APPENDIX C

RESOLUTION OF ADOPTION AND STATEMENT OF OVERRIDING CONSIDERATIONS/ORDINANCE ADOPTING IMPLEMENTING ZONING

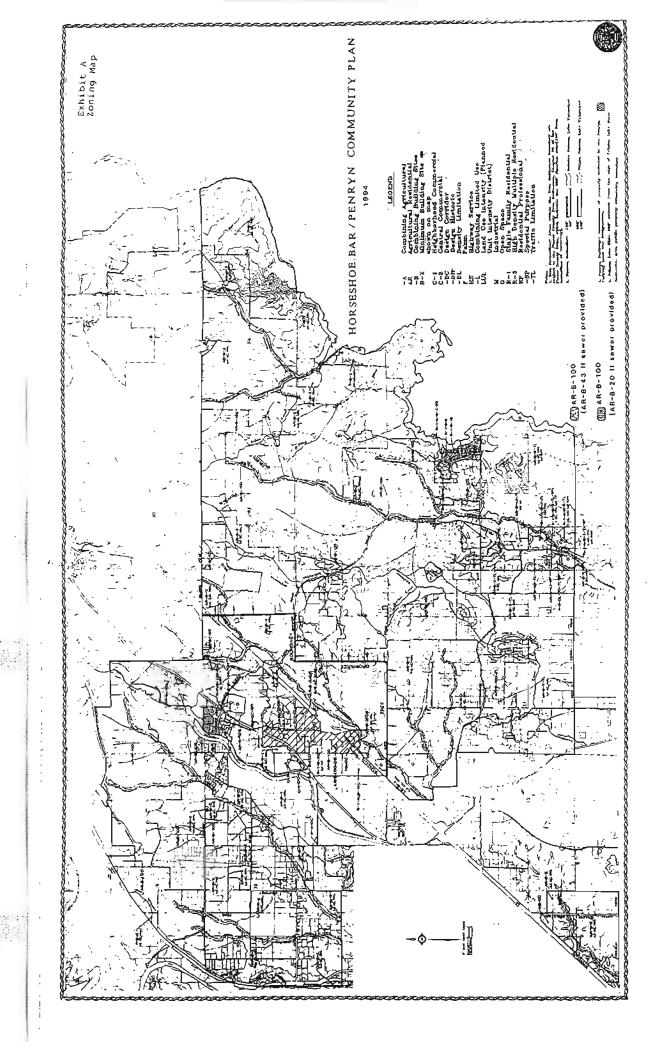
BEFORE THE BOARD OF SUPERVISORS COUNTY OF PLACER, STATE OF CALIFORNIA

	Resol. No:
	Ord. No: 4603-B
	JPENRYN COMMUNITY PLAN NG MAPS 12A AND PORTIONS
	First Reading: August 16, 1994
	as duly passed by the Board of Supervisors of the County of Placer at a regular ember 6, 1994, by the following vote on roll call:
A yes:	OZENICK, LICHAU, UHLER, BLOOMFIELD, FERREIRA
Noes:	NONE
Absent:	NONE
Signed and approved by m	e after its passage. Chairman, Board of Supervisors
Attest: Clerk of the Board Georgia Hai	<u>be</u>

THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

That Placer County Code, Chapter 30, Zoning Maps 12A and portions of 8C, 8D, 9A, 9B, 11C and 11D are hereby amended as shown on Exhibit A for the purpose or adopting the Horseshoe Bar/Penryn Community Plan implementing zoning.

NOTE: GPA-301 amending the general plan in this area was adopted at the same time.



BEFORE THE BOARD OF SUPERVISORS COUNTY OF PLACER, STATE OF CALIFORNIA

Resol. No: 94-241	
RESOLUTION ADOPTING E BAR/PENRYN COMMUNITY AND CERTIFYING THE FINAL AL IMPACT REPORT WITH STATEMENT G CONSIDERATIONS	
First Reading:	
plution was duly passed by the Board of Supervisors of the County of Pla held August 16, 1994, by the following v	
Lichau, Uhler, Bloomfield, Ferreira	
None	
Ozenick (temporarily)	
ed by me after its passage. Chairman, Board of Supervisors	
4	
Hake	_
	RESOLUTION ADOPTING E BAR/PENRYN COMMUNITY AND CERTIFYING THE FINAL AL IMPACT REPORT WITH STATEMENT CONSIDERATIONS First Reading: Lichau and a state of supervisors of the County of Planch and a state of the county of the county of Planch and a state of the county of

THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, DOES HEREBY RESOLVE:

WHEREAS, The Planning Commission of the County of Placer, State of California, has held public hearings on January 27, 1994, and March 10, 1994, in the time and manner prescribed by law to consider and make a recommendation to the Board of Supervisors on the Horseshoe Bar/Penryn Community Plan (HB/PCP); and

WHEREAS, the Board of Supervisors of the County of Placer, State of California, held a public hearing on June 7, 1994, July 19, 1994, and August 16, 1994, in the time and manner prescribed by law to consider the adoption of the HB/PCP; and

WHEREAS, the Board of Supervisors has considered the recommendations of the Placer County Planning Commission, County staff, local community groups, other public agencies, oral evidence of all individuals wishing to testify; and

WHEREAS, the Board of Supervisors finds that the HB/PCP conforms to all applicable sections of the California Government Code regarding general and community plans; and

WHEREAS, an Environmental Impact Report (EIR) was prepared and certified for the HB/PCP in accordance with the California Environmental Quality Act (CEQA); and

WHEREAS, CEQA and State and County Guidelines adopted pursuant thereto require this Board to make certain findings where the EIR identifies one or more significant effects which would or could result from approval of the Plan; and

WHEREAS, the findings and overriding considerations relied upon by the Board are set forth in Exhibit A; and

WHEREAS, the Board of Supervisors recognizes that the HB/PCP supersedes portions of the Loomis Basin General Plan; and

WHEREAS, the Board of Supervisors finds that the HB/PCP is a comprehensive, long-term plan for the physical development of the area which will serve to protect and enhance the health, safety, peace, and general welfare of the residents of the Plan area and the County of Placer as a whole.

NOW, THEREFORE, the Board of Supervisors of the County of Placer does hereby resolve as follows:

To Certify the EIR. The Board of Supervisors certifies that the Final EIR for the Horseshoe Bar/Penryn Community Plan is adequate and has been completed in compliance with CEQA, the State CEQA Guidelines, and the County Environmental Review Ordinance, and that the Board of Supervisors has reviewed and considered the information contained in the Final EIR.

Resolution Adopting the HB/PCP Page Three

To Adopt the Findings on Potentially Significant and Significant Impacts of the Proposed Project Identified in the Draft/Final EIR Regarding Land Use and Growth Inducement, Visual Resources, Public Services and Facilities, Traffic and Circulation, Air Resources, Noise, Geology, Seismicity and Soils, Water Resources, Biological Resources, and Cultural and Paleontological Resources.

ToAdopt the Findings on Project Alternatives Considered in the Environmental Impact Report Including the No Project/No Development Alternative, No Project Alternative (Existing Loomis Basin General Plan), and the Alternate Plan Alternative (Proposed Project Plus More Development in Penryn).

To Adopt the Statement of Overriding Considerations Which Determines That the Economic, Social, and Other Benefits of the Project Outweigh the Unavoidable Environmental Impacts Identified in the EIR.

To File the Notice of Determination. Upon approval and adoption of the project by the Board of Supervisors, the Planning Department is hereby directed to file a Notice of Determination with the County Clerk of Placer County and the State Clearinghouse, pursuant to the provisions of Section 21152 of the Public Resources Code and the State CEQA Guidelines adopted pursuant thereto.

IT IS ALSO HEREBY RESOLVED that the HB/PCP is hereby adopted as shown in Exhibit B with Errata Sheet attached hereto and incorporated herein by reference.

NOTE: REA-841 amending the zoning in this area was adopted at the same time.

