the PCAPCD to be the project-specific reduction necessary to bring actual growth rates into correspondence with growth rates assumed under the most recent 1994 State Implementation Plan (the SIP is the federal ozone attainment plan for the Sacramento region).

Since the publication of the DEIR, the Applicant has voluntarily agreed to participate in Placer County's offsite mitigation program to reduce the project's long term NO_x emissions by 105 percent. This is in addition to proposed on-site construction-related mitigation and other on-site air quality mitigation measures. The 105 percent reduction rate will offset the regional criteria air pollutant emissions generated by the project, plus an additional five percent. PCAPCD could, if they chose to, take the \$415,840 and apply for matching State funds for an additional \$415,840. This would equate to a potential 210 percent reduction in regional criteria air pollutant emissions in the area. Therefore, Impact A-3 on page 8-13 of the DEIR is changed to read:

Text
Revision

**“IMPACT A-3:
SIGNIFICANCE:
MITIGATION**

Proposed:

Increase in regional criteria air pollutant emissions
Significant

Mitigation Measures A-E (Incorporate pedestrian, bicycle, and golf-cart oriented design); T-O (Provide Class II bike lanes on Bickford Ranch Road and Lower Ranch Road); T-M (Provide park-and-ride lot and two bus stops); A-F (Incorporate mixed land uses into the project design to reduce external vehicle trips); A-G (Accommodate and encourage low-emission energy use); A-H (Install only natural gas CNG fireplaces); A-I (Provide public awareness materials); A-J (Incorporate into project CC&Rs the prohibition of open burning of any kind); and A-K (Implement an off-site mitigation program to reduce 105 percent of long-term air pollutant emissions)

**Significance After
Proposed Mitigation:**

Less Than Significant

Recommended: Mitigation Measures; A-L (Provide dedicated parking spaces at the park-and-ride lot with electrical outlets for electric vehicles); and T-N (Participate in fair share of the cost of limited transit services)

RESIDUAL SIGNIFICANCE: Less than Significant”

and, page 8-21, 15th paragraph, line 1, is changed to read:

“Mitigation Measure A-K

Text Revision

- Implement an off-site mitigation program to reduce 105 percent of long-term air pollutant emissions.”

The following additional procedures also apply:

- Mitigation fees are based on a cost effectiveness of \$10,000 per ton of summertime NO_x emission reductions. The current calculated summertime project emissions would be 430 lb/day, or 0.226 tons of NO_x. This would equate to a fee of \$860 per day for the duration of the summer ozone period, or \$158,240, at the PCAPCD 40 percent reduction requirement. The Applicant will exceed the emission reduction requirements, however, and therefore will pay an emission reduction fee of \$2,261 per day for the duration of the summer ozone period, of \$415,840. The emission reduction fee would be paid in equal installments based on the number of phases of the proposed project.
- The Applicant/PCAPCD prepares and issues a Request for Proposals to interested parties indicating the availability of funding for emission reduction programs. The Applicant/PCAPCD solicits proposals for projects and programs that will 1) result in real and quantifiable reductions in emissions of specified air pollutant emissions from on- and off-road motor vehicles, or 2) result in real and quantifiable reductions through implementation of transportation control measures and other mobile source-related measures of the District’s Air Quality Attainment Plan and the Sacramento Area Regional Ozone Attainment Plan.
- The PCAPCD receives and reviews all proposals. The PCAPCD ranks proposed projects and programs based on established evaluation criteria. To ensure that public health benefits are maximized, the projects funded are those deemed the most cost-effective at reducing emissions. The cost-effectiveness of an air quality project is based on the amount of pollution it eliminates for each dollar spent.
- The Applicant/PCAPCD provides funding for the most cost-effective projects.

The PCAPCD will not sign off on the Applicant’s Tentative Map until either the Applicant has implemented the off-site mitigation program, or fees have been paid into the PCAPCD’s Air Quality Mitigation Fund to provide for a PCAPCD-implemented mitigation program (PCAPCD, 1999a).

“Off-Site” Mitigation of Regional Pollutants: The emission reductions realized through PCAPCD’s mitigation program would occur at locations other than on the project site. This mitigation strategy is employed only for *regional* pollutant emission impacts. As stated above, high concentrations of regional pollutants may be recorded in locations far from the actual pollution sources, and generally depend on wind patterns, weather, and geographical features of the area. In addition, the bulk of the regional pollutant emissions associated with the proposed project would be generated by motor vehicle exhaust; this exhaust would be generated not on the project site but rather on the roadway network throughout Placer County and the Sacramento Valley Air Basin.



Board of Supervisors
 Supervisor Holmes
 175 Fulweiler Ave.
 Auburn, Ca. 95603

July 7, 2015

RECEIVED
 BOARD OF SUPERVISORS
 5 BOS Rec'd X COB CoCo
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Re: Bickford Ranch Specific Plan amendment, 1890 residential units

Supervisor Holmes,

Rural residents deserve the same consideration as suburban residents when it comes to safe non-motorized travel in and around their neighborhoods. Bickford Ranch residents will be able to safely walk to their neighbors inside the Project. Those on the outside of the Project ought to have the same benefit with regard to safe off street, non-motorized travel and walkability.

Bickford Ranch acquired initial approval for significant residential density increase in this rural area in the 90's. Today's requested specific plan amendment allows for all the density of the initial project yet they will not have to construct the golf course, apartment complex or commercial area. To date, this approximately 2000 acre ranch has had swaths of mature oak trees cut down, the ridge line graded flat and significant erosion has occurred. The whole area has been left in limbo for years. They should with this new Project, at least have to add rural sidewalks to any roads they improve.

We request the following :

- the new specific plan project be required to bond or otherwise lock in funds now to assure future completion of the entire trail system, Park improvements and roadway improvements with this initial approval of the amended plan. We recognize the project and trail system will be phased, however, with the significant density increase in the first phase the initial impacts in this area are great and the commitment of funds now will serve even if the project is once again in limbo.
- Rural sidewalks should be constructed along English Colony and Clark Tunnel roads. These narrow, winding, undersized rural roads will be subject to very high increase in traffic. New road improvements should include the construction of a rural sidewalk. Examples are along Lomida Lane, Sterling Pointe Ct, in Loomis and Auburn Folsom just north of Douglas Blvd, in Granite Bay. Two young women have been killed on Auburn Folsom in this area and since then a rural sidewalk has thankfully been shoehorned in along this road.
- Two staging areas at either end of the project be constructed to serve the onsite trail system. At present only one is proposed, however, as seen at Hidden Falls, parking areas are overloaded and an additional staging area at the east end is necessary.
- Provide a trail connection to the existing Clark Tunnel multi use trail and emergency vehicle easement that crosses Bickford and provide a trail easement near English Colony for future connection to Traylor Ranch Nature Preserve to the South.



In the long run these rural 'complete streets' serve a multitude of uses for recreation and transportation and can help with reducing air pollution and carbon emissions. In Placer County our rural roads are serving suburban/urban through traffic. Let's make it safe for the rural residents to walk within their neighborhoods and to future connected Placer County Parks.

Sincerely,

Maureen Henderson

Maureen Henderson

President, LBHA

Cc Horseshoe Bar/Penryn MAC

County of Placer
HORSESHOE BAR/PENRYN ADVISORY COUNCIL
175 Fulweiler Avenue
Auburn, CA 95603
County Contact: Administrative Aide (530) 889-4010



October 23, 2015

Placer County Planning Commission
3091 County Center Drive
Auburn, CA 95603

Re: Bickford Ranch Specific Plan Amendments

Dear Commissioners:

At an October 20, 2015 special meeting of the Horseshoe Bar/Penryn MAC, the MAC took action to support proposed revisions to the Bickford Ranch Specific Plan.

The MAC discussion of the project included concerns about traffic, schools, visual impacts to surrounding areas, and impacts to the natural environment. After discussing the project the MAC took action to recommend approval of the proposed revisions the Bickford Ranch Specific Plan and ask for special attention to traffic concerns on English Colony Way.

