

APPENDIX 1

ENVIRONMENTAL IMPACT/BACKGROUND REPORT

(under separate cover)



PLACER COUNTY PLANNING DEPARTMENT
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TOLL FREE 1-800-488-4308

MEADOW VISTA COMMUNITY PLAN SURVEY
October, 1991

Dear Resident/Property Owner:

It's time to update the Meadow Vista Community Plan, and your help is needed. The new community plan will express the thoughts and feelings of community members about the kind of place Meadow Vista should be. This plan is an important official planning document which will have a significant impact on the changes that will occur in the Meadow Vista area over the next ten to fifteen years.

By taking the time to complete this survey, you will be making your voice heard on issues that will affect the future of Meadow Vista, and you will be helping to make the survey an accurate reflection of the community's feelings. Please indicate your responses to the questions listed below according to the directions given. If you wish to make comments about any topics which are not dealt with in the following questions, you may use the space on the back of the survey form to express your ideas. A response within 2 weeks of your receipt of this will be appreciated.

After you have completed your survey, please mail it to the Placer County Planning Department in the enclosed prepaid envelope. Thank you for your assistance in obtaining this important information.

Placer County Planning Department - Meadow Vista Municipal Advisory Council

1. For how many years have you owned property in the Meadow Vista area?
 0 - 4.6 years, 5 - 9.9 years, 10+ years
2. How much land do you own?
 less than 1 acre, 1 - 2.3 acres, more than 2.3 acres
3. Is any portion of your property zoned for commercial use? yes no
4. Do you live in Meadow Vista? yes no. If yes:
 - a) How many years have you lived here?
 0 - 4.9 years, 5 - 9.9 years, 10+ years
 - b) What is your age?
 under 21 years, 21 - 39 years, 40 - 55 years 55+ years
 - c) How many children live in your household?
 elementary school age high school age college age older younger
 - d) What is the nearest street intersection to your home? _____
5. Are you retired? yes no. If you answered no:
 - a. Do you work in Meadow Vista? yes no
 - b. If you do not work in Meadow Vista, how many miles (one way) do you commute to work?
 0 - 5 miles, 6 - 20 miles, 21 - 45 miles, 45+ miles

Please indicate your response to items a. through p. by using the following scale:

- 1 = strongly disagree
- 2 = disagree
- 3 = no opinion
- 4 = agree
- 5 = strongly agree

- a. The rural character of Meadow Vista should be preserved.
- b. The community should have additional parks.
- c. Meadow Vista should have a community center.
- d. Open Space (undeveloped natural areas) should be preserved.
- e. A network of off-road hiking, equestrian, and bicycle trails should be a community priority.
- f. Smoke caused by wood stoves and outdoor burning should be regulated.
- g. Archeological and historical landmarks should be preserved for the benefit of existing and future residents.
- h. A new elementary school site should be acquired as soon as possible.
- i. The new Community Plan should include a Tree Ordinance and/or a Woodland Forest Management Policy.
- j. Paths should be built along heavily travelled roads.
- k. Development and/or construction projects should pay the full costs for public services (e.g. schools, parks, roads, police, fire, etc.) required by the development/construction.
- l. The business district should be contained within the existing area zoned for commercial use. (Currently, the area zoned for commercial use extends from the Nettleton's Mobile Home Park north to the old Church Gallery on the east side of Placer Hills Road as well as from the Exxon station north to Placer Hills School and from Meadow Gate Road north of the fire station on the west side of Placer Hills Road. In addition, several parcels north of the intersection of Combie Road and Placer Hills Road are zoned for professional office use.)
- m. The business district should...
 - have a development plan for its overall layout and appearance.
 - have design guidelines with a common architectural theme.
 - have landscaping and architectural design requirements.
 - have specific regulations regarding signs.
 - be provided with a public sewer system.
- n. The traffic/circulation system should...
 - retain the rural character of our roads.
 - widen Placer Hills Road to four lanes between I-80 and downtown.
 - include a two way left turn lane through downtown.
 - widen heavily travelled roads.
 - control commercial vehicle traffic.
 - add traffic signals at key intersections.
 - install stop signs at key intersections.
 - build pedestrian, horse, and bike trails.
 - encourage car pools and public transportation.
- o. Lot sizes should not be allowed to be smaller than presently zoned. Current zoning allows for residential lot sizes that range from 40,000 sq. ft. (just under one acre) minimum within approximately a 1/2 mile radius from Placer Hills School to 2.3 acre minimum and 4.6 acre minimum further out.
- p. Developers should be allowed to increase the housing density of their projects if they provide public...
 - trails
 - park sites
 - school sites
 - natural (undeveloped) open space
 - low income housing
 - recreational facilities
 - No density bonuses should be allowed.

7. To improve Meadow Vista, the community should have...

(check the ones you'd like to see)

- | | |
|--|---|
| <input type="checkbox"/> medical center | <input type="checkbox"/> equestrian center |
| <input type="checkbox"/> public golf course | <input type="checkbox"/> community center |
| <input type="checkbox"/> museum | <input type="checkbox"/> library |
| <input type="checkbox"/> motel | <input type="checkbox"/> more trails |
| <input type="checkbox"/> more parks | <input type="checkbox"/> more shops/restaurants |
| <input type="checkbox"/> tree ordinance | <input type="checkbox"/> amphitheater |
| <input type="checkbox"/> more cultural events | <input type="checkbox"/> public transportation |
| <input type="checkbox"/> alternate truck route | <input type="checkbox"/> _____ |

8. The School District is pursuing the acquisition of a 10 acre site on Placer Hills Road adjacent to the Meadow Vista Park for a new elementary school. Do you think the School District should: (select 1)

- continue to try to acquire the Placer Hills Road site
- pursue another site in Meadow Vista
- pursue a site in Christian Valley
- Undecided/Don't know/Doesn't matter
- Don't want school built

9. As an alternate use of the land adjacent to Meadow Vista Park, Placer County is considering expanding the park to include this parcel and to provide a library and a community center. How important is it that the County succeed in securing the land for this purpose (park-library-community center)? (select 1)

- Not important
- Important
- Very important
- Don't know
- Site would be better used as a school

10. Would you support or oppose a local bond to expand the Meadow Vista Park to provide more park space as well as a library and a community center? (select 1)

- Support if cost did not exceed \$75 per year
- Support if cost did not exceed \$50 per year
- Support if cost did not exceed \$30 per year
- Oppose
- Undecided

11. If a library were located on that site adjacent to the park, how likely would you be to use the library? (select 1)

- Not likely
- Somewhat likely
- Very likely

12. Indicate whether the following items are appropriate (A) or inappropriate (I) for Meadow Vista.

- | | |
|--|---|
| <input type="checkbox"/> bar (tavern) | <input type="checkbox"/> traffic signals |
| <input type="checkbox"/> large shopping mall | <input type="checkbox"/> gated communities |
| <input type="checkbox"/> noise ordinance | <input type="checkbox"/> outdoor lighting control |
| <input type="checkbox"/> private golf course | <input type="checkbox"/> high density housing |
| <input type="checkbox"/> public play golf course | <input type="checkbox"/> low income housing |
| <input type="checkbox"/> street lights | <input type="checkbox"/> official incorporation as a town |
| <input type="checkbox"/> lots under one acre | <input type="checkbox"/> _____ |
| <input type="checkbox"/> hunting ban | |

13. a. By using the following numbering system, please indicate what you believe the primary source of funding for each of the items listed below should be...

b. If appropriate, a back-up, supplemental, or secondary source of funding should be...

- 1 = existing tax revenues
- 2 = additional taxes/bonds
- 3 = developer fees
- 4 = user fees
- 5 = voluntary contributions
- 6 = don't want it

Primary	Secondary		Primary	Secondary	
___	___	schools	___	___	parks
___	___	trails	___	___	open space
___	___	community center	___	___	library
___	___	road improvements	___	___	museum
___	___	equestrian center	___	___	golf course
___	___	public transportation	___	___	amphitheater
___	___	archeological and historical landmarks			

14. To adequately handle the future population growth, Meadow Vista should...

(this answer will not be statistically tabulated)

15. Please use this space for any additional comments which you may wish to add.

(this answer will not be statistically tabulated)

PLEASE RETURN THIS QUESTIONNAIRE IN THE ENCLOSED PREPAID ENVELOPE
A RESPONSE WITHIN TWO (2) WEEKS WILL BE APPRECIATED
THANK YOU



PLACER COUNTY PLANNING DEPARTMENT

11414 B Avenue / Auburn, California 95603 / Telephone (916) 889-7470

December 18, 1991

Dear Interested Party:

Attached are the long awaited results of the Meadow Vista Community Plan Survey which was conducted in October 1991. As you will recall, the purpose of the survey was to gather information regarding community issues from the residents and property owners of Meadow Vista.

