

**OPHIR**

**GENERAL PLAN  
AND  
ENVIRONMENTAL IMPACT  
REPORT**

JUNE 1983

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# **INTRODUCTION**

## I. INTRODUCTION

### Purpose of the Plan

This comprehensive planning study prepared by Placer County is intended, when adopted, to amend in full the 1964 Ophir General Plan. This Plan establishes goals and policies which will be used as a guide to the orderly growth and development of the Ophir community to the year 2000. The proposed land use map is the result of a comprehensive appraisal of complete environmental data, public services, as well as population and housing growth.

### Description of the Study Area

The Ophir Plan encompasses an area of approximately 9 square miles located in the foothills of the Sierra Nevada Mountains. The boundaries of the Plan generally follow quite closely the Ophir Elementary School District with some minor deviations. Two areas included in the Plan which are not within the school district boundaries are the Bald Hill area in the northeast portion of the Plan and property fronting Ophir Road, and Interstate 80 along the southern boundary.

The terrain is generally rolling foothills with elevations ranging from 600 to 1300 feet above sea level.

Ophir is a very desirable location for both residential and recreational pursuits because of its close proximity to employment and recreation facilities, its rural character, and mild climate.

### The Planning Process

The constant growth pressure that has occurred in the General Plan area in the last several years emphasized the need to update the 1964 Ophir General Plan.

Preliminary map work and data gathering began at the end of 1981. The first major step in the planning process was the distribution of a questionnaire sent in February, 1982, to all

888 property owners in the Plan area in an effort to obtain community desires regarding growth and development. The response was exceptional with over 62% of the property owners responding. Resource mapping began shortly after results of the questionnaire were compiled.

In March, 1982, County Staff met with the Ophir Property Owners' Association (OPOA) at one of their general meetings to review the general plan process and invite individual requests to be made from property owners. Staff also requested that OPOA review the existing land use in the area and provide a report at a later meeting.

At the May, 1982, general property owners meeting, the existing land use and zoning was discussed and the direction was given to County Staff from the OPOA to prepare a draft plan that basically reflected the existing zoning pattern in the area. There had been no individual requests received for revisions to the existing general plan and zoning. After reviewing resource data and considering input from the BPOA, staff prepared the draft general plan and environmental impact report along with the accompanying zoning study.

The Planning Commission held three public hearings on the proposed general plan update and rezoning study. On June 27, 1983 the Board of Supervisors adopted both the general plan and zoning for the Ophir area.

A summary of environmental concerns is considered in the text of this report including potential adverse environmental impacts and mitigations measures.

**ENVIRONMENTAL  
RESOURCES  
MANAGEMENT  
ELEMENT**

## II. ENVIRONMENTAL RESOURCES MANAGEMENT ELEMENT

The Environmental Resources Management Element contains the State-mandated general plan elements for Conservation, Open Space, and Seismic Safety. It also contains goals and policies relating to Recreation and Parks as well as Historical and Archaeological sites. Information in this section is intended to comply with requirements of the California Environmental Quality Act.

### A. NATURAL RESOURCE CONSERVATION

#### PURPOSE:

The purpose of this section is to identify existing natural resources of the area and develop goals and policies to allow for their preservation and enhancement.

#### GOALS AND POLICIES

GOAL 1: PRESERVE ALL OUTSTANDING AREAS OF NATURAL VEGETATION OR FISH AND WILDLIFE HABITAT.

#### POLICIES

1. Provide for the protection of all rare and endangered species.
2. Identify and protect all important fish and wildlife areas within the community.
3. Retain all stream influence areas in their natural condition, including riparian vegetation and flood plains.

GOAL 2: ENSURE A BALANCED ENVIRONMENT WHERE PHYSICAL DEVELOPMENT CAN OCCUR WITH MINIMAL ADVERSE EFFECT TO THE NATURAL RESOURCES OF THE AREA.

### POLICIES

1. Encourage development activities in areas of least environmental sensitivity.
2. Encourage the use of ecologically innovative techniques in any future development.
3. Require an Environmental Impact Report to be prepared on any project which may significantly affect the environment.
4. Promote energy conservation in any future land use decisions.
5. Encourage the preservation of productive agricultural lands.

GOAL 3: PROTECT THE HIGH QUALITY OF AIR AND WATER RESOURCES CONSISTENT WITH ADOPTED FEDERAL, STATE, AND LOCAL STANDARDS.

### POLICIES

1. Continue to review proposed developments for their potential adverse affect on air and water quality.
2. Continue to monitor and control existing land uses that could deteriorate air and water quality.