MOTION: NEIFER, RUSSELL, YODER, BISHOP, MAHONEY, MAGGERT – YES
NICHOLAS – ABSENT
MOTION PASSED – 6/0

Respectfully,



PATTY NEIFER
Chair, Horseshoe Bar/Penryn MAC

cc: EJ Ivaldi, Deputy Director, Planning Services Division



RECOMMENDED CONDITIONS OF APPROVAL – LARGE LOT VESTING TENTATIVE MAP "BICKFORD RANCH" (PSPA 20140024)

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. Approval of this Bickford Ranch Large Lot Vesting Tentative Map encompasses approximately 1,927.9 acres and will create a maximum of thirty-eight (38) developable residential large lots, sixty-nine (69) open space lots, two (2) public park lots, two (2) neighborhood park lots, two (2) recreation center lots, five (5) public facilities lots, and fifteen (15) landscape lots for the purpose of project financing. The lots created by filing of the Bickford Ranch Large Lot Final Map required by these conditions of approval carry no development rights. To obtain development rights for all lots, a subsequent Small Lot Final Map must be filed for each Large Lot created by said Large Lot Final Map. Each subsequent Small Lot Final Map must comply with all Small Lot Tentative Map conditions of approval and the Bickford Ranch Amended and Restated Development Agreement, Specific Plan, Development Standards, and Design Guidelines. Said Small Lot Tentative Map(s) and subsequent Small Lot Final Map(s) may not be required for parcels such as Open Space (OSP, OST, PKY), park lots (PR), public facilities lots (PF-1 through PF-5), and landscape lots (LS), at the determination of the Planning Director.

Approval of this Large Lot Vesting Tentative Subdivision Map is subject to the approval by the Board of Supervisors of the 2015 Bickford Ranch Specific Plan and related entitlements. (PLN/ESD)

2. The Large Lot Vesting Tentative Map shall comply with the adopted Bickford Ranch Amended and Restated Development Agreement, Specific Plan, Development Standards, and Design Guidelines as amended dated _____. Those provisions and regulations not addressed by these documents shall be regulated by the Placer County Code. (PLN)
3. Following Large Lot Vesting Tentative Map approval and within 30 days from the date of the public hearing approving the Large Lot Vesting Tentative Map, but before submittal of any Improvement Plans, the applicant shall provide the Planning Services Division with five (5) full-size prints of the approved Large

Lot Vesting Tentative Map for distribution to other County departments, that includes any changes required by the conditions herein as determined necessary by the DRC, or if the approval of the project requires changes to the map.

The applicant shall include the following changes to the Large Lot Vesting Tentative Map that will be submitted to the satisfaction of the DRC:

a. Modify Note 3 on Sheet 1 to state, “The Large Lot Final Map shall merge and re-subdivide the entire site.”

b. Modify Note 4 on Sheet 1 to state, “The lots created by filing of the “Large Lot” Final Map required by these conditions of approval carry no development rights. To obtain development rights, a subsequent Small Lot Final Map must be filed for each lot created by said Small Lot Final Map. The subsequent Small Lot Final Map must comply with all Bickford Ranch “Small Lot” conditions of approval and the Amended and Restated Development Agreement and Restated Development Agreement, Specific Plan, Development Standards, and Design Guidelines. The Planning Director may determine that Small Lot Vesting Tentative Map(s) and subsequent Small Lot Final Map(s) are not required for parcels such as Open Space (OSP, OST, PKY), park lots (PR), public facilities lots (PF-1 through PF-5), and landscape lots (LS).

c. Correct Land Use Summary table on Sheet 1 to reflect two (2) community parks instead of three (3) as shown and fifteen (15) landscape lots instead of fourteen (14) as shown. (PLN)

4. Subdivision boundaries, OSP lots, and property corners to provide sufficient control for retracement shall be monumented to the satisfaction of the ESD prior to recordation of the Large Lot Final Map. (ESD)

5. The existing lots as shown on that Final Map entitled “Tract No. 918 Bickford Ranch – Large Lot Subdivision Phase 1” filed in Book BB of Maps, at Page 77, Placer County Records (BB Maps 77), shall be merged and resubdivided on the Large Lot Final Map without reversion per Subdivision Map Act Section 66499.20.2. The public easements dedicated on BB Maps 77 may be abandoned and re-dedicated as shown on this Large Lot Vesting Tentative Map. The private easements shall remain in the existing location or be quitclaimed and/or dedicated in a new location from each easement rights holder in order to facilitate the final engineering design and orderly development. Rights to public access of Clark Tunnel Road are to be extinguished and replaced with future Bickford Ranch Road acceptance (Resolution Nos. 2004-298, 2004-299, and 2004-300). (ESD)

6. Improvement Plans, Grading Plans, or Grading Permits for backbone infrastructure or any trail construction shall not be submitted for County review until after a Small Lot Vesting Tentative Map approval has been obtained. (PLN/ESD)
7. Prior to or concurrent with submittal of the first Small Lot Vesting Tentative Map for any Phase of the Bickford Ranch Specific Plan, a Development Infrastructure Phasing Plan shall be submitted for DRC review and approval that includes, but is not limited to, roadway, potable water, sanitary sewer, grading, drainage, dry utility, parks and recreation, walls and fences, and landscaping improvements, that are required for the development of each individual residential parcel. (PLN/ESD)
8. Prior to recordation of the Large Lot Final Map, a deed restriction shall be recorded to the satisfaction of Department of Toxic Substances Control (DTSC) for the mine site. (Completed) (EHS)
9. Construction vehicles' access during any future construction activities shall be limited to accessing the site from Sierra College Boulevard, and shall not use English Colony Way. A condition prohibiting Bickford Ranch project construction vehicles from using English Colony Way shall be placed on all future Small Lot Tentative Map approvals. *(ESD added at request of PC 11-5-15 pch)*

GENERAL DEDICATIONS/EASEMENTS

10. Provide the following easements/dedications on the Large Lot Final Map to the satisfaction of the ESD and DRC:
 - a) Dedicate to Placer County one-half of an 88 foot-wide highway easement (Ref. Chapter 12, Article 12.08, Placer County Code) where the project fronts upon Sierra College Boulevard, as measured from the centerline of the existing roadway, plan line, or other alignment as approved by the Transportation Division of the Department of Public Works and Facilities.
 - b) Dedicate to Placer County highway easements (Ref. Chapter 16, Article 16.08, Placer County Code) along on-site subdivision roadways for Bickford Ranch Road, School Ranch Road, Grand Ridge Drive, and Upper Ranch Road to widths as shown in the Bickford Ranch Development Standards and dedicate a highway easement over lot LS-11. Said roads shall be privately maintained until such time as the County Board of Supervisors accepts the roads into the County maintained mileage system.
 - c) Dedicate 12.5 foot wide multi-purpose easements adjacent to all highway easements.
 - d) Public utility easements as required by the serving utilities.

- e) Dedicate blanket multi-purpose trail easements (MPTEs) over all Open Space Transition (OST), Open Space Preserve (OSP), Open Space Parkway (PKY), Parks and Recreation (PR), LS lots, and over any other lots where the public multi-purpose trail is planned.
- f) An Irrevocable Offer of Dedication for easements as required for access to, and protection and maintenance of, post-construction water quality enhancement facilities/Best Management Practices (BMPs) in the Open Space Preserve (OSP) parcels. Said facilities shall be privately maintained until such time as the Board of Supervisors accepts the offer of dedication.
- g) Dedicate an Emergency Access Easement (EAE) over LDR-03 and PKY-3; Clark Tunnel Road (North) from the Bickford Ranch Road highway easement to the northern project boundary line; and over LDR-16 and LDR-18 to Clark Tunnel Road (South).
- h) The “40’ wide roadway and PUE to Anders (N.A.P.O.T.S.) per DOC. 99-0002147, O.R.P.C.” that runs across Lot PR-1 shall be relocated and extinguished prior to commencement of Phase 2 Bickford Ranch Park Improvements.
- i) The “PG&E easement Per Book 254, Page 327 O.R.P.C.” that runs across Lot PR-1 shall be evaluated for its impact on planned park facilities and modified and/or relocated to the satisfaction of the County prior to commencement of Phase 2 Bickford Ranch Park Improvements.