EXHIBIT A

HORSESHOE BAR/PENRYN COMMUNITY PLAN FINAL EIR

FINDINGS AND OVERRIDING CONSIDERATIONS

- 1. The project site is located in Placer County, in the area of the County known as Horseshoe Bar/Penryn.
- 2. Placer County has proposed the adoption of a new Community Plan to update the Loomis Basin General Plan.
- 3. Placer County prepared an Initial Study, incorporated herein by this reference, determined that the project had the potential to adversely affect the environment, and determined that an Environmental Impact Report (EIR), would be required pursuant to the California Environmental Quality Act (CEQA).
- 4. A Notice of Preparation of an EIR was mailed to all responsible and affected agencies and interested persons on April 5, 1993 pursuant to Public Resources Code Section 21080.4.
- 5. A scoping meeting was held by Placer County on March 3, 1993 to obtain input from interested individuals and agencies.
- 6. A Draft EIR and Mitigation Monitoring Plan for the project was prepared in accordance with CEQA, the State CEQA Guidelines, and the Environmental Review Ordinance of the Placer County Code.
- 7. A Notice of Completion of a Draft EIR and Final EIR were forwarded to the State Clearinghouse on December 29, 1993 and April 29, 1994 respectively, pursuant to Public Resources Code Section 21161.
- 8. The County distributed copies of the Draft EIR to the public agencies which have jurisdiction by law with respect to the project and to other interested persons and agencies and sought the comments of such persons and agencies.
- 9. The County also distributed a Notice of Availability for Public Review of a Draft EIR to interested individuals and groups to provide additional public notice of the Draft EIR.
- 10. Notice inviting comments on the Draft EIR was given in compliance with the State CEQA Guidelines Section 15085.
- 11. Written and oral comments on the Draft EIR have been received and responses to those comments have been prepared.

- 12. On August 16, 1994, the Board of Supervisors closed the public hearing, and adopted, by a vote of 4 to 0, a Motion of Intent to certify the Final EIR as adequate and complete, and voted to approve the project in concept. (Ozenick temp., absent).
- 13. The environmental record prepared in conjunction with the project includes the following:
 - a. The Draft and Final EIR;
 - b. All staff reports, memoranda, maps, letters, minutes of meetings, and other documents prepared by County staff relating to the project;
 - c. All testimony, documents, and other evidence presented by the County and consultants working with the County staff relating to the project;
 - d. The proceedings before the Planning Commission and Board of Supervisors relating to the project and EIR, including testimony and documentary evidence introduced at the public hearing(s); and,
 - e. Matters of common knowledge to the Board of Supervisors which it considers including, but not limited to, the following:
 - (1) The Placer Countywide General Plan and various community plans;
 - (2) The Placer County Zoning Code;
 - (3) The Placer County Code;
 - (4) Other formally adopted policies and ordinances of the County.

FINDINGS ON POTENTIALLY SIGNIFICANT AND SIGNIFICANT IMPACTS OF THE PROPOSED PROJECT IDENTIFIED IN THE DRAFT EIR/FINAL EIR

Impact: Land Use and Growth Inducement

Mitigation Measure: Adopt the Community Plan goals and policies related to land use, agricultural protection, canal protection, and require buffers and compatibility between neighboring land uses. Adopt the Plan's goals and policies while generally maintaining the current holding capacity.

Finding: The County finds that all mitigation measures regarding Land Use and Growth Inducement impacts are feasible and included in the HB/PCP. The Community Plan contains policies and implementation measures which will partially mitigate this impact, but not to a less-than-significant level. A Statement of Overriding Considerations is required regarding: 1) conversion of undeveloped

land to rural uses, and 2) growth inducement resulting from guidance for growth until the year 2010.

Impact: Visual Resources

Mitigation Measure: Adopt the Community Plan goals and policies that protect visual resources, provide project review by local advisory councils, protect historical palm trees along English Colony Road in Penryn, provide landscape buffers along Auburn-Folsom, Penryn, and Taylor Roads, and require new development projects to provide open space easements along riparian corridors.

Finding: The County finds that all mitigation measures regarding Visual Resources impacts are feasible and included in the HB/PCP. This impact is less-than-significant after mitigations.

Impact: Public Services and Facilities

Mitigation Measure: Adopt the Plans goals and policies regarding water supply, wastewater collection, treatment and disposal, adequate school facilities, law enforcement, fire protection, park and recreation services, and solid waste collection.

Finding: The County finds that all mitigation measures regarding Public Services and facilities are feasible and adopted in the HB/PCP. This impact is less-than-significant after mitigation.

Impact: Traffic and Circulation

Mitigation Measure: Adopt the Plan's goals and policies requiring site-specific traffic studies, and frontage improvements for all new development, adoption of a traffic limitation zone, widening Sierra College Boulevard, and require bicycle lanes and trail improvements as needed.

Finding: The County finds that all mitigation measures regarding Traffic and Circulation impacts are feasible and adopted in the HB/PCP. This impact is less-than-significant after mitigation.