Although the survey results are for the most part self explanatory, in order to avoid confusion the following explanations are provided. Of the over 1400 surveys which were distributed, a total of 913 surveys, or 65%, were returned. Under each question is a listing of the possible answers. The number of responses to each answer and the percentage of the total responses that are attributable to each answer are also listed. As you will note, the "Total Responses" figure is less than the total number of surveys returned. This discrepancy is attributable to errors (answers that did not correspond with the question [e.g. respondent was asked to select one answer and instead selected two answers, etc.]) and no responses to that particular question.

Also note, the answers to Questions 7 and 8 are listed according to the number of positive responses received for each answer, not as the answers were listed in the actual survey.

If you have any questions regarding the survey results, please contact Dean Prigmore, Principal Planner for Placer County Planning Department at 889-7470.

HAPPY HOLIDAYS

Meadow Vista Community Plan Survey - October 1991

	Number	%
1 For how many years have you owned property in Meadow Vista?		
0-4.9 years	233	26
5-9.9 years	187	21
10+ years	488	54
Total Responses	908	100
2 How much land do you own?		
less than 1 acre	56	6
1-2.3 acres	521	58
more than 2.3 acres	329	36
Total Responses	906	100
3 Is any portion of your property zoned for commercial use?		
yes	34	4
no	858	96
Total Responses	892	100
4 Do you live in Meadow Vista?		
yes	796	88
no	104	12
Total Responses	900	100
4 a How many years have you lived here?		
0-4.9 years	235	28
5-9.9 years	172	21
10+ years	420	51
Total Responses	827	100

	Number	%
4 b What is your age?		
under 21 years	0	0
21-39 years	175	20
40-55 years	334	39
55+ years	349	41
Total Responses	858	100
4 c How many children live in your household?		
elementary school age	314	
high school age	103	
college age	97	
older	70	
younger	104	
5 Are you retired?		
yes	277	31
no	621	69
Total Responses	898	100
5 a Do you work in Meadow Vista?		
yes	113	16
no	573	84
Total Responses	686	100
5 b If you do not work in Meadow Vista, how many miles (one way) do you commute?		
0-5 miles	41	8
6-20 miles	228	44
21-45 miles	171	33
45+ miles	84	16
Total Responses	524	100

The number of surveys returned was 913. However, respondents did not always answer every question, resulting in "Total Responses" being less than 913.

Meadow Vista Community Plan Survey - October 1991

Strongly Disagree	Disagree	No Opinion	Agree	Strongly Agree	Total Responses
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6 Please indicate your response to items 6a through 6p.

a	The rural character of Meadow Vista should be preserved.	Nmbr	15	9	18	162	706	910
		%	2	1	2	18	78	100
b	The community should have additional parks.	Nmbr	156	266	207	180	70	881
		%	18	30	23	20	8	100
c	Meadow Vista should have a community center.	Nmbr	66	98	190	373	176	903
		%	7	11	21	41	19	100
d	Open Space (undeveloped natural areas) should be preserved.	Nmbr	29	45	52	209	567	902
		%	3	5	6	23	63	100
e	A network of off-road hiking, equestrian, and bicycle trails should be a community priority	Nmbr	101	116	111	282	292	902
		%	11	13	12	31	32	100
f	Smoke caused by wood stoves and outdoor burning should be regulated.	Nmbr	188	250	150	183	126	897
		%	21	28	17	20	14	100
g	Archeological and historical landmarks should be preserved for the benefit of existing and future residents.	Nmbr	25	31	134	377	332	899
		%	3	3	15	42	37	100
h	A new elementary school site should be acquired as soon as possible.	Nmbr	80	98	232	252	222	884
		%	9	11	26	29	25	100
i	The new Community Plan should include a Tree Ordinance and/or a Woodland Forest Management Policy.	Nmbr	151	154	113	282	192	892
		%	17	17	13	32	22	100
j	Paths should be built along heavily travelled roads.	Nmbr	37	61	73	309	417	897
		%	4	7	8	34	46	100
k	Development/construction projects should pay the full costs for public services required by the development/construction.	Nmbr	63	68	71	223	465	890
		%	7	8	8	25	52	100
l	The business district should be contained within the existing area zoned for commercial use.	Nmbr	28	58	84	284	445	899
		%	3	6	9	32	49	100

m The business district should...

	have a development plan for its overall layout and appearance.	Nmbr	35	43	47	370	375	871
		%	4	5	5	42	43	100
	have design guidelines with a common architectural theme.	Nmbr	57	111	118	315	248	849
		%	7	13	14	37	29	100
	have landscaping and architectural design requirements.	Nmbr	49	91	100	330	286	856
		%	6	11	12	39	33	100
	have specific regulations regarding signs.	Nmbr	40	57	88	342	327	854
		%	5	7	10	40	38	100
	be provided with a public sewer system.	Nmbr	144	107	196	216	192	855
		%	17	13	23	25	22	100

Meadow Vista Community Plan Survey - October 1991

Strongly Disagree	Disagree	No Opinion	Agree	Strongly Agree	Total Responses
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6 n The traffic circulation system should...

retain the rural character of our roads.	Nmbr	20	45	52	307	438	862
	%	2	5	6	36	51	100
widen Placer Hills Road to four lanes between I-80 and downtown.	Nmbr	414	214	63	95	72	858
	%	48	25	7	11	8	100
include a two way left turn lane through downtown.	Nmbr	141	160	118	281	145	845
	%	17	19	14	33	17	100
widen heavily travelled roads.	Nmbr	179	212	97	247	106	841
	%	21	25	12	29	13	100
control commercial vehicle traffic.	Nmbr	58	90	114	248	358	866
	%	6	10	13	29	41	100
add traffic signals at key intersections.	Nmbr	229	271	116	144	87	847
	%	27	32	14	17	10	100
install stop signs at key intersections.	Nmbr	121	115	108	378	124	846
	%	14	14	13	45	15	100
build pedestrian, horse, and bike trails.	Nmbr	100	78	108	292	267	866
	%	12	9	13	34	33	100
encourage car pools and public transportation.	Nmbr	31	22	108	337	361	859
	%	4	3	13	39	42	100
o Lot sizes should not be allowed to be smaller than presently zoned.	Nmbr	76	42	40	197	529	884
	%	9	5	5	22	60	100

p Developers should be allowed to increase the housing density of their projects if they provide public...

trails	Nmbr	299	82	49	105	98	631
	%	47	13	8	17	15	100
park sites	Nmbr	289	77	48	126	82	632
	%	47	12	8	20	13	100
school sites	Nmbr	291	78	43	121	103	634
	%	46	12	7	19	16	100
natural (undeveloped) open spaces	Nmbr	282	57	45	133	112	629
	%	45	9	7	21	18	100
low income housing	Nmbr	308	81	51	48	46	624
	%	64	13	8	8	7	100
recreational facilities	Nmbr	302	82	65	108	66	623
	%	48	13	10	17	11	100
No density bonuses should be allowed.	Nmbr	87	64	61	106	499	827
	%	12	8	7	13	60	100

Meadow Vista Community Plan Survey - October 1991

	Number	%
7 To Improve Meadow Vista, the community should have... (Check the ones you'd like to see.)		
alternate truck route	508	56
community center	444	49
more trails	372	41
library	370	41
public transportation	359	39
tree ordinance	321	35
medical center	243	27
more parks	195	21
more shps/restaurants	193	21
more cultural events	169	19
public golf course	137	15
equestrian center	108	12
amphitheater	102	11
other	77	8
museum	65	7
motel	25	3

The items are sorted in order of frequency of response.

% of 913

8 Regarding the school district's pursuance of a site next to Meadow Vista Park, do you think that the school district should... (Select one.)		
pursue a site in Christian Valley.	295	33
continue to acquire the Placer Hills Road site.	218	25
undecided/don't know/doesn't matter.	163	18
pursue another site in Meadow Vista.	133	15
don't want school built.	76	9
Total Responses	885	100

The items are sorted in order of frequency of response.