11. Prior to recordation of the Large Lot Final Map, the Applicant proposes to incorporate important cultural resources into open space to the extent possible. Restrictions would then be incorporated in CC&Rs as necessary. CEQA stipulates that in-situ preservation is the preferred manner of avoiding damage to archaeological resources. By incorporating important cultural resources into open spaces or greenbelt, impacts to these resources would be avoided. (MM C-A) (PLN)

12. Prior to or concurrent with the Large Lot Final Map recordation, the developer shall relinquish abutter’s rights of vehicular access (except for fire and emergency response vehicles) to Clark Tunnel Road (both North and South) and LDR-03/PKY-3 at Woodsdale Court. (ESD)

13. The developer shall provide sanitary sewer easements where the sanitary sewer is not within applicable highway easements. These easements shall be a minimum of 20-foot wide (wider easements may be required if the depth of the sanitary sewer line exceeds 10 feet) and shall not straddle property lines. (EED)

14. Easements for multi-purpose trails as shown on Exhibit O of the Bickford Ranch Amended and Restated Development Agreement shall be dedicated to the County with recordation of the Large Lot Final Map. Construction of multi-purpose trails shall be in accordance with the terms of the Bickford Ranch Amended and Restated Development Agreement. Maintenance of trails shall not be accepted by the County until trails are constructed and accepted by County for public maintenance. (Parks)
15. The Large Lot Final Map will contain a note stating that Lots PR-1 and PR-2 are offered for dedication to Placer County for the purpose of parks and recreation sites in conformance with the Bickford Ranch Specific Plan and the Bickford Ranch Amended and Restated Development Agreement. (Parks/ESD)

PUBLIC SERVICES

16. Prior to the recordation of the Large Lot Final Map, submit updated Engineer's Reports for Roadways / Drainage and Sewer. Prior to the recordation of the first Small Lot Subdivision Final Map, dissolve CSA ZOB 184 and 188 and either create a Community Facilities District (CFD), County Service Area (CSA) Zone of Benefit, annex to an existing CSA Zone of Benefit, or combination thereof. The CFD/CSA shall provide the following services:
 - a) Road maintenance and drainage, for future public roadways constructed within the highway easement created with the Large Lot Final Map;
 - b) Maintenance and operation of public trail, trail staging, and park/recreation facilities;
 - c) Street lighting;
 - d) A separate Zone of Benefit for sanitary sewer maintenance; and,
 - e) Emergency Services.

As specified in the Bickford Ranch Amended and Restated Development Agreement, should the CFD or CSA not be formed or dissolved or have inadequate operating funding due to a gap in timing between Large Lot Final Map approval and CFD / CSA assessment collections, the developer shall be required to pay the difference needed for maintenance of CFD or CSA facilities until such assessments are available. (ESD/PLN)

VEGETATION AND OTHER SENSITIVE NATURAL AREAS

17. A note shall be provided on the Information Sheet of the Large Lot Final Map prohibiting any disturbances within Open Space Preserve (OSP) lots, including the placement of fill materials, lawn clippings, oil, chemicals, or trash of any kind

within the lots; nor any grading or clearing activities, vegetation removal, or domestic landscaping and irrigation, including accessory structures, swimming pools, spas, and fencing (excepting uses identified in the Bickford Ranch Specific Plan and Bickford Ranch Long Term Management Plan). 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 Conservation Easement over the OSP parcels is anticipated to be recorded prior to recordation of any Small Lot Final Map to further limit uses within these areas. (PLN)

18. Prior to recordation of the Large Lot Final Map, the Applicant shall develop and implement an open space management plan pertaining to the designated natural open space and open space easement areas on the project site. A management plan will be established to protect the habitat quality of wetlands, oak woodlands, and riparian habitat in the open space areas. The natural open space designation will be designed to preclude future development activities other than the proposed trail construction. The open space management plan will also be coordinated with the Applicant's oak woodland conservation and revegetation plan discussed under Mitigation Measure B-A in the MMRP, the Applicant's Wetlands Preservation and Impact Plan, and the proposed fuel modification zones. At a minimum, the plan will include the following information regarding designated natural open space and the open space easements:

- a) Land use activities compatible with preservation of existing habitats, such as construction of linear infrastructure projects that minimize impacts on sensitive resources and trail construction designed to avoid or minimize impacts on wetlands and protected trees;
- b) Land uses and practices that would be incompatible with habitat preservation, such as road or building construction, grazing, and use of pesticides or herbicides;
- c) Establishment of adequate buffers between natural open space and planned development, which could include guidelines for placement of equestrian and pedestrian trails within the buffer zone to keep the remaining open space area intact and specific landscaping guidelines to design a transition zone between ornamentally landscaped development and natural open space;
- d) Placement of interpretive signage at the beginning of, and along, trails to provide information about the on-site habitats and sensitive biological resources, including special-status species and wetlands;
- e) Locations and methods for fuel modification in open space areas, such as vegetation removal methods;

- f) Design methods for wetland easements to minimize mosquito nuisance conditions while retaining wetland habitat value;
- g) Performance standards, such as the extent of vegetative cover and native species diversity, and a five-year interval monitoring program to evaluate responses of habitat in the open space according to the performance standards;
- h) Potential remedial actions if habitat conditions show downward trends that are not related to natural factors such as extended drought; and fences that are placed along the perimeter of the Specific Plan area, especially near open space areas, shall be designed to allow small mammals as well as deer and other wildlife to pass through them without harming or trapping them. Where fencing is installed along the perimeter of the Specific Plan area, it shall be open wire rather than screen, net, or woven wire. (MM B-Q) (PLN)

19. Prior to any Improvement/Grading Plans or Grading Permit approval for any subsequent Small Lot Vesting Tentative Map(s) for any Bickford Ranch Specific Plan Phase, a 404 Permit shall be provided. (PLN)

MISCELLANEOUS CONDITIONS

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

EXERCISE OF PERMIT

21. The applicant shall exercise this Large Lot Vesting Tentative Subdivision Map as set forth in the terms of the Amended and Restated Development Agreement. (PLN)
22. The applicant shall prepare and submit to the Engineering and Surveying Division (ESD), a Large Lot Final Map which is in substantial conformance to the approved Large Lot Vesting Tentative Map in accordance with Chapter 16 of the Placer County Code. (ESD)
23. Prior to the County's recordation of the Large Lot Final Map, submit to the Engineering and Surveying Division the map in digital format (on compact disc or other acceptable media) in accordance with the latest version of the Placer County Digital Plan and Map Standards. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The recorded map filed at the Placer County Recorder's Office will be the official document of record. (ESD)

Before the Board of Supervisors County of Placer, State of California

In the matter of: Resolution No.: _____
A RESOLUTION ADOPTING AN ADDENDUM
TO THE CERTIFIED FINAL ENVIRONMENTAL
IMPACT REPORT FOR THE
BICKFORD RANCH SPECIFIC PLAN AND
AMENDING THE BICKFORD RANCH SPECIFIC
PLAN MITIGATION MONITORING AND REPORTING
PROGRAM

The following Resolution was duly passed by the Board of Supervisors of the County of
Placer at a regular meeting held _____ by the following
vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chair, Board of Supervisors

Attest:

Clerk of said Board

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER,
STATE OF CALIFORNIA, AS FOLLOWS:

WHEREAS, on October 19, 2004, the Board of Supervisors reconsidered the previously certified 2001 Final Environmental Impact Report together with the 2004 Addendum for the Bickford Ranch Specific Plan (hereinafter collectively referred to as “2004 BRSP EIR”) as adequate and complete; and

WHEREAS, on October 19, 2004, the Board of Supervisors adopted the Mitigation Monitoring and Reporting Program for the Bickford Ranch Specific Plan (“BRSP MMRP”); and

WHEREAS, the property owners for the Bickford Ranch Specific Plan area requested amendments to the adopted Bickford Ranch Specific Plan, Design Guidelines and Development Standards and the Bickford Ranch Development Agreement (“proposed BRSP Amendments”); and

WHEREAS, the County determined that the proposed BRSP Amendments constitute a “Project” (“proposed BRSP Project”) for purposes of the California Environmental Quality Act (“CEQA”--Public Resources Code sections 21000 et seq.) and CEQA Guidelines Section 15378; and

WHEREAS, an environmental analysis of the proposed Project was performed and it was concluded that the preparation of an Addendum to the 2004 BRSP EIR is appropriate pursuant to CEQA Section 21166 and Guidelines sections 15162, 15163, 15164 and 15168 (“2015 Addendum”); and