Impact: Air Resources

Mitigation Measure: Adopt the Plan's goals and policies requiring consideration of air quality impacts before project approval, require dust control plans for new development, require new projects to provide CO analysis if determined necessary by the Air Pollution Control District, require only EPA-certified devices for wood-burning devices, adopt policies addressing traffic congestion and transit.

Finding: The County finds that all mitigation measures are feasible and adopted in the HB/PCP. However, these mitigations do not reduce impacts to a less-than-significant level. This impact requires adoption of a Statement of Overriding Considerations.

Impact: Noise

Mitigation Measure: Adopt the Community Plan goals and policies requiring site-specific noise studies for noise sensitive development, and implement the measures recommended by these studies for individual development projects.

Finding: The County finds that the EIR's mitigation measures are feasible and adopted. The Community Plan contains policies and implementation measures which will partially mitigate this impact, but not to a less-than-significant level. A Statement of Overriding Considerations is adopted for traffic and train noise impacts to residential uses.

Impact: Geology, Seismicity, and Soils

Mitigation Measures: Adopt the Community Plan goals and policies that require:

- 1) site specific detailed geological reports for projects in potential high hazard areas.
- 2) minimal grading during the rainy season,
- 3) developer submittal of earthwork balances,
- 4) revegetation of disturbed areas,
- 5) projects to be designed to cluster structures to preserve natural topography and minimize disturbance of the natural terrain.

Finding: The County finds that all of the EIR's mitigation measures are feasible and adopted. This impact is less-than-significant after mitigation.

Impact: Water Resources

Mitigation Measure: Adopt the Community Plan goals and policies regarding:

- 1) the Dry Creek Watershed Flood Control Plan,
- 2) erosion and sediment control plans for construction projects,
- 3) building setbacks from streams,
- 4) canal protection, Folsom Lake Watershed protection,
- 5) surface water quality and monitoring of stormwater quality,
- 6) groundwater monitoring,
- 7) septic system maintenance district,
- 8) connection to PCWA-treated water,
- 9) hazardous waste investigations.

Finding: The County finds that all of the EIR's mitigation measures are feasible and adopted. This impact is less-than-significant after mitigation.

Impact: Biological Resources

Mitigation Measure: Adopt the Plan's goals and policies regarding:

- 1) protection of oak woodlands and annual grassland habitat via open space/conservation easements,
- 2) enforce the Placer County Tree Ordinance,
- 3) preservation of waterways and riparian areas,
- 4) requiring non-development setbacks from drainageways,

- 5) implement the County's wetland mitigation banking program,
- 6) protection of rare, threatened, and endangered species and their habitat,
- 7) requiring field studies for special-status species,
- 8) amending the County Tree Ordinance to include the Penryn area, and
- 9) developing a mitigation banking program for oak woodland and grassland habitats.

Finding: The County finds that the mitigation measures are feasible and adopted excepting for amending the Tree Ordinance to include the Penryn area, and developing a mitigation banking program for oak woodlands and grassland habitats. The County finds that these later measures are infeasible due to the additional cost of such review and the additional review process required is not warranted given that the discretionary project review process typically will address such concerns in most instances. The Community Plan contains policies and implementation measures which will partially mitigate this impact, but not to a less-than-significant level. This impact requires adoption of a Statement of Overriding Considerations.

Impact: Cultural and Paleontological Resources

Mitigation Measure: Adopt the Community Plan goals and policies requiring:

- 1) site specific cultural and paleontological resources studies,
- 2) avoidance and protection of historical sites from destruction or demolition.
- 3) protection of mature palm trees along English Colony Way,
- 4) designation of portions of Taylor Road and Sisley Road as historical resources, and
- 5) development of an ordinance requiring a historical analysis and demolition permit for all structures (including outbuildings) more than 50 years old.

Finding: The County finds that all mitigation measures are feasible and adopted excepting for development of an ordinance requiring a historical analysis and demolition permit for aged structures. The County finds that this measure is infeasible due to the cost of such review and the additional permit process required is not warranted given the identification of potentially significant cultural resources and paleontological resources that have already occurred and the likelihood that discretionary project review will address such concerns in many instances. The HB/PCP contains policies and implementation measures which will partially mitigate this impact, but not to a less-than-significant level. This impact requires adoption of a Statement of Overriding Considerations.

FINDINGS ON PROJECT ALTERNATIVES CONSIDERED IN THE ENVIRONMENTAL IMPACT REPORT

Project Alternatives:

In order to evaluate a range of possible environmental impacts from development within the project area, three community plan land use alternatives were analyzed. Each alternative was evaluated in the EIR. The impacts of the identified land use alternatives were evaluated for build-out under each plan.