	Number	%
9 How important is it that the County succeed in securing the land adjacent to the present park for a park-library-community center?		
not important	204	23
important	264	30
very important	225	25
don't know	83	9
site would be better used as a school.	115	13
Total Responses	891	100

10 Would you support or oppose a local bond issue to expand Meadow Vista Park so as to provide more park space as well as a library and a community center? (Select one.)		
support if cost did not exceed \$75 per year.	131	15
support if cost did not exceed \$50 per year.	150	17
support if cost did not exceed \$30 per year.	171	19
oppose	322	36
undecided	111	13
Total Responses	885	100

11 If a library were located on that site adjacent to the park, how likely is it that you would use the library? (Select one.)		
not likely	276	31
somewhat likely	214	24
very likely	395	45
Total Responses	885	100

Meadow Vista Community Plan Survey - October 1991

Appropriate	Inappropriate	Total Responses
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12 Indicate whether the following items are appropriate or inappropriate for Meadow Vista

	Nmbr			
a bar (tavern)		120	729	849
	%	14	86	100
b large shopping mall	Nmbr	53	797	850
	%	6	94	100
c noise ordinance	Nmbr	518	329	848
	%	61	39	100
d private golf course	Nmbr	94	737	831
	%	11	89	100
e public play golf course	Nmbr	274	555	829
	%	33	67	100
f street lights	Nmbr	335	514	849
	%	39	61	100
g lots under one acre	Nmbr	74	775	849
	%	9	91	100
h hunting ban	Nmbr	669	173	862
	%	80	20	100
i traffic signals	Nmbr	269	561	830
	%	32	68	100
j gated communities	Nmbr	128	687	815
	%	16	84	100
k outdoor lighting control	Nmbr	321	463	784
	%	41	59	100
l high density housing	Nmbr	41	809	850
	%	5	95	100
m low income housing	Nmbr	130	689	819
	%	16	84	100
n official incorporation as a town	Nmbr	205	531	736
	%	28	72	100

Meadow Vista Community Plan Survey - October 1991

Existing Tax Revenues	Additional Taxes or Bonds	Developer Fees	User Fees	Voluntary Contributions	Don't Want It	Total Responses
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13 a Indicate what you believe the primary source of funding should be for each of the following items

schools-	Nmbr	462	72	164	34	4	70	806
	%	57	9	20	4	0	9	100
trails	Nmbr	249	50	159	84	98	144	782
	%	32	6	20	11	12	18	100
community center	Nmbr	279	124	53	75	82	170	783
	%	36	16	7	10	10	22	100
road improvements	Nmbr	528	30	145	26	4	56	790
	%	67	4	18	3	1	7	100
equestrian center	Nmbr	61	8	47	175	72	402	765
	%	8	1	6	23	9	53	100
public transportation	Nmbr	290	37	22	215	17	197	778
	%	37	5	3	28	2	25	100
archeological and historical landmarks	Nmbr	269	34	47	43	245	128	766
	%	35	4	6	6	32	17	100
parks	Nmbr	435	59	115	35	22	117	782
	%	56	7	15	4	3	15	100
open space	Nmbr	344	55	165	34	64	44	706
	%	49	8	23	5	9	6	100
library	Nmbr	344	112	35	48	42	187	768
	%	45	15	5	6	5	24	100
museum	Nmbr	116	25	11	73	95	412	732
	%	16	3	2	10	13	56	100
golf course	Nmbr	56	7	82	133	27	451	756
	%	7	1	11	18	4	60	100
amphitheater	Nmbr	86	23	28	68	73	454	732
	%	12	3	4	9	10	62	100

Meadow Vista Community Plan Survey - October 1991

Existing Tax Revenues	Additional Taxes or Bonds	Developer Fees	User Fees	Voluntary Contributions	Don't Want It	Total Responses
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13 b If appropriate, a backup, supplemental, or secondary source of funding should be...

		Existing Tax Revenues	Additional Taxes or Bonds	Developer Fees	User Fees	Voluntary Contributions	Don't Want It	Total Responses
schools	Nmbr	121	185	240	74	18	54	692
	%	17	27	35	11	3	8	100
trails	Nmbr	81	70	134	110	113	117	625
	%	13	11	21	18	18	19	100
community center	Nmbr	56	107	83	122	135	120	623
	%	9	17	13	20	22	19	100
road improvements	Nmbr	158	125	211	46	15	54	609
	%	26	21	35	8	2	9	100
equestrian center	Nmbr	25	9	33	116	103	259	545
	%	5	2	6	21	19	48	100
public transportation	Nmbr	80	64	36	206	31	135	552
	%	14	12	7	37	6	24	100
archeological and historical landmarks	Nmbr	84	40	51	95	173	105	548
	%	15	7	9	17	32	19	100
parks	Nmbr	65	133	153	96	62	78	607
	%	14	22	25	16	10	13	100
open space	Nmbr	100	98	123	31	94	46	490
	%	20	20	25	6	19	9	100
library	Nmbr	82	135	66	98	106	103	570
	%	11	24	12	17	19	18	100
museum	Nmbr	27	35	26	84	120	213	505
	%	5	7	5	17	24	42	100
golf course	Nmbr	17	12	49	137	50	246	511
	%	3	2	10	27	10	48	100
ampitheater	Nmbr	19	28	29	84	80	240	480
	%	4	6	6	18	17	50	100

APPENDIX 3

**A HOMEOWNER'S GUIDE TO DEFENSIBLE SPACE
AND A HEALTHY FOREST**

A Homeowner's Guide to Defensible Space and a HEALTHY FOREST

DEFENSIBLE SPACE refers to that area between a home and an oncoming wildfire where the vegetation has been modified to reduce the wildfire threat and which provides an opportunity for firefighters to safely defend the home.

A **HEALTHY FOREST** is a wholesome plant association of trees and woody vegetation that is not structurally damaged nor overly at risk from fire, disease, insects, wind, drought, or human activities and is capable of natural reproduction.

This **HOMEOWNER GUIDE** is an introduction to **Forest Stewardship practices** to promote healthy forest conservation planning and a healthy forest economy. The guide is helpful in the implementation of the Goals and Policies, that have been developed through citizen input, for the Meadow Vista Community Plan.

Your Forest Stewardship practices need to include the "**3 R's**":

1. **REMOVE:** Dead Fuels - trees, limbs, brush and ladder fuels; damaged trees; trees with disease; trees with bark beetle infestations; trees with the dwarf mistletoe parasite; and exotic plants.
2. **REDUCE Vegetation:** Prevent overcrowding and reduce tree and plant competition through the wider spacing of your trees. Have an on-going maintenance plan to control wildland fuel loading and to prevent overcrowding of trees as they get larger and compete for space in the future.
3. **REHABILITATE:** develop your long-term Conservation Plan for a healthy forest through native tree species diversity. Vary their age classes and tree sizes. Enhance riparian areas and wildlife habitat.

These concepts lead to more open space and less overcrowding among the native vegetation.

Those of us living in the Sierra Nevada foothills are at risk each year from an out-of-control wildfire. These wildfires happen literally in our own backyards - that marvelous and dangerous place called the "**wildland/rural intermix**" and in this case the communities found in the Placer Hills Fire Protection District.

The purpose of defensible space is to reduce the wildfire threat to a home and the forest canopy through appropriate modification of vegetation and to be able to save the home, the improvements, and the forest habitat.

The Defensible Space Handbook recommends that all fuels up to 100' from homes and structures be managed to create the "**Fire Smart Acre**".

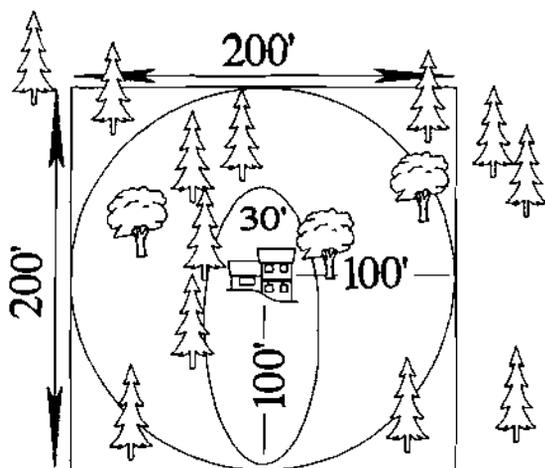


Figure 1: Create Your "Fire Smart Acre"

- 1) Remove dead fuels & most brush
- 2) Eliminate Ladder Fuels & lower limbs
- 3) Replace shrubs with low groundcover
 - less than 12" high in first 30' of home
 - less than 18" high up to 100' of home
- 4) Reduce brush patches to individual plants, or small groups, at least 15 feet apart
- 5) Use driveways, paths & trails to break up fuel continuity throughout parcel.

A wildfire occurring under current wildland/rural intermix conditions could, in just a few hours, cause substantial property damage, loss of human life, and destroy the forest-woodland **overstory** for the next 50 to 100 years. There are defensible measures available to the foothill communities that could reduce the amount of damage resulting from a wildfire. The intent of the Placer Hills Defensible Space Program and the Meadow Vista Watershed Fuel Reduction Project are to take advantage of "defensible space" and forest management measures.