### SOILS

Soil mapping of the Ophir General Plan area was completed in 1981 by the Soil Conservation Service (See Plate 1). The predominant soil in the northern portion of the Plan area is the Auburn Series. This series consists of shallow well drained soils underlain by metabasic bedrock. The depth of bedrock and the thickness of the solum range from 12 to 28 inches. Bedrock and rock fragments regularly interrupt the subsoils. This soil series is found at elevations from 200-1600 feet. The hazard of erosion ranges from slight to high.

The dominant soil type in the southern portion of the Plan area is the Caperton Series. This series consists of shallow somewhat excessively drained soils underlain by weathered granitic rock, generally quartz diorite. The depth to strongly

weathered granitic material ranges from 8 to 20 inches but is usually from 14 to 20 inches. This soil series is located at elevations of 200-1000 feet. The erosion hazard ranges from moderate to high.

There are also two other significant soil series in the Plan area. The Andregg series consists of moderately deep well drained soils underlain by weathered granitic rock. It is located in the Ophir Road area. The depth to weathered granodiorite ranges from 24 to 40 inches. Erosion hazard ranges from moderate to high. The Xerorthents Series is scattered throughout the southern portion of the Plan area. This series includes placer areas, consisting of stony, cobbly, and gravelly material commonly adjacent to streams that have been placer mined. Natural vegetation varies but generally is annual grasses, browse, oak, alder, willow, and cottonwood. The soil material is a mixture of rocks which contain enough fine sand and silt to support some grass. Depth of soil ranges from 6 inches to more than 5 feet. Permeability, available water capacity, runoff, erosion hazard, and drainage are variable. Areas in streambeds are frequently flooded during the rainy season.

Soils in the Plan area are rated for agricultural productivity according to the Storie Index prepared by the University of California Staff. The majority of land is rated either Grade 4 or 5 which are poorly suited to general intensive agriculture. There are no Grade 1 soils in the area. Areas which are Grade 2 or 3 (good or fair) for agricultural production are on the Sobrante and Andregg Series. Other soil types have some value for grazing purposes.

Development on lands with extreme slopes should be minimized due to the danger of erosion and siltation resulting from large cuts and fill bank.



## VEGETATION, LAND USE, AND DRAINAGE

### Vegetation

The vegetation of the Ophir General Plan area has been mapped by the Placer County Resource Conservation District from infra red color photographs and through field inspections (See Plate 2). Vegetation categories have been shown ranging from riparian areas to orchard lands. A description of these categories is presented below:

1. Irrigated Pasture - Included would be mostly irrigated pasture with some cropland and vineyards.

2. Orchards - This refers to orchards that are currently in production.

3. Grasslands - Grasslands include open areas mostly covered with annual grasses and forbs. There are few scattered trees and shrubs in some areas. There are also some dry pasture or cropland.

4. Oak-Grassland - This refers to open stands of oaks with grass openings. Mostly Blue Oak and Interior Live Oak with few Digger Pine and Valley Oak.

5. Riparian - Included in this category would be areas with a seasonally or perennially high water table at or near the surface. Vegetation includes sedges, rushes, cat tails, and blackberries or small willows. The area could also be a seasonally wet area with a cover of grass, irrigated pasture or orchards. Most areas have seasonal flooding.

6. Oak Woodland - This refers to dense to near dense stands of mixed oaks, mostly Black Oak, Interior Live Oak, Canyon Oak or Blue Oak. There are few Ponderosa Pine or Digger Pine.

7. Oak Ponderosa - This category contains dense to near dense stands of mixed oaks and pine. There are mostly Black Oak, Ponderosa Pine, and Interior Live Oak, with some Canyon Oak, Digger Pine, or Douglas Fir.