The main objective of the EIR was to identify and analyze the environmental impacts which would be likely to result from future growth in the Horseshoe Bar/Penryn area under each of the alternatives being considered. The three alternatives examined in the EIR are described in Chapter 15 of the draft EIR and are as follows:

- 1. No project/No development
- 2. No project (existing Loomis Basin General Plan)
- 3. Alternate Plan: proposed project plus more development in Penryn

All of the alternatives will result in significant, unmitigatable impacts with the exception of the No Project/No Development alternative. However, there is no practical or feasible way to implement this alternative because of the presence of the many legal undeveloped parcels that can be built upon without any discretionary approvals. These lots would have to be purchased by the County to eliminate their development, which is not economically feasible.

Among the other alternatives, the proposed project, implementation of the Community Plan (without additional development in Penryn), is the environmentally superior alternative because it would allow development to occur under the proposed goals and policies and seek to allow development that is environmentally sensitive, while retaining the predominantly rural lifestyle of the Plan area. However, the Alternate Plan has essentially the same level of impacts as the proposed project while recognizing the relatively recent construction of a public sewer system

in the Penryn area which can accomodate a minor increase in dwelling units without causing any significant detrimental effects.

Finding: Alternatives infeasible

The Board of Supervisors evaluated the Preferred Plan and the other land use alternatives in light of the economic, social, environmental, land use and cultural objectives of the County. As a result of this review, and consideration of public comments on the EIR and the land use alternatives, and the record, the Board has determined that the Alternate Plan represents the most balanced and prudent basis on which to proceed with planned growth in the Horseshoe Bar/Penryn area during the planning period for the project and consistent with its goals and policies.

STATEMENT OF OVERRIDING CONSIDERATIONS

The Placer County Board of Supervisors has made a reasonable and good faith effort to mitigate potential impacts resulting from this project. The Board has adopted all feasible goals, policies, implementation measures, and guidelines to substantially mitigate or eliminate potential impacts. Changes and alterations to the Horseshoe Bar/Penryn Community Plan (HB/PCP) text and land use designations have been adopted which will substantially lessen or avoid significant environmental impacts as identified in the EIR. Additionally, the Board has adopted a Mitigation Monitoring Program for the HB/PCP which outlines how the mitigation measures adopted as part of the HB/PCP will be implemented, monitored, and evaluated.

Notwithstanding, the disclosure of impacts identified in the EIR as significant and potentially significant, and which have not been avoided or mitigated to a less-than-significant level, the Board acting pursuant to Section 15093 of the State CEQA Guidelines, hereby determines that the benefits of approving the proposed HB/PCP outweigh the unmitigated adverse environmental impacts.

The Board finds that the economic, social, and other benefits of the HB/PCP outweigh the unavoidable environmental impacts identified in the EIR. In making this finding, the Board has balanced the benefits of the proposed community plan against its unavoidable environmental impacts and has indicated its willingness to accept those risks. In part, the HB/PCP will provide the following benefits:

- 1. The HB/PCP provides a broad framework and policy direction for development of the area to at least the year 2010.
- 2. The HB/PCP provides for sound and adequate housing to meet future needs anticipated in current population projections for all economic segments of the community, while ensuring consistency with existing land uses.

- 3. The HB/PCP provides for preservation of the unique rural character of the Plan area.
- 4. The HB/PCP identifies existing environmental resources and establishes goals and policies for their preservation and enhancement.
- 5. The HB/PCP provides for orderly growth in conjunction with the necessary expansion of infrastructure to serve that growth.

Furthermore, the adopted Plan is environmentally superior to the no-project alternative (1975 Loomis Basin General Plan) as documented in the Plan's Environmental Impact Report and therefore has a reduced overall impact on the community environment.

EXHIBIT B

AUG 3 0 1994
CLERK OF THE

ERRATA SHEET Draft Horseshoe Bar/Penryn Community Plan April, 1994

Page vi

VIII. APPENDICES

- A. RURAL DESIGN GUIDELINES
- B. TRAIL GUIDELINES
- RESOLUTION OF ADOPTION AND STATEMENT OF OVERRIDING CONSIDERATIONS
- BD. ACKNOWLEDGEMENTS
- **ENVIRONMENTAL IMPACT REPORT** (under separate cover)

Page 3, second paragraph, first sentence

As such, the updated plan primarily retains the existing Land Use Element designations, excepting for limited changes to certain areas within the Penryn community and other minor technical refinements.