WHEREAS, necessary revisions and updates were also made to the BRSP MMRP; and

WHEREAS, on November 5, 2015, the Placer County Planning Commission (“Planning Commission”) held a duly noticed public hearing pursuant to Placer County Code Section 17.58.200(E)(1) to consider the 2015 Addendum, the amendments to the BRSP MMRP and the proposed Project; and

WHEREAS, during said hearing the Planning Commission considered oral and written testimony from members of the public and representatives of the Placer County Air Pollution Control District (“PCAPCD”) and the Loomis Union School District (“LUSD”); and

WHEREAS, the Planning Commission deliberated on the issues raised by the PCAPCD and LUSD representatives related to the adequacy of the 2015 Addendum and concluded based on the record as a whole, including but not limited to the 2015 Addendum, Environmental Review Checklist, testimony from the County’s environmental consultant who prepared the Addendum, and the staff report, that substantial evidence supported the adequacy of the 2015 Addendum. Factors supporting the Planning Commission’s determination include but are not limited to the following:

- In 2004, the Board reconsidered the previously certified 2001 Final Environmental Impact Report for the Bickford Ranch Project together with the adoption of a Final Addendum dated 2004. . Once an EIR has been certified, there is a general presumption against the need for additional environmental review.

The proposed Project does not constitute a new project but rather a revision to the 2004 approved Bickford Ranch Specific Plan, including a revisions to the previously approved residential land uses, an increase the percentage of open space, elimination of the previously approved golf course, high density and commercial uses and no overall increase in the approved unit count. The proposed BRSP Amendments do not increase air pollution or direct or secondary impacts to schools or any other impact previously identified and analyzed in the 2004 BRSP EIR. Rather the record supported the 2015 Addendum conclusions that these impacts would be less than was originally projected in the 2004 BRSP EIR.

- The Planning Commission concluded that substantial evidence in the record as a whole supported the determination that the proposed Project would not result in any new significant impacts on air quality, schools or any other area that are substantially different from those described in the 2004 BRSP EIR. The Planning Commission concluded that no testimony or evidence presented to the Commission identified substantial changes in circumstances with the proposed Project that would require major modifications to the 2004 BRSP EIR.
- The Planning Commission considered the amended BRSP MMRP and concluded, in light of all testimony and evidence presented to it, no further revisions were merited. In particular, the Planning Commission considered the testimony provided during the hearing by the County's environmental consultant, which constitutes expert opinion, that the air quality mitigation measures are adequate as presented in the amended BRSP MMRP (attached hereto as Exhibit B). This conclusion was supported by the facts and evidence that all impacts of the proposed Project are less than those analyzed in the 2004 BRSP EIR and no evidence was presented on the record to refute that conclusion.

WHEREAS, on November 5, 2015, the Planning Commission made written recommendations to the Placer County Board of Supervisors to adopt the Addendum, approve the amendments to the BRSP MMRP and to the proposed Project; and

WHEREAS, on _____, 2015, the Board held a duly noticed public hearing pursuant to Placer County Code Section 17.58.200(E)(2) to consider the recommendations of the Planning Commission, staff's presentation, report and all supporting studies and documents, all comments thereto, all written and oral testimony presented on the record related to the proposed 2015 Addendum to the 2004 BRSP

EIR, including formal responses to the PCAPCD and LUSD comment letters provided by the County's environmental consultant ("Administrative Record") and the amendments to the BRSP MMRP and to the proposed Project; and finds as follows:

1. The Administrative Record as a whole contains substantial evidence to support the determination that the changes proposed to the 2014 BRSP are not so substantial as to require major modifications of the 2004 Bickford Ranch Environmental Impact Report for the Bickford Ranch Specific Plan ("2004 BRSP EIR").
2. The Administrative Record as a whole establishes that the proposed 2014 BRSP does not constitute a "new project" and does not require a supplemental or subsequent EIR under Public Recourses Code section 21166 or CEQA Guidelines section 15162.
3. The adoption of the 2015 Addendum to the 2004 BRSP EIR is appropriate under CEQA Guidelines section 15162, because substantial evidence in the Administrative Record supports a conclusion that the 2014 BRSP will not result in any new significant impacts that are substantially different than those described in the 2004 BRSP EIR.
4. The adoption of the 2015 Addendum to the 2004 BRSP EIR is appropriate under CEQA Guidelines section 15162, because the proposed 2014 BRSP 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 previously certified 2004 BRSP EIR.
5. 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 2004 BRSP EIR was certified, has been discovered, or entered into the Administrative Record up to and including the date of the Board's consideration of the 2014 BRSP, which would require major revisions of the previously certified 2004 BRSP EIR.
6. With the incorporation of all previously approved mitigation measures and amendments thereto, as identified and analyzed in the 2015 Addendum, the Amended Bickford Ranch Specific Plan Mitigation Monitoring and Reporting Program is consistent with the 2015 Addendum and 2004 BRSP EIR and adequate and complete.
7. The 2015 Addendum to the 2004 BRSP EIR has been prepared as required by law and in accordance with all requirements of CEQA and the CEQA Guidelines and the document as adopted reflects the independent judgment and analysis of Placer County, which has exercised overall control and direction of the preparation of the 2015 Addendum.

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER:

1. The Board of Supervisors hereby adopts the Addendum to the Bickford Ranch Specific Plan Final Environmental Impact Report, dated October 2015, as set forth in Exhibit A and hereby incorporated herein, and
2. The Board of Supervisors hereby approves the amendments to the Bickford Ranch Specific Plan Mitigation Monitoring and Reporting Program as set forth in Exhibit B and hereby incorporated herein, and
3. This Resolution shall become effective immediately upon adoption.

Before the Board of Supervisors
County of Placer, State of California

In the matter of:

Resolution No.: _____

A RESOLUTION AMENDING THE
BICKFORD RANCH SPECIFIC PLAN

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held _____, by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chair, Board of Supervisors

Attest:

Clerk of said Board

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER,
STATE OF CALIFORNIA, AS FOLLOWS:

WHEREAS, on October 19, 2004, the Placer County Board of Supervisors adopted the Bickford Ranch Specific Plan by Resolution No. 2004-297. (“Adopted Plan”); and

WHEREAS, on November 5, 2015, the Placer County Planning Commission (“Planning Commission”) held a duly noticed public hearing pursuant to Placer County Code Section 17.58.200(E)(1) to consider proposed amendments to the Adopted Plan; and

WHEREAS, on November 5, 2015, the Planning Commission made written recommendations to the Placer County Board of Supervisors to approve said proposed amendments to the Adopted Plan; and

WHEREAS, on _____, 20___, the Board held a duly noticed public hearing pursuant to Placer County Code Section 17.58.200(E)(2) to consider the recommendations of the Planning Commission, staff’s presentation, report and all supporting studies and documents related to the proposed amendments, and to receive written and oral testimony on the same; and

WHEREAS, having considered the recommendations of the Planning Commission, reviewed the proposed amendments to the Adopted Plan, received and considered written and oral comments and testimony of the public thereon, the Board finds as follows:

- a. The proposed amendments to the Adopted Plan are consistent with the objectives, goals and policies of the Placer County General Plan;
- b. The proposed amendments are internally consistent with the Adopted Plan;
- c. The amendments to the Adopted Plan comply with all requirements of Government Code Section 65450 et seq., and Placer County Code Section 17.58.200;
- d. The County has conducted environmental review of the proposed amendments pursuant to the California Environmental Quality Act (“CEQA”) and the Board has adopted by Resolution No. _____ an Addendum to the Certified Final Environmental Impact Report for the Bickford Ranch Specific Plan supported by findings thereto;
- e. The Adopted Plan and the proposed amendments thereto are not within the area of any adopted airport land use plan; and
- f. Notices of all hearings required by Section 17.60.140 have been given and all hearings required pursuant to Section 17.58.200 have been held.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER:

(1) The amendments to the Bickford Ranch Specific Plan, dated October 2015 (“Amended Plan”), a true and correct copy of which is attached hereto as Exhibit “A” and incorporated herein by reference, is hereby approved in accordance with Placer County Code Section 17.58.200(H).