Residential homes and all vegetation, including naturally occurring native plants and introduced species used in the **residential landscape**, are potential wildfire fuels. The type, amount, and arrangement of vegetation available for burning has a dramatic effect on fire behavior. If vegetation is properly modified a **wildfire can be slowed down, the length of flames shortened, and the amount of heat reduced** all of which contribute to a house surviving a wildfire.

It is not a question of "if".....

...a wildfire will occur, but "when".

KEEP THE FIRE ON THE GROUND

... WITH LOW HEAT AND LOW FLAMES.

FIRE SAFE GUIDELINES

PLANNING A "ZONE DEFENSE"

KEEP THE FIRE ON THE GROUND

... WITH LOW HEAT AND LOW FLAMES.

BY PLANNING A "ZONE DEFENSE"

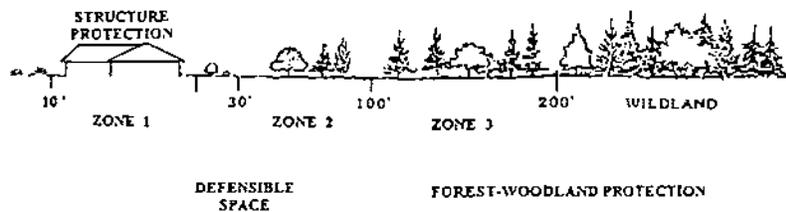


Figure 2: Defensible Space and a Healthy Forest Landscape

Zone 1: The ten feet immediately adjacent to your home is an area called "The Structure Protection Zone". The purpose of this zone is to protect the structure from direct exposure to flame. Maintain spacing between plant materials and structure walls, eliminate ladder fuel situations, use lawns, sidewalks or paths and non-flammable landscaping. When coupled with an effective defensible space, a defensible house will be much less likely to be destroyed during a wildfire.

Zone 2: If your parcel is one and a half acre or less, your home, improvements, and forest woodland vegetation all constitute "your Defensible Space Zone" and the whole property needs to be managed to protect your family, your investments, and your native forest trees and forest habitat.

Zone 3: The Forest-Woodland Zone represents the remainder of the property that lies outside of the formal landscape and the Defensible Space. It is applicable to parcels of more than an acre in size. In this zone vegetation should be modified as described above in the Defensible Space Zone with the emphasis on protecting the forest canopy by removing the ladder fuels. Landowners' forest-woodland overstory and forest canopy are at risk from wildfire if ladder fuels, heavy brush, and continuous brush fields create a fuel hazard to their forest-woodland. In this zone one can be a good steward and protect "your part of the Meadow Vista forest-woodland". Through sound management practices you can also rehabilitate the forest habitat and help return to a healthy forest, enhance wildlife, and insure water quality. Your efforts will be well worth it, add to property values and the rural sense of the community.

Managing the various age trees and forest stands for proper density and spacing, which more nearly matches the natural processes, will require periodic thinning of trees and pruning of the lower limbs (the past role of fire) resulting in a sustainable and healthy forest. Insect attacks will be reduced. The removal of those individual trees that have dwarf mistletoe will prevent it's spread to the rest of the forest. Removal of the encroaching brush and trees from meadows will help renew open spaces, and provide species and habitat diversity. Sound management practices for your native trees and plants are the solution for fire safety and a healthy forest environment.

APPENDIX 4

**RESOLUTION OF ADOPTION AND
STATEMENT OF OVERRIDING CONSIDERATION**

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

Resol. No: 96-127

Ord. No: _____

In the matter of: A RESOLUTION ADOPTING
THE MEADOW VISTA COMMUNITY PLAN

First Reading: _____

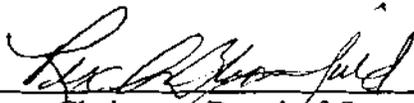
The following RESOLUTION was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held May 21, 1996, by the following vote on roll call:

Ayes: SANTUCCI, WEYGANDT, LICHAU, BLOOMFIELD

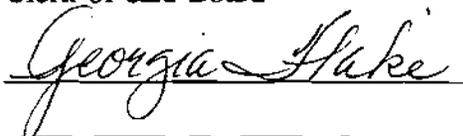
Noes: NONE

Absent: UHLER

Signed and approved by me after its passage.


Chairman, Board of Supervisors

Attest:
Clerk of said Board



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 September 14, 1995 and November 9, 1995 in the time and manner prescribed by law to consider and make a recommendation to the Board of Supervisors on the Meadow Vista Community Plan (MVCP); and

WHEREAS, that recommendation was submitted to the Board of Supervisors in a report dated December 14, 1995; and

WHEREAS, the Board of Supervisors of the County of Placer, State of California, held a public hearing on May 21, 1996 in the time and manner prescribed by law to consider the adoption of the MVCP; 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 MVCP conforms to all applicable sections of the California Government Code regarding general and community plans; and

WHEREAS, and Environmental Impact Report (EIR) was prepared and certified for the MVCP 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 MVCP supersedes the Meadow Vista/West Applegate General Plan; and

WHEREAS, the Board of Supervisors finds that the MVCP 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, BE IT RESOLVED that the MVCP is hereby adopted as shown in Exhibit B attached hereto and incorporated herein by reference.

NOTE: REA-855 amending the zoning in this area was approved at the same time.

EXHIBIT "A"

**MEADOW VISTA COMMUNITY PLAN
FINDINGS - FINAL EIR**

The Board of Supervisors hereby finds the following:

1. The project site is located in Placer County, in the area of the County known as Meadow Vista.
2. Placer County has proposed the adoption of a new Community Plan to update the Meadow Vista/West Applegate 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 June 13, 1994 pursuant to Public Resources Code Section 21080.4.
5. A Draft EIR for the project was prepared in accordance with CEQA, the State CEQA Guidelines, and the Environmental Review Ordinance of the Placer County Code.
6. A Notice of Completion of a Draft EIR was forwarded to the State Clearinghouse on September 12, 1995, pursuant to Public Resources Code Section 21161.
7. 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.
8. 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.
9. Notice inviting comments on the Draft EIR was given in compliance with the State CEQA Guidelines Section 15085.
10. Written and oral comments on the Draft EIR have been received and responses to those comments have been prepared.
11. On May 21, 1996, the Board of Supervisors closed the public hearing, and adopted, by a vote of 4-0, a Motion to certify the Final EIR as adequate and complete, and voted to approve the project.

12. 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 Ordinance;
 - (3) The Placer County Code;
 - (4) Other formally adopted policies and ordinance of the County.

NOW, THEREFORE, the Board of Supervisors of the County of Placer does hereby take the following action and makes the following findings:

- SECTION 1. Certify the EIR. The Board of Supervisors certifies that the Final EIR for the Meadow Vista 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.
- SECTION 2. Findings on Potentially Significant Impacts of the Proposed Project that have been Mitigated Identified in the Draft/Final EIR. (See Attached)
- SECTION 3. Findings on Significant and Unavoidable Impacts of the Proposed Project Identified in the Draft/Final EIR. (See Attached)
- SECTION 4. Findings on Project Alternatives Considered in the Environmental Impact Report. (See Attached)
- SECTION 5. Statement of Overriding Considerations. (See Attached)

SECTION 6. 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.

SECTION 2: FINDINGS ON POTENTIALLY SIGNIFICANT IMPACTS THAT HAVE BEEN MITIGATED

Potentially Significant Impact: Possible change in the visual character of the area through a reduction in the visual quality of the rural residential viewshed.

- Mitigation Measures:**
- 5.1 Adopt the proposed Community Plan goals and policies that protect visual resources.
 - 5.2 Continue to submit commercial and major subdivision proposals to the Meadow Vista Municipal Advisory Council for review and comment.

Finding: The County finds that Mitigation Measure 5.1 is feasible and included in the MVCP and Mitigation Measure 5.2 is feasible and included as required by the Placer County Environmental Review Ordinance and Zoning Ordinance. Mitigation Measures 5.1 and 5.2 are expected to reduce the impact to a less-than significant level.

Potentially Significant Impact: Potential for substantial alteration of the visual quality of the downtown area by an increase in development.

- Mitigation Measures:**
- 5.3 Adopt the proposed Community Plan goals and policies that are intended to guide development of the Meadow Vista downtown commercial area.
 - 5.4 Continue to conduct design/site review for development proposals in the Meadow Vista downtown commercial area.

Finding: The County finds that Mitigation Measure 5.3 is feasible and included in the MVCP and Mitigation Measure 5.4 is feasible and included as required by the Placer County Zoning Ordinance. Mitigation Measures 5.3 and 5.4 are expected to reduce the impact to a less-than significant level.