Page 3, third paragraph, last sentence

In particular, the HBAAC is to be commended for their extensive involvement in preparation of the Rural Community Design Guidelines available under separate cover at the Placer County Planning Department contained herein.

Page 22

w. Maintain strong design review of commercial and industrial areas with strict adherence to the Placer County Design Guidelines and, Historic Design Guidelines and Rural Design Guidelines contained herein.

Page 25

f. New development projects shall be reviewed for consistency with the Community Design Element contained herein, and the Rural Design Guidelines contained herein, and the County's Design Guidelines available under separate cover at the Planning Department.

Page 30, fourth paragraph, last sentence

Adherence to the County's Rural Design Guidelines eontained within the appendix will guide new residential development to be compatible with the surrounding rural areas and native landscaping.

Page 32, fourth paragraph, first sentence

Within the eastern portion of the Plan, one (1) commercial designation is provided along Auburn Folsom Road, at its intersection with Horseshoe Rattlesnake Bar Road.

Page 47, 7.a.(2)

New construction (i.e. structures requiring building permits) should not be permitted within a minimum 100 feet of the centerline of permanent streams (200' within Folsom Lake watershed), nor within 50' of the centerline of intermittent streams (150' within Folsom Lake watershed), nor within the future, fully developed 100-year floodplain, whichever is greater.

Page 81, fifth paragraph

Development guidelines for trail design and construction are available at the Placer County Parks' Department included in Appendix B of this Plan.

Page 88

q. Review new trail construction for consistency with the County's Terail Gguidelines contained within the Plan's appendix.

Page 93

12. Projects within the Plan area should comply with the Placer County Landscape Guidelines, the Placer County Design Guidelines, or and the Rural Design Guidelines contained herein (Appendix A). Where conflicts occur in these guidelines, those most specifically addressing this Plan area shall-apply.

Page 95

28. The County shall replace dying or endangered Palm trees located along English Colony, Butler, Del Mar, Sisley, Clark Tunnel, and Newcastle Roads Way due to the historical and cultural significance these mature trees add to the Penryn area. Monies from the County's Tree Preservation Fund shall be utilized as determined appropriate by the Planning Department, Parks Division, and Museums Department.

<u>Page 96</u>

D. IMPLEMENTATION

In order to implement the preceding goals and policies, the Placer County a set of Rural Design Guidelines have has been prepared and are available under separate cover at the Placer County Planning Department is contained within Appendix A. These Design Guidelines will be implemented during the review and approval process for residential subdivisions where permissible density is one dwelling unit per acre or less (average one aere lots and greater), conditional use permits, and other discretionary projects, except for projects located within the downtown Penryn area and within Penryn Parkway.

Page 101

- e. Immediately south of the intersection of Auburn Folsom and Rattlesnake Bar Roads— 1 acre, existing retail store serving local residents.
- Northeast corner of the intersection of Auburn-Folsom and Horseshoe Bar Roads -- 1 acre, existing retail store serving the local residents.

Page 102, fifth paragraph, first sentence

Key goals and policies and the Rural Design Guidelines (Appendix A), require landscaped corridors along circulation routes, minimum disturbance to vegetation and natural terrain, and landscaping that visually integrates development with the natural qualities of the Plan area.

Page 113, eliminate (6)

(6) Monitor the quality of waters in the American River/Folsom Lake and representative creeks as a means to develop a baseline of data, to identify problems, and to evaluate the success of water quality protection strategies.

Page 113, (7)

(7) Strongly discourage Prohibit septic systems on property located within the Folsom Lake Watershed within the service boundaries of Sewer Maintenance District No. 3, as a means of maintaining the water quality of Folsom Lake.

Page 117, eliminate (g)

(g) Within the Folsom Lake Watershed, require all improvements to be located a minimum of 500 feet from Folsom Lake, as measured from the public property ownership boundary.

Page 118, (h) becomes (g)

(g)(h) Within the Folsom Lake Watershed, greater setbacks may be required where there are steep slopes, highly erosive soils, or other factors which may increase the likelihood of development adversely affecting the quality of water in Folsom Lake. The Division of Environmental Health shall develop criteria to be used to determine when such greater setbacks are appropriate require all improvements to be located a minimum of 200 feet from a perennial stream (i.e. Morman Ravine), 150 feet from the centerline of intermittent streams, and 50 feet from any drainage swales, and include these setbacks in permanent preservation casements. Said setback areas shall be increased if necessary, to include the 100 year floodplain and all streamside riparian vegetation.