(2) The Amended Plan shall take effect and be in full force and effect upon the effective date of the Ordinance adopting amendments to the Bickford Ranch Development Standards.

Before the Board of Supervisors
County of Placer, State of California

In the matter of:

Ordinance No. _____

AN ORDINANCE AMENDING THE
BICKFORD RANCH DEVELOPMENT STANDARDS

The following Ordinance was duly passed by the Board of Supervisors of the
County of Placer at a regular meeting held _____, by the
following vote on roll call:

Ayes:

Noes:

Absent:

passage. Signed and approved by me after its

Chair, Board of Supervisors

Attest:

Clerk of said Board

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF
PLACER, STATE OF CALIFORNIA, AS FOLLOWS:

WHEREAS, on October 19, 2004, the Placer County Board of Supervisors adopted the Bickford Ranch Specific Plan by Resolution No. 2004-297 (“Adopted Plan”), and the Bickford Ranch Development Standards by Ordinance No. 5330-B (“Adopted Development Standards”); and

WHEREAS, the Adopted Development Standards serve as the zoning and use regulations within the Adopted Plan area; and

WHEREAS, on November 5, 2015, the Placer County Planning Commission (“Planning Commission”) held a duly noticed public hearing pursuant to Placer County Code Section 17.58.200(E)(1) to consider proposed amendments to the Adopted Plan and Adopted Development Standards; and

WHEREAS, on November 5, 2015, the Planning Commission made written recommendations to the Placer County Board of Supervisors to approve said proposed amendments to the Adopted Plan and Adopted Development Standards; and

WHEREAS, on _____, the Board held a duly noticed public hearing pursuant to Placer County Code Section 17.58.200(E)(2) to consider the recommendations of the Planning Commission, staff’s presentation, report and all supporting studies and documents related to the proposed amendments to the Adopted Plan and Adopted Development Standards, and to receive written and oral testimony on the same; and

WHEREAS, notice of all hearings required by statute and ordinance has been given and all hearings have been held as required by statute and ordinance; and

WHEREAS, having considered the recommendations of the Planning Commission, reviewed the proposed amendments to the Adopted Development Standards, received and considered written and oral comments and testimony of the public thereon, the Board finds as follows:

1. The proposed amendments to the Adopted Development Standards are consistent with the objectives, goals and policies of the Placer County General Plan;
2. The proposed amendments to the Adopted Development Standards are consistent with the objectives, goals and policies of the Bickford Ranch Specific Plan, as amended;
 - a. The County has conducted environmental review of the proposed amendments pursuant to the California Environmental

Quality Act (“CEQA”) and the Board has adopted by Resolution No. _____ an Addendum to the Certified Final Environmental Impact Report for the Bickford Ranch Specific Plan supported by findings thereto.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER:

Section 1: The amendments to the Development Standards to the Bickford Ranch Specific Plan, dated October 2015 (“Amended Development Standards”), a true and correct copy of which is attached hereto as Exhibit “A” and incorporated herein by reference, are hereby adopted and shall serve as the zoning and use regulations within the Bickford Ranch Specific Plan area.

Section 2: The Amended Development Standards are hereby incorporated herein by reference into Chapter 17 of the Placer County Code in accordance with Subsection (E) of Section 17.51.010 thereof and once effective shall replace and supersede the Adopted Development Standards.

Section 3: To the extent that a provision contained in the Amended Development Standards is in conflict with a provision that may be contained within Placer County Code Chapter 17 or within the Placer County Land Development Manual, the provision of the Amended Development Standards shall apply and shall take precedence. To the extent no specific provisions within the Amended Development Standards is applicable, the County Codes shall apply and shall take precedence.

Section 4: This Ordinance shall apply upon its effective date to each of the following properties within the Bickford Ranch Specific Plan, as identified by Placer County Assessor Parcel Number: 031-101-043, 031-101-044, 031-101-045, 031-101-046, 031-101-047, 031-101-048, 031-101-049, 031-101-050, 031-101-051, 031-101-052, 031-101-53, 031-101-054, 031-101-055, 031-101-056, 031-101-057, 031-101-058, 031-101-059, 031-101-060, 031-101-061, 031-101-062, 031-101-063, 031-101-064, 031-101-065, 031-101-067, 031-101-068, 031-101-069, 031-101-070, 031-101-071, 031-101-072, 031-101-073, 031-101-074, 031-101-075, 031-101-076, 031-101-077, 031-101-078, 031-101-079, 031-101-080, 031-101-081, 031-101-082, 031-101-083, 031-101-084, 031-101-085, 031-180-024, 031-180-025, 031-180-026, 031-180-027, 031-180-028, 031-180-029, 031-180-030, 031-190-013, 031-190-014, 031-190-015, 031-190-016, 031-190-017, 031-190-018, 031-190-019, 031-190-020, 031-190-021, 031-190-022, 031-190-023, 031-190-024, 031-190-025, 031-200-016, 031-200-017, 031-200-018, 031-200-019, 031-200-020, 031-200-021, 031-200-022, 032-010-039, 032-010-

040, 032-020-028, 032-020-039, 032-020-040, 032-020-041, 032-020-042, 032-020-043, 032-020-044, 032-020-045, 032-020-046, 032-020-047, 032-020-048, 032-020-049, 032-041-005, 032-041-081, 032-041-082, 032-041-083.

Section 5: This Ordinance shall apply to each of the above properties within the Bickford Ranch Specific Plan upon the effective date of an ordinance adopted by the Board of Supervisors which rezones the property or any portion thereof, to SPL-BRSP (Specific Plan – Bickford Ranch Specific Plan).

Section 6: This Ordinance shall take effect and be in full force and effect thirty (30) days after its passage.

Section 7: The Clerk is directed to publish a summary of the ordinance within fifteen (15) days in accordance with Government Code Section 25124.

Before the Board of Supervisors
County of Placer, State of California

In the matter of:

Reso. No. _____

A RESOLUTION AMENDING THE
BICKFORD RANCH DESIGN GUIDELINES

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held _____, by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chair, Board of Supervisors

Attest:

Clerk of said Board

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER,
STATE OF CALIFORNIA, AS FOLLOWS:

WHEREAS, on October 19, 2004, the Placer County Board of Supervisors adopted the Bickford Ranch Design Guidelines by Resolution No. 2004-297. (“Adopted Design Guidelines”); and

WHEREAS, on November 5, 2015, the Placer County Planning Commission (“Planning Commission”) held a duly noticed public hearing pursuant to Placer County Code Section 17.58.200(E)(1) to consider proposed amendments to the Adopted Design Guidelines; and

WHEREAS, on November 5, 2015, the Planning Commission made written recommendations to the Placer County Board of Supervisors to approve said proposed amendments to the Adopted Design Guidelines; and

WHEREAS, on _____, 20__, the Board held a duly noticed public hearing pursuant to Placer County Code Section 17.58.200(E)(2) to consider the recommendations of the Planning Commission, staff’s presentation, report and all supporting studies and documents related to the proposed amendments, and to receive written and oral testimony on the same; and

WHEREAS, having considered the recommendations of the Planning Commission, reviewed the proposed amendments to the Adopted Design Guidelines, received and considered written and oral comments and testimony of the public thereon, the Board finds as follows:

- a. The proposed amendments to the Adopted Design Guidelines are consistent with the objectives, goals and policies of the Placer County General Plan;
- b. The proposed amendments are internally consistent with the amended Bickford Ranch Specific Plan;
- c. The amendments to the Adopted Design Guidelines comply with all requirements of Government Code Section 65450 et seq., and Placer County Code Section 17.58.200;
- d. The County has conducted environmental review of the proposed amendments pursuant to the California Environmental Quality Act (“CEQA”) and the Board has adopted by Resolution No. _____ an Addendum to the Certified Final Environmental Impact Report for the Bickford Ranch Specific Plan supported by findings thereto;
- e. The Adopted Design Guidelines and the proposed amendments thereto are not within the area of any adopted airport land use plan; and

- f. Notices of all hearings required by Section 17.60.140 have been given and all hearings required pursuant to Section 17.58.200 have been held.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER:

(1) The amendments to the Bickford Ranch Design Guidelines, dated October 2015 (“Amended Design Guidelines”), a true and correct copy of which is attached hereto as Exhibit “A” and incorporated herein by reference, is hereby approved in accordance with Placer County Code Section 17.58.200(H).