Potentially Significant Impact: Possible reduction in the visual quality of views of the Plan area from major residential roads.

- Mitigation Measure:**
- 5.5 Adopt the proposed Community Plan goals and policies that protect views along circulation routes and scenic corridors.

Finding: The County finds that Mitigation Measure 5.5 is feasible and included in the MVCP. Mitigation Measure 5.5 is expected to reduce the impact to a less-than significant level.

Potentially Significant Impact: Potential alteration of open space views from additional development near riparian areas, natural land forms, and native vegetation.

Mitigation Measure: 5.6 Adopt the proposed Community Plan goals and policies that require the preservation and enhancement of natural landforms and native vegetation.

Finding: The County finds that Mitigation Measure 5.6 is feasible and included in the MVCP. Mitigation Measure 5.6 is expected to reduce the impact to a less-than significant level.

Potentially Significant Impact: Increase in demand for water of approximately 336,000 gpd of treated water, in addition to canal water for irrigation purposes and water supplied by future groundwater wells.

Mitigation Measures: 7.1 Adopt the proposed Community Plan goals and policies intended to ensure the availability of an adequate and safe water supply.

7.2 Adopt the proposed Community Plan goals and policies that require proponents of new development to demonstrate the availability of long-term, reliable water supply.

7.3 Adopt the proposed Community Plan goals and policies that promote efficient water use and reduced water demand.

Finding: The County finds that Mitigation Measure 7.1, 7.2, and 7.3 are feasible and included in the MVCP. Mitigation Measures 7.1, 7.2, and 7.3 are expected to reduce the impact to a less-than significant level.

Potentially Significant Impact: Potential increase in the use of untreated canal water for domestic potable water sources.

Mitigation Measures: 7.4 Adopt the proposed Community Plan goals and policies that encourage elimination of existing domestic canal water supplies and encourage replacement with safe water sources.

Finding: The County finds that Mitigation Measure 7.4 is feasible and included in the MVCP. Mitigation Measure 7.4 is expected to reduce the impact to a less-than-significant level.

Potentially Significant Impact: Increase in the number of students, contributing to the unmet demand for one elementary school, two comprehensive high schools, and one continuation high school.

- Mitigation Measures:**
- 7.5 Adopt the proposed Community Plan policies to provide adequate school facilities.
 - 7.6 Adopt the proposed Community Plan goals and policies to provide adequate funds to construct or remodel schools to keep pace with residential growth.

Finding: The County finds that Mitigation Measures 7.5 and 7.6 are feasible and included in the MVCP. Mitigation Measures 7.5 and 7.6 are expected to reduce the impact to a less-than significant level.

Potentially Significant Impact: Increased demand for approximately two law enforcement officers.

- Mitigation Measures:**
- 7.7 Adopt the proposed Community Plan policies that relate to public protection.

Finding: The County finds that Mitigation Measure 7.7 is feasible and included in the MVCP. Mitigation Measure 7.7 is expected to reduce the impact to a less-than significant level.

Potentially Significant Impact: Increased demand for fire protection from the local fire districts.

- Mitigation Measures:**
- 7.8 Adopt the proposed Community Plan policies relating to fire protection services.
 - 7.9 Adopt the proposed Community Plan goals and policies that require discretionary permits for new development in fire hazard areas to incorporate fire hazard reduction measures.
 - 7.10 Adopt the proposed Community Plan goals and policies that require developers to develop or fund fire protection and medical aid facilities, personnel, and operations and maintenance.

Finding: The County finds that Mitigation Measures 7.8, 7.9 and 7.10 are feasible and included in the MVCP. Mitigation Measures 7.8, 7.9, and 7.10 are expected to reduce the impact to a less-than significant level.

Potentially Significant Impact: Increase in existing retrofit problems, including increased fuel loading, lack of access, and failure to maintain static sources of water for fireflow.

Mitigation Measures: 7.11 Adopt the proposed Community Plan goals and policies that encourage the modification of vegetation around structures, provision of fuel breaks, and continued education programs to increase public awareness of fire hazards in the community.

Finding: The County finds that Mitigation Measure 7.11 is feasible and included in the MVCP. Mitigation Measure 7.11 is expected to reduce the impact to a less-than significant level.

Potentially Significant Impact: Increase in demand for parks and recreation facilities.

Mitigation Measures: 7.12 Adopt the proposed Community Plan goals and policies that assist the Auburn Recreation District (ARD) in implementing its master plan and provide recreation opportunities in areas of the Plan outside ARD's jurisdiction.

Finding: The County finds that Mitigation Measure 7.12 is feasible and included in the MVCP. Mitigation Measure 7.12 is expected to reduce the impact to a less-than significant level.

Potentially Significant Impact: Increased need for a system trails (bicycle, pedestrian, and equestrian).

Mitigation Measures: 7.13 Adopt the proposed Community Plan goals and policies to develop a system of interconnected hiking, riding, and bicycling trails and paths suitable for active recreation as well as transportation and circulation.

Finding: The County finds that Mitigation Measure 7.13 is feasible and included in the MVCP. Mitigation Measure 7.13 is expected to reduce the impact to a less-than significant level.

Potentially Significant Impact: Increased traffic throughout the Plan area.

- Mitigation Measures:**
- 8.1 Adopt the proposed Community Plan goals and policies that require site-specific traffic studies.
 - 8.2 Adopt the proposed traffic limitation (TL) zone program for the Plan area.
 - 8.3 Continue to require frontage improvements for all new development

Finding: The County finds that Mitigation Measures 8.1, 8.2, and 8.3 are feasible and included in the MVCP. Mitigation Measures 8.1, 8.2, and 8.3 are expected to reduce the impact to a less-than significant level.

Potentially Significant Impact: Degradation to LOS E on Placer Hills Road from 1/4 mile north of Sugar Pine Road to south of Lake Arthur Road.

- Mitigation Measures:**
- 8.2 Adopt the proposed TL zone program for the Plan area.

Finding: The County finds that Mitigation Measure 8.2 is feasible and included in the MVCP. Mitigation Measure 8.2 is expected to reduce the impact to a less-than significant level.

Potentially Significant Impact: Degradation to LOS D on Placer Hills Road north of Sugar Pine Road.

- Mitigation Measures:**
- 8.2 Adopt the proposed TL zone program for the Plan area.

Finding: The County finds that Mitigation Measure 8.2 is feasible and included in the MVCP. Mitigation Measure 8.2 is expected to reduce the impact to a less-than significant level.

Potentially Significant Impact: Degradation to LOS D on Placer Hills Road south of Combie Road.

- Mitigation Measures:**
- 8.2 Adopt the proposed TL zone program for the Plan area.

Finding: The County finds that Mitigation Measure 8.2 is feasible and included in the MVCP. Mitigation Measure 8.2 is expected to reduce the impact to a less-than significant level.

Potentially Significant Impact: Need for a traffic signal at the Placer Hills Road/Meadow Vista Road intersection.

Mitigation Measures: 8.2 Adopt the proposed TL zone program for the Plan area.

Finding: The County finds that Mitigation Measure 8.2 is feasible and included in the MVCP. Mitigation Measure 8.2 is expected to reduce the impact to a less-than significant level.

Potentially Significant Impact: Increased demand for a network of paths and trails for pedestrians, bicycles, and horses.

Mitigation Measures: 8.2 Adopt the proposed TL zone program for the Plan area.

8.4 Adopt the proposed Community Plan goals and policies that require bicycle lanes, road-adjacent trails, and equestrian trail improvements as needed to implement the recreation facilities trails.

8.5 Acquire additional right-of-way and request dedication or preservation of right-of-way or easements as conditions of approval of development to facilitate the provision of paths and trails.

Finding: The County finds that Mitigation Measures 8.2, 8.4, and 8.5 are feasible and included in the MVCP. Mitigation Measures 8.2, 8.4, and 8.5 are expected to reduce the impact to a less-than significant level.

Potentially Significant Impact: Potential for substantial air emission from construction activities from future development.

Mitigation Measures: 10.1 Adopt the proposed Community Plan goals and policies that require consideration of air quality impacts for discretionary projects.

Finding: The County finds that Mitigation Measure 10.1 is feasible and included in the MVCP. Mitigation Measure 10.1 is expected to reduce the impact to a less-than significant level.

Potentially Significant Impact: Potential localized CO levels in exceedance of standards at congested intersections.

Mitigation Measures: 10.1 Adopt the proposed Community Plan goals and policies that require consideration of air quality impacts for discretionary projects.

Finding: The County finds that Mitigation Measure 10.1 is feasible and included in the MVCP. Mitigation Measure 10.1 is expected to reduce the impact to a less-than significant level.