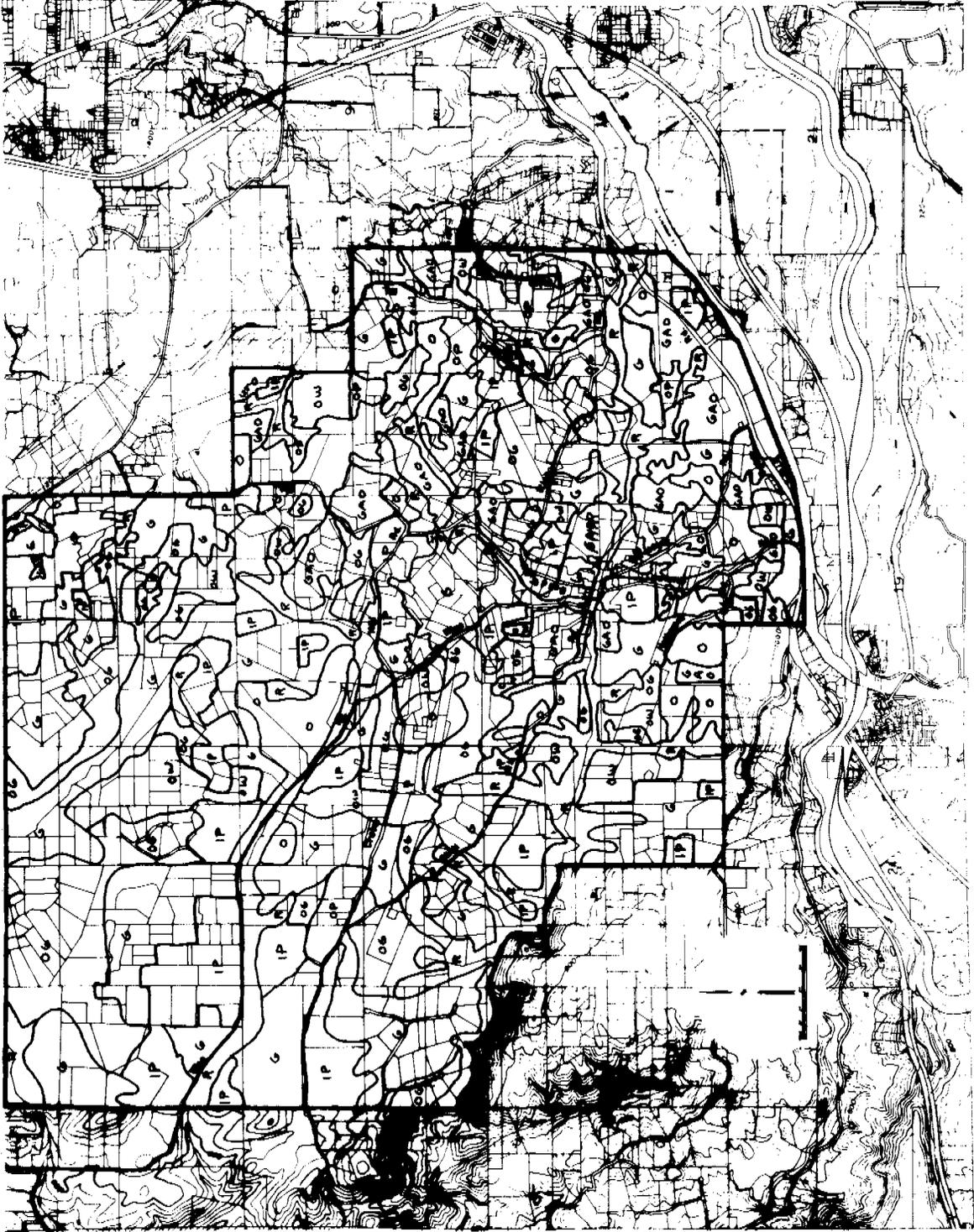
8. Grassland/Abandoned Orchard - Included in this category are formerly producing orchards that are now mostly grassland with a few living trees in some areas.

# OPHIR GENERAL PLAN

## VEGETATION

IP	G	OG	R	OW	OP	GAD
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IRRIGATED PASTURE, CROPLAND, ORCHARDS  
 GRASSLAND, FEWOAKS, RANGELAND  
 OAK GRASSLAND, RANGELAND  
 RIPARIAN  
 OAK WOODLAND  
 OAK, PONDEROSA, DIGGER PINE  
 GRASSLAND, ABANDONED ORCHARD



Vegetation information is used in identifying sensitive areas dealing with fire, erosion, water quality, and septic tank location as well as locating areas apparently suitable for cultivation.

#### Existing Land Use

The existing land use of the Ophir area generally reflects the rural character of the community. The majority of housing is distributed throughout the Plan area on parcels ranging from 1 to 10 acres in size. There is a small commercial area for convenience items with the majority of shopping done outside the Plan area. Industrial uses occur in the Ophir Road area. Agricultural uses range from viable orchards to cattle grazing. There is also a mobile home park, fire station, and school within the Plan area.

#### Drainage

There are two major streams in the Plan area. Doty Ravine generally parallels Wise Road and Auburn Ravine is in the southern portion of the community. Due to the interface of these streams with human improvements, drainage and flood control could become a major concern if the characteristics of these waterways were changed significantly.

To minimize the potential accelerated runoff and likelihood of floods occurring from future development, the following should occur:

1. Natural vegetation should be protected.
2. Development should not occur within the flood plains and high water levels of streams.
3. Impervious surface should not be excessive.
4. Watercourses should not be changed. Erosion and sediment damage can affect fish, wildlife, riparian vegetation, and stream channel characteristics. Care should be taken to maintain these areas in their natural state.