(2) The Amended Design Guidelines shall take effect and be in full force and effect upon the effective date of the Ordinance adopting amendments to the Bickford Ranch Development Standards.

Before the Board of Supervisors
County of Placer, State of California

In the matter of:

Ordinance No. _____

AN ORDINANCE APPROVING THE
AMENDED AND RESTATED
DEVELOPMENT AGREEMENT
FOR THE BICKFORD RANCH SPECIFIC PLAN

The following Ordinance was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held _____, by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chair, Board of Supervisors

Attest:

Clerk of said Board

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER,
STATE OF CALIFORNIA, AS FOLLOWS:

WHEREAS, on October 19, 2004, the Placer County Board of Supervisors (“Board”) approved the Bickford Ranch Specific Plan (“Specific Plan”) and, pursuant to adoption of Ordinance No. 5331-B, the County entered into the “Development Agreement Between County of Placer and Bickford Holdings, LLC” (“2004 Development Agreement”) with the then-landowner of the property within the boundaries of the Specific Plan (“Property”); and

WHEREAS, LV Bickford Ranch, LLC is the successor-in-interest to the Property; and

WHEREAS, on November 5, 2015, the Placer County Planning Commission (“Planning Commission”) held a duly noticed public hearing pursuant to Placer County Code Section 17.58.240 to consider the terms of the proposed “Amended and Restated Development Agreement by and between the County of Placer and LV Bickford Ranch, LLC” (Amended and Restated Development Agreement”), which if approved would replace and supersede the 2004 Development Agreement; and

WHEREAS, on November 5, 2015, the Planning Commission made written recommendations to the Placer County Board of Supervisors to approve said Amended and Restated Development Agreement; and

WHEREAS, on _____, the Board held a duly noticed public hearing pursuant to Placer County Code Section 17.58.240 to consider the recommendations of the Planning Commission, staff’s presentation, report and all supporting studies and documents related to the proposed Amended and Restated Development Agreement, including those final refinements to the agreement outlined by staff in the Board report, and to receive written and oral testimony on the same; and

WHEREAS, notice of all hearings required by Section 17.58.240 of the Placer County Code and Section 65867 of the Government Code have been given and all hearings have been held as required by statute and ordinance to adopt this ordinance and approve the Amended and Restated Development Agreement; and

WHEREAS, having considered the recommendations of the Planning Commission, having reviewed the terms of the proposed Amended and Restated Development Agreement, having received and considered the written and oral comments submitted by the public thereon, the Board finds as follows:

- a. The County has conducted environmental review of the proposed Amended and Restated Development Agreement pursuant to the California Environmental Quality Act (“CEQA”) and the Board has adopted by Resolution No. _____ an Addendum to the Certified Final Environmental Impact Report for the Bickford Ranch Specific Plan supported by findings thereto;

- b. The Amended and Restated Development Agreement is consistent with the objectives, policies, general land uses and programs specified in the Placer County General Plan and the Bickford Ranch Specific Plan as amended;
- c. The Amended and Restated Development Agreement is compatible with the uses authorized in, and the regulations proscribed for, the land use district in which the real property subject to the Amended and Restated Development Agreement is located;
- d. The Amended and Restated Development Agreement is in conformity with public convenience, general welfare and good land use practice;
- e. The Amended and Restated Development Agreement will not be detrimental to the health, safety and general welfare of persons residing in Placer County; and
- f. The Amended and Restated Development Agreement will not adversely affect the orderly development of property or the preservation of property values.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER:

Section 1: The Amended and Restated Development Agreement by and between the County of Placer and LV Bickford Ranch, LLC, a Delaware limited liability company, a true and correct copy of which is attached hereto as Exhibit 1 and incorporated herein by reference, is hereby approved.

Section 2: The Chair of the Board of Supervisors is hereby authorized to execute one (1) original of the Amended and Restated Development Agreement on behalf of the County.

Section 3: The Planning Director is directed to record the Amended and Restated Development Agreement at developer's cost within ten (10) days in accordance with Section 17.58.240(D) of the Placer County Code.

Section 4: This ordinance shall take effect and be in full force and effect thirty (30) days after its passage. The Clerk is directed to publish a summary of this ordinance within fifteen (15) days in accordance with Government Code Section 25124.

Before the Board of Supervisors County of Placer, State of California

In the matter of:

Ordinance. No. _____

AN ORDINANCE REZONING
PROPERTIES WITHIN THE
BICKFORD RANCH SPECIFIC PLAN

The following Ordinance was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held _____, by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chair, Board of Supervisors

Attest:

Clerk of said Board

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER,
STATE OF CALIFORNIA, AS FOLLOWS:

WHEREAS, on October 19, 2004, the Placer County Board of Supervisors (“Board”) approved the Bickford Ranch Specific Plan (“Specific Plan”) by Resolution No. 2004-297; and

WHEREAS, on November 5, 2015, the Placer County Planning Commission (“Planning Commission”) held a duly noticed public hearing pursuant to Placer County Code Sections 17.58.200(E)(1) and 17.60.090(C) to consider amendments to the Specific Plan, including the proposed rezoning of the real property located within the Specific Plan boundaries; and

WHEREAS, on November 5, 2015, the Planning Commission made written recommendations to the Placer County Board of Supervisors to approve the proposed amendments to the Specific Plan, including the proposed rezoning of the real property located within the Specific Plan boundaries; and

WHEREAS, on _____, the Board held a duly noticed public hearing pursuant to Placer County Code Sections 17.58.200(E)(1) and 17.60.090(C) to consider the recommendations of the Planning Commission, staff’s presentation, report and all supporting studies and documents related to the proposed amendments to the Specific Plan, including the proposed rezoning of the real property located within the Specific Plan boundaries, and to receive written and oral testimony on the same; and

WHEREAS, the Board has determined that the proposed rezoning is consistent with the County’s General Plan, County Code, Chapter 17, Article 17.51.010 (Specific Plan District), the amended Bickford Ranch Specific Plan and is in the best interests of the County by facilitating logical and efficient land use within the Bickford Ranch Specific Plan; and

WHEREAS, notice of all hearings required by statute and ordinance has been given and all hearings have been held as required by statute and ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER:

Section 1: The following properties, identified by Assessor Parcel Number and comprising 1927.9± acres, are rezoned from their respective current zoning designation(s) to SPL-BRSP (Specific Plan-Bickford Ranch Specific Plan) and shall be subject to the Amended Bickford Ranch Specific Plan, Design Guidelines and Development Standards:

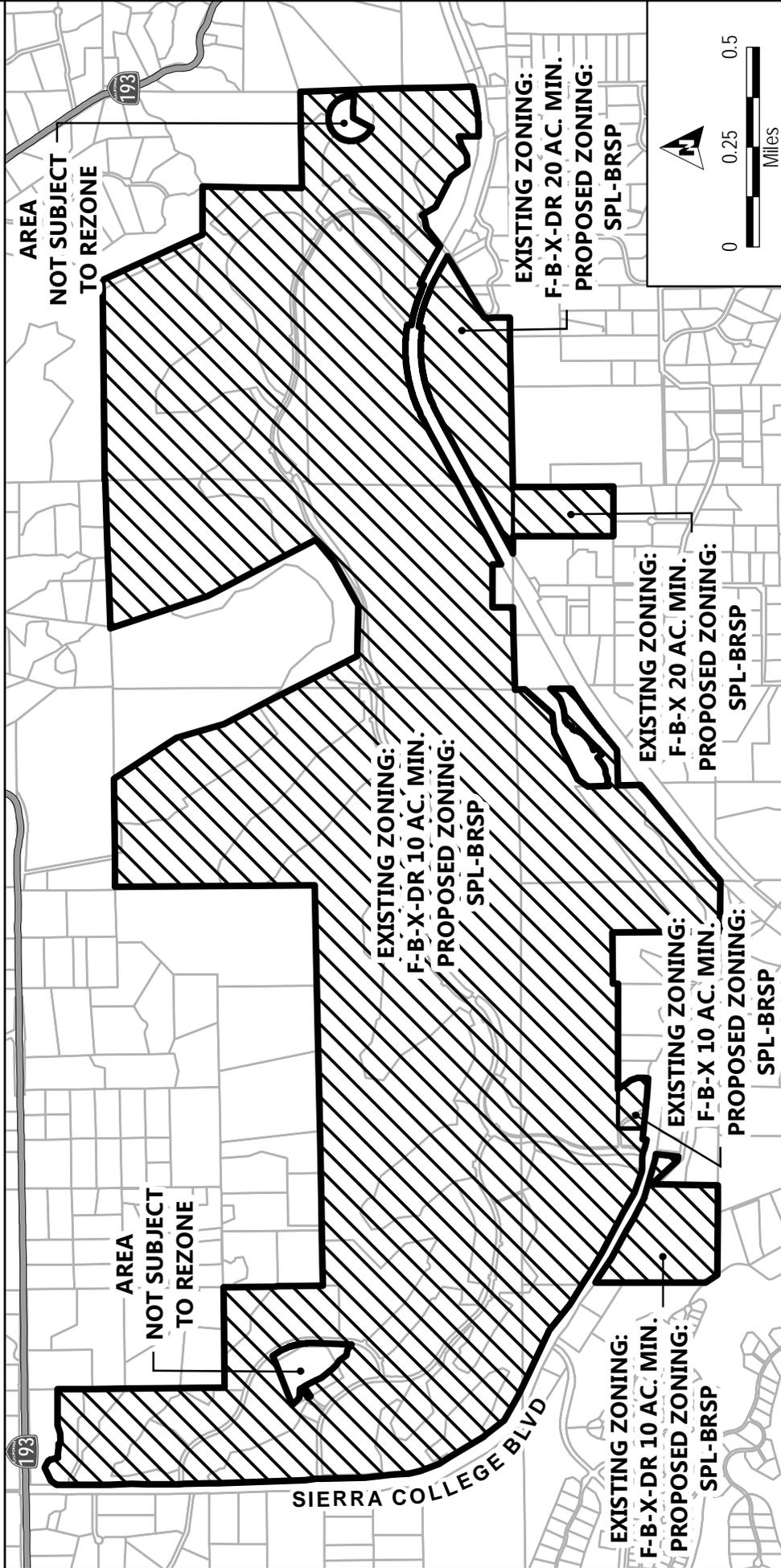
031-101-033 (Portion), 031-101-043, 031-101-044, 031-101-045, 031-101-046, 031-101-047, 031-101-048, 031-101-049, 031-101-050, 031-101-051, 031-101-052, 031-101-53, 031-101-054, 031-101-055, 031-101-056, 031-101-057, 031-101-058, 031-101-059, 031-101-060, 031-101-061, 031-101-062, 031-101-063, 031-101-064, 031-101-065, 031-101-067, 031-101-068, 031-101-069, 031-101-070, 031-101-071, 031-101-072, 031-101-073, 031-101-074, 031-101-075, 031-101-076, 031-101-077, 031-101-

078, 031-101-079 (Portion), 031-101-080, 031-101-081, 031-101-082, 031-101-083, 031-101-084, 031-101-085, 031-180-024, 031-180-025, 031-180-026, 031-180-027, 031-180-028, 031-180-029, 031-180-030, 031-190-013, 031-190-014, 031-190-015, 031-190-016, 031-190-017, 031-190-018, 031-190-019, 031-190-020, 031-190-021, 031-190-022, 031-190-023, 031-190-024, 031-190-025, 031-200-016, 031-200-017, 031-200-018, 031-200-019, 031-200-020, 031-200-021, 031-200-022, 032-010-039, 032-010-040, 032-020-028, 032-020-039, 032-020-040, 032-020-041, 032-020-042, 032-020-043, 032-020-044, 032-020-045, 032-020-046, 032-020-047, 032-020-048, 032-020-049, 032-041-005, 032-041-081, 032-041-082, 032-041-083.

A map of the property subject to this rezoning is attached as Exhibit A.

Section 2: This ordinance shall take effect and be in full force and effect thirty (30) days after its passage. The Clerk is directed to publish a summary of this ordinance within fifteen (15) days in accordance with Government Code Section 25124.

BICKFORD RANCH SPECIFIC PLAN REZONE



Existing Zoning: F-B-X-DR 10 Acre Minimum (Farm, combining minimum Building Site of 10 acres, combining Development Reserve), F-B-X-DR 20 Acre Minimum (Farm, combining minimum Building Site of 20 acres, combining Development Reserve), and F-B-X 20 Acre Minimum (Farm, combining minimum Building Site of 20 acres)

New Zoning: SPL-BRSP (Specific Plan - Bickford Ranch)

APN's:

- 031-101-033 (Portion), 031-101-043, 031-101-044, 031-101-045, 031-101-046, 031-101-047, 031-101-048, 031-101-049, 031-101-050, 031-101-051, 031-101-052, 031-101-053, 031-101-054, 031-101-055, 031-101-056, 031-101-057, 031-101-058, 031-101-059, 031-101-060, 031-101-061, 031-101-062, 031-101-063, 031-101-064, 031-101-065, 031-101-066, 031-101-067, 031-101-068, 031-101-069, 031-101-070, 031-101-071, 031-101-072, 031-101-073, 031-101-074, 031-101-075, 031-101-076, 031-101-077, 031-101-078, 031-101-079 (Portion), 031-101-080, 031-101-081, 031-101-082, 031-101-083, 031-101-084, 031-101-085, 031-180-024, 031-180-025, 031-180-026, 031-180-027, 031-180-028, 031-180-029, 031-180-030, 031-190-013, 031-190-014, 031-190-015, 031-190-016, 031-190-017, 031-190-018, 031-190-019, 031-190-020, 031-190-021, 031-190-022, 031-190-023, 031-190-024, 031-190-025, 031-200-016, 031-200-017, 031-200-018, 031-200-019, 031-200-020, 031-200-021, 031-200-022, 032-010-039, 032-010-040, 032-020-028, 032-020-039, 032-020-040, 032-020-041, 032-020-042, 032-020-043, 032-020-044, 032-020-045, 032-020-046, 032-020-047, 032-020-048, 032-020-049, 032-041-005, 032-041-081, 032-041-082, & 032-041-083



Area Subject to Rezone

Kathi Heckert

From: Donna Delno <delnofamily@aol.com>
Sent: Monday, November 02, 2015 7:39 AM
To: Kathi Heckert
Subject: Fwd: Horseshoe Bar-Penryn MAC OK with Bickford Ranch | The Loomis News

Sent from my iPhone

Begin forwarded message:

From: Donna Delno <delnofamily@aol.com>
Date: November 1, 2015 at 9:11:50 PM PST
To: LRosasco@placer.ca.gov, JHolmes@placer.ca.gov
Subject: Horseshoe Bar-Penryn MAC OK with Bickford Ranch | The Loomis News

Subject: Horseshoe Bar-Penryn MAC OK with Bickford Ranch | The Loomis News

Penryn would be slightly happier with this project, if the 400 new students, were going to attend Western Placer Schools, (Lincoln) or if they build Bickford School BEFORE any construction of new homes. There are only a few roads in Penryn and all will be impacted, with hundreds of people racing downhill, to our LUSD and Del Oro High School--putting the taxpayers of Penryn in danger. All schools are at capacity. The proposing of \$3,000,000 of road work on English Colony--to widen it, even out some curves, and add bike lanes--to help people race thru our little sleepy town, of 831 residents is crazy! Accidents with bike riders, livestock and other cars will happen for sure.

At least, 900 of the homes will be sold to seniors, and the other 990 will be to families. I have attended most of the meetings over the 15 years, and the only people for the project, are the developers, planners, paid county staff--NO residents from Penryn or Loomis want this. We are your taxpayers and should have the final word. There is no need for 1890 new homes or 10 years of construction, which will impact all of us, forever.

Guarantee us today that NO construction traffic can cut thru the little roads of Penryn. Construction trucks MUST be restricted to drive, ONLY on Sierra College.

Donna Delno
 Penryn homeowner, 15 years

To: Planning Commission

This is an opportunity for you to help the environment, help the Penryn community, and improve the Bickford Ranch project. As currently defined, this project will create a drastic impact to the area by adding more people on the roads, especially English Colony Way and Sierra College Blvd.