Potentially Significant Impact: Alteration of site topography during grading activities for future projects.

Mitigation Measures: 11.1 Adopt the proposed Community Plan goals and policies that preserve natural topography, minimize disturbance of natural terrain, require adequate restoration, require graded slopes to conform to natural topography as much as possible, and require developers to submit site-specific detailed geological reports.

Finding: The County finds that Mitigation Measure 11.1 is feasible and included in the MVCP. Mitigation Measure 11.1 is expected to reduce the impact to a less-than significant level.

Potentially Significant Impact: Potential for unstable slope conditions during construction activities for future projects.

Mitigation Measures: 11.1 Adopt the proposed Community Plan goals and policies that preserve natural topography, minimize disturbance of natural terrain, require adequate restoration, require graded slopes to conform to natural topography as much as possible, and require developers to submit site-specific detailed geological reports.

Finding: The County finds that Mitigation Measure 11.1 is feasible and included in the MVCP. Mitigation Measure 11.1 is expected to reduce the impact to a less-than significant level.

Potentially Significant Impact: Increased short- and long-term erosion rates from grading activities during construction of future projects.

Mitigation Measures: 11.2 Adopt the proposed Community Plan goals and policies that require minimal grading-during the rainy season and restoration of vegetation sufficient to reduce erosion and provide slope stability.

Finding: The County finds that Mitigation Measure 11.2 is feasible and included in the MVCP. Mitigation Measure 11.2 is expected to reduce the impact to a less-than significant level.

Potentially Significant Impact: Future development in areas that exhibit moderate soil constraints.

Mitigation Measures: 11.3 Adopt the proposed Community Plan goals and policies that require preparation of a soils engineering and geologic-seismic analysis prior to permitting development in areas prone to geological or seismic hazards.

Finding: The County finds that Mitigation Measure 11.3 is feasible and included in the MVCP. Mitigation Measure 11.3 is expected to reduce the impact to a less-than significant level.

Potentially Significant Impact: Possible increase in flooding because of the increased amount of impervious surfaces that would contribute to higher volumes and rates of stormwater runoff.

Mitigation Measures: 12.1 Adopt the proposed Community Plan goals and policies relating to protection from hazards associated with development in floodplains.

Finding: The County finds that Mitigation Measure 12.1 is feasible and included in the MVCP. Mitigation Measure 12.1 is expected to reduce the impact to a less-than significant level.

Potentially Significant Impact: Possible decrease in water quality in canals in the Plan area.

Mitigation Measures: 12.2 Adopt the proposed Community Plan goals and policies that protect canals and reservoirs and their watersheds from stormwater drainage.

12.3 Adopt the proposed Community Plan goals and policies that protect streams, creeks, and reservoirs.

Finding: The County finds that Mitigation Measures 12.2 and 12.3 are feasible and included in the MVCP. Mitigation Measures 12.2 and 12.3 are expected to reduce the impact to a less-than significant level.

Potentially Significant Impact: Possible short-term and long-term water quality degradation of streams resulting from construction activities and continued urbanization of the area.

- Mitigation Measures:**
- 12.3 Adopt the proposed Community Plan goals and policies that protect streams, creeks, and reservoirs.
 - 12.4 Adopt the Community Plan goals and policies that require the use of feasible and practical best management practices (BMPs) during construction activities and prohibit grading activities during the rainy season unless adequately mitigated.
 - 12.5 Adopt the proposed Community Plan goals and policies that protect surface water quality from impacts associated with urbanization.

Finding: The County finds that Mitigation Measures 12.3, 12.4, and 12.5 are feasible and included in the MVCP. Mitigation Measures 12.3, 12.4, and 12.5 are expected to reduce the impact to a less-than significant level.

Potentially Significant Impact: Incremental losses of groundwater recharge because of the increase in impervious surfaces.

- Mitigation Measures:**
- 12.6 Adopt the proposed Community Plan goals and policies that protect groundwater quality and quantity.

Finding: The County finds that Mitigation Measure 12.6 is feasible and included in the MVCP. Mitigation Measure 12.6 is expected to reduce the impact to a less-than significant level.

Potentially Significant Impact: Possible incremental decrease in groundwater quality.

Mitigation Measures: 12.7 Adopt the proposed Community Plan goals and policies that require well monitoring and the demonstrated availability of a long-term reliable water supply for new development.

Finding: The County finds that Mitigation Measure 12.7 is feasible and included in the MVCP. Mitigation Measure 12.7 is expected to reduce the impact to a less-than significant level.

Potentially Significant Impact: Possible decrease in groundwater quality because of increase in the number of on-site sewage disposal systems and increased septic tank system failures.

Mitigation Measures: 12.8 Adopt the proposed Community Plan goals and policies that require maintenance of septic tanks by a public entity for major subdivisions.

12.9 Continue County permitting of individual onsite sewage treatment according to state-of-the-art requirements.

Finding: The County finds that Mitigation Measures 12.8 and 12.9 are feasible and included in the MVCP. Mitigation Measures 12.8 and 12.9 are expected to reduce the impact to a less-than significant level.

Potentially Significant Impact: Incremental decrease in available groundwater supplies because of future increases in the number of groundwater wells.

Mitigation Measures: 12.7 Adopt the proposed Community Plan goals and policies that require well monitoring and the demonstrated availability of a long-term reliable water supply for new development.

12.10 Adopt the proposed Community Plan goals and policies that require connection to a treated water system wherever possible.

Finding: The County finds that Mitigation Measures 12.7 and 12.10 are feasible and included in the MVCP. Mitigation Measures 12.7 and 12.10 are expected to reduce the impact to a less-than significant level.

Potentially Significant Impact: Creation of possible health risks if development were to occur on contaminated property.

- Mitigation Measures:**
- 12.11 Adopt the proposed Community Plan goals and policies to eliminate existing water pollution sources and prohibit activities, including the use of hazardous materials, around wetland and groundwater recharge areas.
 - 12.12 Develop and adopt Community Plan goals and policies requiring hazardous waste investigations prior to development.

Finding: The County finds that Mitigation Measures 12.11 and 12.12 are feasible and included in the MVCP. Mitigation Measures 12.11 and 12.12 are expected to reduce the impact to a less-than significant level.

Potentially Significant Impact: Impacts on riparian and stream habitats and wildlife species commonly associated with these habitats, including:

- possible loss or degradation of riparian vegetation during construction of trails and bridges, and
- degradation of riparian and stream wildlife habitat from human and domestic animal access into riparian corridors.

- Mitigation Measures:**
- 13.4 Adopt the proposed Community Plan goals and policies to protect and enhance the natural qualities of Meadow Vista's streams, creeks, and groundwater by requiring sensitive habitat buffers.
 - 13.5 Adopt the proposed Community Plan policies to protect wetland communities and related riparian areas throughout Meadow Vista as valuable resources.
 - 13.6 Implement Placer County's wetland mitigation banking program.

Finding: The County finds that Mitigation Measures 13.4, 13.5, and 13.6 are feasible and included in the MVCP. Mitigation Measures 13.4, 13.5, and 13.6 are expected to reduce the impact to a less-than significant level.

Potentially Significant Impact: Impacts on wetlands and wildlife species commonly associated with wetland habitats, including:

- **filling or indirect degradation of seasonal and perennial wetlands during future development;**
- **degradation of wetlands adjacent to development areas from disposal of trash or fluids;**
- **displacement of wildlife that use wetland habitats;**
- **fragmentation of wetland areas, which could affect migration, dispersal, and breeding patterns of terrestrial and aquatic species; and**
- **reduction of wildlife movement corridors.**

- Mitigation Measures:**
- 13.4 Adopt the proposed Community Plan goals and policies to protect and enhance the natural qualities of Meadow Vista's streams, creeks, and groundwater by requiring sensitive habitat buffers.
 - 13.5 Adopt the proposed Community Plan policies to protect wetland communities and related riparian areas throughout Meadow Vista as valuable resources.
 - 13.6 Implement Placer County's wetland mitigation banking program.

Finding: The County finds that Mitigation Measures 13.4, 13.5, and 13.6 are feasible and included in the MVCP. Mitigation Measures 13.4, 13.5, and 13.6 are expected to reduce the impact to a less-than significant level.