Responsible Agency/Department: Division of Environmental Health Planning

Department

Time Frame: On-going

Funding: General Fund Permit Fees

Page 118/119_eliminate (k)

(k) Within the Folsom Lake Watershed, consolidate the water quality management programs of individual developments into a coordinated program for the entire Folsom Lake Watershed area located within the Horseshoe Bar/Penryn Community Plan Area:

Responsible Agency/Department: Division of Environmental Health Time Frame: On going Funding: General Fund

Page 121/122 (c)

(c) Require a minimum 100' non-development setback from the centerline of perennial streams (200' within the Folsom Lake Watershed), and a minimum 50' setback from intermittent streams (150' within the Folsom Lake Watershed) (see Exhibit E) as part of permanent protection easements. Said setback areas shall be increased, if necessary, to include the future, fully developed 100-year floodplain and all streamside riparian vegetation.

Page 121 (d)

(d) In subdivisions and Planned Unit Developments, encourage require that lots developed adjacent to streams be sized toward the largest acreage identified in the zoning or general plan designation rather than to the minimum lot size allowable.

Page 128

Require, whenever feasible, that domestic water supply canals be encased or otherwise protected from contamination wherever they pass through developments with lot sizes of 2.3 acres or less; where subdivision roads are constructed within 100 feet upslope or upstream from canals; and within all commercial, industrial, institutional, and multifamily developments.

Page 129/130 (5)

(5) Require a minimum 100' non-development setback from the centerline of perennial streams (200' within the Folsom Lake Watershed), and a minimum 50' setback from intermittent streams (150' within the Folsom Lake Watershed) (see Exhibit E) as part of permanent protection easements. Said setback areas shall be increased, if necessary, to include the future, fully development 100-year floodplain and all streamside riparian vegetation.

Page 134, third paragraph, last sentence

In addition, to protect Folsom Lake's Water quality within the Folsom Lake Watershed area, greater stream setbacks may be required as determined by the Division of Environmental Health are increased to 200' and 150", respectively.

Page 136 (4), first sentence

A minimum 100', non-development setback from the centerline of all perennial streams (200' within Folsom Lake Watershed) and a minimum 50' setback from the centerline of intermittent streams (150' within Folsom Lake Watershed), or the outermost limits of the future, fully developed 100-year floodplain, whichever is greater, are required for all new development projects.

Page 151

- Designate the stand of historical palm trees located along English Colony, Butler, Del Mar, Sisley, Clark Tunnel, and Newcastle Roads as "landmark" trees pursuant to the Placer County Tree Ordinance.
- j. Protect portions of Taylor Road from the east entrance of the Newcastle tunnel to Callison Road, and Sisley Road from Callison Road to Taylor Road, as historical resources that should be maintained in their historic concrete fabric. (Board of Supervisors Resolution #93-289)

Page 156

7. The mature stand of palm trees located along English Colony, Butler, Del Mar, Sisley, Clark Tunnel, and Newcastle Roads near Penryn School are recognized as historical vegetation unique to the Penryn area as defined in the County's Cultural Resources Inventory. These trees should be preserved and replaced as necessary utilizing Tree Preservation Fund monies. In addition, these palm trees should be designated as "landmark" trees pursuant to the Placer County Tree Ordinance.

Remove Appendix A & B from the Plan text

Appendix C becomes Appendix A

Appendix D becomes Appendix B

Appendix E becomes Appendix C

Exhibit A Land Use Diagram -- change land use designation on APN's 032-170-080 (Bustos) 032-170-093 (Miles), and 032-170-094 (Neill) from RR to LDR.

Exhibit B Zoning Map - Change zoning district on APN's 032-170-080 (Bustos), 032-170-093 (Miles), and 032-170-094 (Neill) from ARB-100 to ARB-43, "if sewer service provided."

Revise to eliminate additional setbacks for streams located within the Folsom Lake Watershed, and eliminate the 500' setback from the public property ownership boundary.

Exhibit E Permanent and Intermittent Streams - Revise to eliminate additional setbacks for streams located within the Folsom Lake Watershed, and eliminate the 500' setback from the public property ownership boundary.