English Colony Way is a narrow, winding country road and has already had increased traffic from the developments in Lincoln.

We request that the Planning Commissioners:

1. Reduce the number residential units by not allowing the rezoning of the parcels that currently have a 10-acre minimum and a 20-acre minimum. Having large residential lots would reduce the number of people and lessen the impact on the local roads and on the environment.
2. Require that all construction vehicular traffic be restricted from using English Colony Way, which is a narrow and winding road and large trucks would be safety hazard.
3. Require the developer to provide funding to bus children to the local grammar schools, until the school can be built.
4. Require that no building can be built close to the edge of a ridge, to ensure that the integrity of the ground in ridge areas are secure enough to prevent any chance of a landslide.

Thanks,
Muriel Davis
Penryn, CA
11/4/15

PLACER COUNTY
DATE RECEIVED
NOV 05 2015
PLANNING
COMMISSION
Muriel Davis

Re: 032-070-28

Bigford Ranch Specific Plan

I am Fred Penney 1850 creekside Lane, Loomis, CA.
I appeared at hearing but had a court/Mediation Appointment in Sacramento at 1:00pm and as such was not allowed to speak due to time. My 51 acre ranch butts up against the RRO7 approximately 21 acre parcel on the south side of Sierra College. I can't tell if it is RA now & making it RR which is 1-5 acre parcels. I want to keep it consistent to the 1/2-5 acre lots it will about. Allow only 5 acre parcels and keep the set backs far from our property. Also we request a wall built as cattle will attempt to push through at plants etc. if they have iron-type fences. We have preserved these (our neighbors 43 acres) properties to keep it rural. IF we have the ability to discuss this later or make sure our concerns are heard & applied then we can discuss it then. We want it RA. We would also like to keep one story homes

Truly
Frederick Penney
916-784-3566

From: Pea Ce <pea-ce@live.com>
Sent: Wednesday, November 25, 2015 3:35 PM
To: Placer County Board of Supervisors
Cc: Pea Ce
Subject: Bickford Ranch Comment letter to Bd of Supervisors
Attachments: Bickford Ranch-Bd of Supervisors-Nov23,2015-1.pdf

Please distribute the attached Bickford Ranch comment letter to the Placer County Board of Supervisors for their upcoming meeting.

Please reply that this email was received.

Thank you,

Randall Cleveland for the PEACE Team

RECEIVED
BOARD OF SUPERVISORS
5BOS TL ALL AIDES (mail person) *hp*
NOV 25 2015
SUP _____ COB Corr CoCo _____
AIDE _____ CEO _____ Other _____



PROTECTING **E**ARTH & **A**NIMALS **C**OMPASSION & **E**DUICATION

P.O. Box 846 • Newcastle, CA 95658 • pea-ce@live.com

November 23, 2015

Placer Co Board of Supervisors
175 Fulweiler Way
Auburn, CA 95603

SUBJECT: Bickford Ranch Specific Plan and Other Amendments

We urge the Placer County Board of Supervisors to not approve the amendments as proposed. Instead, the County should require many more concessions to mitigate the many impacts this project will impose on the County, its natural resources, wildlife, citizens, and a ton of environmental impacts that have gone by the wayside.

The County must not fall for statements and misleading claims made by Bickford Ranch (BR) representatives in trying to snooker citizens and decision makers that the new plan is so much better or improved, that the County should therefore bend over backward and let all sorts of impacts slide. Please do not fall for the charade, especially with regard to fire station requirements and contributions to public open space.

1—Bankruptcy demands that everyone starts over from a clean slate and new mitigation measures. When Bickford Ranch owners chose to go through bankruptcy, they knew it was to be a "starting over." The approved Specific Plan may be operative, but the public open space contribution is yet to be paid. The Developer-referenced payment in 2005 was solely to settle litigation—which was brought to save oaks (which were belligerently clear cut on the ridges). THAT's what the settlement payment was for—not for any mitigation, as the Developer is erroneously claiming.

The BR Developer should not be allowed to eliminate the \$2,000 per market rate unit public open space contribution. The Developer is trying to make a litigation settlement that occurred before bankruptcy count as the public open space contribution. Bankruptcy does not allow the developer to cherry pick items to keep in the amended plan, leave out or toss out, or not be bound by any new requirements. We are appalled that the County would be considering only \$529 per unit when the \$2,000 per unit is what should be collected.

When BR developers claim they've reduced the number of oaks to be removed, they neglect to count the thousands of oaks that were clearcut on the ridge. How many of those were heritage? The scars of that rampage are still plainly and painfully visible. The run off impacts were created AFTER the Specific Plan approval, so they are new impacts and should be fully mitigated. BR developers also received priceless and generous benefits before the bankruptcy, such as the Clark Tunnel Road easement abandonment. The very nature of Bankruptcy is a new beginning with relief from debts. Are creditor's claims allowed to return and be considered now for repayment (including Placer County's loss of hundreds of thousands of dollars in staff work)? No, and neither should any lawsuit settlements be allowed on the table now either.

If before-bankruptcy and past activities are allowed to eliminate or reduce public open space contributions, then demand that new mitigation be required for the thousands of oaks that were clear cut on the ridge. The mitigation to replant oaks completely failed, but that should be a new, enforceable mitigation measure. Due to the Developers' track record, a performance bond must be required.

2—Traffic impact fees must be assessed and paid for all possible future impacts. Developments in Placer County have never paid their "fair share," as evidenced by the

County's need to raise taxes to pay for Placer Parkway. Where did the need come from if not from development? Obviously, traffic impacts from a project that will have nearly 5,000 people at build out must contribute fully for traffic impacts—not just a "portion." Please note that the BR Part 1 document estimates a population of approximately 4,154 people (Planning Comm, November 5, 2015, Staff Report, BR, Part 1, page 12). However 1,890 units at 2.6 per unit equals 4914 people. Thus the park and open space requirements may be underestimated and should be recalculated/increased.

3—BR's contribution to Climate Change must be evaluated and mitigation measures assigned accordingly. The restoration and compensation presented for "Significant Trees impacted..." is much too lenient.

BR proponents claim that air quality will be improved due to the golf course's removal and increase in open space. However, the removal of the commercial uses means that residents will have to travel either to Lincoln or Loomis to purchase daily necessities. Air quality (and traffic) impacts will be much greater. Therefore, mitigation measures must be imposed to offset these greatly increased impacts.

BR proponents claim that Greenhouse Gas Emissions and their impacts on climate change have been known since the 1970's and therefore present no new impacts. That is not exactly true. The new information is that if GHG emissions are not drastically reduced, the impacts will increase exponentially—and pass the tipping point for recovery. That information was unknown until recently and should be mitigated now, instead of being dismissed as "no new or substantially more severe impacts" would occur.

4—The fire facility and service obligations need to be fully implemented. The cost burdens should have been part of the business plan and should not be minimized simply because the "Developer wants to cap the budget for the facility and equipment." It is not for the Developer to cut costs that will increase risks and endanger lives of residents who will be living in this relatively rural area with somewhat limited emergency access in a high-fire danger area. Staff's beliefs that \$850,000 will not be sufficient to cover the fire facility's costs are entirely accurate. The County moved the fire station for good reason. BR must deal with the new conditions and abandon their pre-bankruptcy position. The BR development must be held responsible and accountable for building residences and protecting citizens from fire—full costs should be born solely by the developer.

5—Other

Ensure that BR will never contain more than the 1,890 units by adopting in perpetuity a restriction that no lots may ever be split and that any landscape lots with no development rights shall keep that designation in restriction in perpetuity.

Ensure that BR's total population will not be more than 4,914 (1,980 units x 2.6 people per unit) by prohibiting 2nd dwellings in the project.

Require BR to provide affordable housing in-lieu fees far greater than \$4,000 per unit. It is common knowledge that the fees have been insufficient, just as the county claims it is not keeping up with its affordable housing requirements and is considering "Second Dwellings." BR may have its on-site affordable housing requirements eliminated, but \$4,000 will not support construction of off-site affordable units. The fee must be increased.

Do not eliminate the suggested fees (Special Transportation, Supplemental Traffic Impact, Supplemental Public Facilities Contribution, and Additional Community Facilities.

Thank you,

/s/ Randall Cleveland

Randall Cleveland for the PEACE Team