Potentially Significant Impact: Loss of yellow pine forest and foothill woodland communities and displacement of wildlife commonly associated with these habitats, including:

- **degradation of wildlife habitat through fragmentation of continuous woodland and forest habitats, potentially disrupting linkages to other habitats;**
- **direct and indirect loss of disturbance of healthy native oaks and other native trees regulated under the Placer County Tree Preservation Ordinance; and**
- **introduction of structures that may decrease the value of the communities for wildlife.**

- Mitigation Measures:**
- 13.1 Adopt the proposed Community Plan goals and policies to preserve and protect the valuable vegetation resources of Meadow Vista. -
 - 13.2 Continue to enforce the Placer County Tree Preservation Ordinance.
 - 13.3 Adopt the proposed Community Plan policies to create, preserve, and enhance open space lands to maintain the natural resources of Meadow Vista and to protect wildlife habitats.

Finding: The County finds that Mitigation Measures 13.1, 13.2, and 13.3 are feasible and included in the MVCP. Mitigation Measures 13.1, 13.2, and 13.3 are expected to reduce the impact to a less-than significant level.

Potentially Significant Impact: Potential loss or fragmentation of grassland habitat.

- Mitigation Measures:**
- 13.3 Adopt the proposed Community Plan policies to create, preserve, and enhance open space lands to maintain the natural resources of Meadow Vista and to protect wildlife habitats.

Finding: The County finds that Mitigation Measure 13.3 is feasible and included in the MVCP. Mitigation Measure 13.3 is expected to reduce the impact to a less-than significant level.

Potentially Significant Impact: Possible loss of individuals or populations of special-status plant species from future development activities.

- Mitigation Measures:**
- 13.7 Adopt the proposed Community Plan goals and policies that provide for the protection of rare, threatened, and endangered species and habitats that support those species.
 - 13.8 Adopt the proposed Community Plan implementation program that requires field studies for special-status species.

Finding: The County finds that Mitigation Measures 13.7 and 13.8 are feasible and included in the MVCP. Mitigation Measures 13.7 and 13.8 are expected to reduce the impact to a less-than significant level.

Potentially Significant Impact: Possible loss of individuals or populations of special-status wildlife species resulting from future development activities.

- Mitigation Measures:**
- 13.7 Adopt the proposed Community Plan goals and policies that provide for the protection of rare, threatened, and endangered species and habitats that support those species.
 - 13.8 Adopt the proposed Community Plan implementation program that requires field studies for special-status species.

Finding: The County finds that Mitigation Measures 13.7 and 13.8 are feasible and included in the MVCP. Mitigation Measures 13.7 and 13.8 are expected to reduce the impact to a less-than significant level.

Potentially Significant Impact: Possible loss of habitat for species of special interest through fragmentation of habitats and disruption of movement corridors.

- Mitigation Measures:**
- 13.3 Adopt the proposed Community Plan policies to create, preserve, and enhance open space lands to maintain the natural resources of Meadow Vista and to protect wildlife habitats.

Finding: The County finds that Mitigation Measure 13.3 is feasible and included in the MVCP. Mitigation Measure 13.3 is expected to reduce the impact to a less-than significant level.

Potentially Significant Impact: Possible loss or degradation of habitat for non-native game and native nongame fish.

- Mitigation Measures:**
- 13.4 Adopt the proposed Community Plan goals and policies to protect and enhance the natural qualities of Meadow Vista's streams, creeks, and groundwater by requiring sensitive habitat buffers.
 - 13.5 Adopt the proposed Community Plan policies to protect wetland communities and related riparian areas throughout Meadow Vista as valuable resources.

Finding: The County finds that Mitigation Measures 13.4 and 13.5 are feasible and included in the MVCP. Mitigation Measures 13.4 and 13.5 are expected to reduce the impact to a less-than significant level.

Potentially Significant Impact: Possible disturbance of documented or undocumented cultural resources (archaeological or historical resources).

Mitigation Measures:

- 14.1 Adopt the proposed Community Plan goals and policies that require site-specific cultural resources studies.
- 14.2 Adopt the proposed Community Plan goals and policies that require that historical sites be avoided and protected from destruction or demolition.

Finding: The County finds that Mitigation Measures 14.1 and 14.2 are feasible and included in the MVCP. Mitigation Measures 14.1 and 14.2 are expected to reduce the impact to a less-than significant level.

SECTION 3: FINDINGS ON SIGNIFICANT AND UNAVOIDABLE IMPACTS

Significant and Unavoidable Impact: Exposure of existing residential development to traffic noise in excess of 60 L_{dn}.

Mitigation Measures: No mitigation is available for this impact.

Finding: The County finds that there are no feasible mitigation measures available to reduce this impact to a less-than-significant level. This impact requires adoption of a Statement of Overriding Considerations.

Significant and Unavoidable Impact: Increased ozone precursor emissions compared to existing conditions.

Mitigation Measures: 10.2 Adopt the proposed Community Plan transportation and circulation element goals and policies that address traffic congestion and transit.

Finding: The County finds that Mitigation Measure 10.2 is feasible and included in the MVCP and will partially mitigate this impact, but not to a less-than-significant level. The County further finds that there are no additional feasible mitigation measures which would reduce this impact to a less-than-significant level. This impact requires adoption of a Statement of Overriding Considerations.

Significant and Unavoidable Impact: Increased emissions from wood-burning stoves and fireplaces.

Mitigation Measures: 10.3 Continue to require that all wood-burning devices installed in the Plan area are EPA-Certified Phase II devices.

10.4 Adopt the proposed Community Plan goals and policies that reduce emissions from wood-burning stoves by encouraging lesser-polluting forms of heating.

Finding: The County finds that Mitigation Measures 10.3 and 10.4 are feasible and included in the MVCP and will partially mitigate this impact, but not to a less-than-significant level. The County further finds that there are no additional feasible mitigation measures which would reduce this impact to a less-than-significant level. This impact requires adoption of a Statement of Overriding Considerations.

Significant and Unavoidable Impact: Loss of oak woodland communities and wildlife commonly associated with this habitat, including:

- degradation of wildlife habitat through fragmentation of continuous oak woodland habitat, potentially disrupting linkages to other habitats;
- loss of healthy individual oaks or entire oak communities during construction activities;
- indirect loss of oaks through soil disturbance, soil compaction, or over watering, and;
- introduction of non-native plants or structures (i.e. wrought iron fences with points) that may decrease the value of oak woodland habitats for wildlife.

- Mitigation Measures:**
- 31.1 Adopt the proposed Community Plan goals and policies to preserve and protect the valuable vegetation resources of Meadow Vista.
 - 13.2 Continue to enforce the Placer County Tree Preservation Ordinance.
 - 13.3 Adopt the proposed Community Plan policies to create, preserve, and enhance open space lands to maintain the natural resource of Meadow Vista and to protect wildlife habitats.

Finding: The County finds that Mitigation Measures 13.1 and 13.3 are feasible and included in the MVCP and that Mitigation Measure 13.2 is feasible and included as a requirement of the Placer County Tree Preservation Ordinance. Mitigation Measures 13.1, 13.2, and 13.3, will partially mitigate this impact, but not to a less-than-significant level. The County further finds that there are no additional feasible mitigation measures which would reduce this impact to a less-than-significant level. This impact requires adoption of a Statement of Overriding Considerations.

SECTION 4: FINDINGS ON PROJECT ALTERNATIVES CONSIDERED IN THE ENVIRONMENTAL IMPACT REPORT

Project Alternatives:

In 1990, Placer County staff began developing the Meadow Vista Community Plan (MVCP) in conjunction with the Meadow Vista Municipal Advisory Council (MAC). The MVCP reflects the direction of the Planning Department, MAC, Meadow Vista Community Plan Steering Committee, and input received at numerous meetings over the past five years. The MVCP was developed to "preserve the rural character of Meadow Vista"; no other alternatives were seriously considered in developing the proposal.

However, the EIR does examine a No Project/No Development alternative and a No Project/Existing Plan alternative. The EIR identified and examined the environmental impacts which would likely result from future growth in the Meadow Vista area under the proposed MVCP, the No Project/No Development alternative, and the No Project/Existing Plan alternative.

Only the No Project/No Development alternative will not result in significant, unmitigable impacts. 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 parcels would have to be purchased by the County to eliminate their development, which is not economically feasible.

Between the proposed MVCP and the No Project/Existing Plan alternative, the proposed MVCP is the environmentally superior alternative because it proposes goals and policies that seek to allow development that is environmentally sensitive while retaining the predominantly rural lifestyle of the Plan area.

Finding: Alternatives infeasible

The Board of Supervisors evaluated the proposed MVCP and the other two 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 alternative, and the record, the Board has determined that the proposed Plan represents the most balanced and prudent basis on which to proceed with planned growth in the Meadow Vista area during the planning period for the project and consistent with its goals and policies.

ref: t:\...debra\m\project.4

SECTION 5: 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 Meadow Vista Community Plan (MVCP) 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 MVCP which outlines how the mitigation measures adopted as part of the MVCP 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 MVCP outweigh the unmitigated adverse environmental impacts.

The Board finds that the economic, social, and other benefits of the MVCP 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 MVCP will provide the following benefits:

1. The MVCP provides a broad framework and policy direction for development of the area to at least the year 2010.
2. The MVCP 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 MVCP provides for preservation of the unique rural character of the Plan area.
4. The MVCP identifies existing environmental resources and establishes goals and policies for their preservation and enhancement.
5. The MVCP 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 (1974 Meadow Vista/West Applegate General Plan) as documented in the Plan's EIR and therefore has a reduced overall impact on the community environment.

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

Resol. No: _____

Ord. No: 4732-B

In the matter of: AN ORDINANCE ADOPTING
THE MEADOW VISTA COMMUNITY PLAN
IMPLEMENTING ZONING MAPS

First Reading: _____

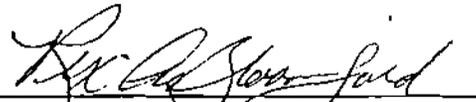
The following ORDINANCE was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held May 21, 1996, by the following vote on roll call:

Ayes: SANTUCCI, WEYGANDT, LICHAN, BLOOMFIELD

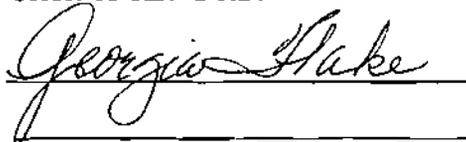
Noes: NONE

Absent: UHLER

Signed and approved by me after its passage.


Chairman, Board of Supervisors

Attest:
Clerk of said Board



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 10C, 14A, and 14D are hereby amended as shown on Ex. A for the purpose of adopting the Meadow Vista Community Plan implementing zoning.

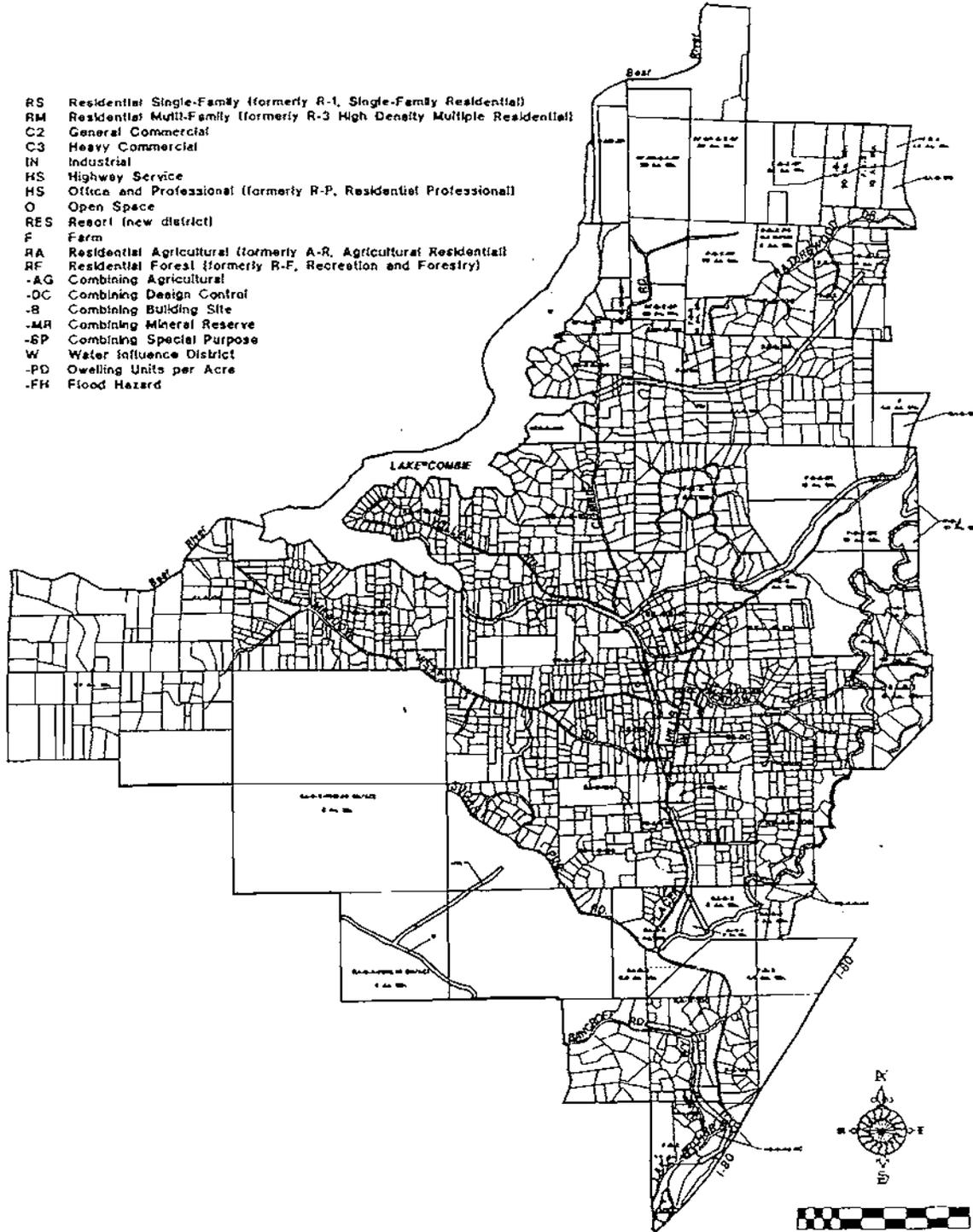
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REA-855

PROPOSED ZONING

LEGEND

- RS Residential Single-Family (formerly R-1, Single-Family Residential)
- RM Residential Multi-Family (formerly R-3 High Density Multiple Residential)
- C2 General Commercial
- C3 Heavy Commercial
- IN Industrial
- HS Highway Service
- HO Office and Professional (formerly R-P, Residential Professional)
- O Open Space
- RES Resort (new district)
- F Farm
- RA Residential Agricultural (formerly A-R, Agricultural Residential)
- RF Residential Forest (formerly R-F, Recreation and Forestry)
- AG Combining Agricultural
- OC Combining Design Control
- B Combining Building Site
- MR Combining Mineral Reserve
- SP Combining Special Purpose
- W Water Influence District
- PD Dwelling Units per Acre
- FH Flood Hazard



MEADOW VISTA COMMUNITY PLAN 1995

APPENDIX 5

ACKNOWLEDGEMENTS

ACKNOWLEDGEMENTS

Board of Supervisors

Bill Santucci (District 1)
Robert Weygandt (District 2)
Ron Lichau (District 3)
Kirk Uhler (District 4)
Rex Bloomfield (District 5)
John Marin, Executive Assistant

Planning Commission

Noe Fierros (District 1)
Frank Aguilar (District 2)
Theresa "Terry" Cook (District 3)
Douglas Hoffman (District 4)
Judy Creek (District 5)
Larry Sevision (At Large)
Peter Hill (At Large)

Meadow Vista Community Plan Steering Committee

John Blodger
Bruce Broadwell
Donna Burgess, past member
Jim Carlisle
Dave Creek
Tom Denzler, past member
Stan McDonald
Bryan Porter
Gena Stahl
Joan Stockbridge

Citizens' Advisory Groups

Meadow Vista Municipal Advisory Council
Meadow Vista Design Review Committee
Meadow Vista Trails Committee

Other Contributors

Brian Hassett
George Lay
Michael Murphy

Placer County Staff

Planning Department

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Debra Andaloro, Senior Planner
Susan Maggi, Associate Planner
Charlene Daniels, Associate Planner
Larry Clevenger, Cartographic Technician
Chris Haskin, Drafting Technician
Lori Lawrence, Principal Secretary
Debi Uno, Planning Commission Secretary
Cathy Scanlon, Planning Commission Secretary

Public Works Department

David Bingen, Senior Civil Engineer
Tom Brinkman, Associate Civil Engineer
Tim Nash, Flood Control District/Associate Civil Engineer
Warren Tellefson, Special Districts/District Sanitary Engineer
Will Dickinson, Solid Waste Management/Solid Waste Planner

Environmental Health Division

Lynn Johnson, Assistant Environmental Health Director

Air Pollution Control District

Ann Hobbs, Air Pollution Specialist/Planner

Museums Department

David Tucker, Museums Director
Doris Parker-Coons, Chief Curator

Facility Services

John Ramirez, Parks Administrator

Technical Assistance

Jim Bush, Placer County Office of Education - Public Education
Brown and Buntin Associates - Noise
Jones and Stokes Associates, Inc. - Environmental Impact Report