## HYDROLOGY

Ground water in sufficient quantities to supply domestic household requirements occur only along open fractures within the metamorphic and granitic rock units in the Plan area.

The northern half of the Plan boundary is primarily composed of metamorphic rock. Well tests reveal approximately 75% of ground water flows occurring at depths less than 160 feet. However, significant flows were reported for a few wells at depths greater than 160 feet.

The predominant rock type in the southern portion of the Plan is the granitic rock. Three quarters of wells drilled in granitic rock are completed at depths of 100 feet or less.

In general, ground water in the Plan area is of moderate to high quality. Individuals planning to use wells as a domestic water source should obtain competent assistance regarding well location and construction.

## FISH AND WILDLIFE

The Ophir General Plan area contains numerous varieties of birds, animals, fish, and reptiles. Wildlife species in the area are described in the following inventory prepared by the State Department of Fish and Game.

### Big Game Species

Columbian black-tailed deer (*Odocoileus californicus*)  
The deer within the general plan area are non-migratory. Deer have been observed throughout the Plan area. All lands are considered private and hunting opportunities are subject to land owner discretion.

### Predator and Furbearing Species

Order: Rodentia (rodents)

Beaver (*Castor Canadensis*)

Muskrat (*Ondatra zibethicus*)

Beaver will be an ongoing problem to future residents in the General Plan area. Not just in running waterways but in water impoundments also.

Order: Carnivora (flesh-eating mammals)

Coyote (*Canis latrans*)

Gray Fox (*Urocyon cinereoargenteus*)  
Ring-tail cat (*Bassariscus astutus*)  
Mink (*Mustela vison*)  
Badger (*Taxidae taxus*)  
Striped skunk (*Mephitis mephitis*)  
Spotted skunk (*Spilogale gracilis*)  
Bobcat (*Lynx rufus*)  
Opossum (*Didelphis marsupialis*)

#### Upland Game Mammals

Order: Rodentia (rodents)  
Western gray squirrel (*Sciurus griseus*)  
California ground squirrel (*Citellus beecheyi*)

Order: Lagomorpha (hares and rabbits)  
Nuttall cottontail rabbit (*Sylvilagus nuttallii*)  
Black-tailed jackrabbit (*Lepus californicus*)

Order: Chiroptera  
Bats (numerous species)

Order: Rodentia (rodents)  
Belding ground squirrel (*Spermophilus beldingi*)  
Beechy ground squirrel (*Spermophilus beecheyi*)  
Pocket gophers (*Thomomys* spp.)  
Kangaroo rats (*Dipodomys* spp.)  
Pocket mice (*Perognathus* spp.)  
Brush mouse (*Peromyscus boylii*)  
Deer mouse (*Peromyscus maniculatus*)  
Bushy-tailed woodrat (*Neotoma cinerea*)  
Porcupine (*Erethizon dorsatum*)

#### Upland Game Birds

Order: Galliformes (Gallinaceous birds)  
Wild turkey (*Meleagris gallopavo*)  
These birds were introduced into Placer County by the  
Department of Fish and Game.  
California quail (*Lophortyx californicus*)  
Mountain quail (*Lophortyx pictus*)  
Ring-necked pheasant (*Phasianus colchicus*)

Order: Columbiformes  
Band-tailed pigeon (*Columba fa sciata*)  
Mourning dove (*Zenaidura macroura*)  
Band-tailed pigeons at times are numerous in the hardwoods  
associated with the general plan area.

#### Waterfowl Species

Order: Anseriformes (swans, geese, ducks, and merganeres)  
Great Basin Canada goose (*Branta canadensis moffitti*)  
Wood duck (*Aix sponsa*)  
Mallard (*Anas platyrhynchos*)

Ring-necked duck (*Aythya collaris*)  
Common goldeneye (*Bucephala clangula*)  
Bufflehead (*Bucephas albeola*)  
Common merganser (*Mergus merganse*)

#### Raptors (Predatory Birds)

Order: Falconiformes (vultures, hawks, and falcons)  
Turkey vulture (*Catharates aura*)  
Cooper's hawk (*Accipiter cooperii*)  
Sharp-shinned hawk (*Accipiter striatus*)  
Marsh hawk (*Circus cyaneus*)  
Rough-legged hawk (*Buteo lagopus*)  
Red-tailed hawk (*Buteo jamaicensis*)  
Swainson's hawk (*Buteo swainsoni*)  
Sparrow hawk (*Falco sparverius*)

Order: Strigiformes (Owls)  
Barn owl (*Tyto alba*)  
Long-eared owl (*Asio otus*)  
Short-eared owl (*Asio flammeus*)  
Great-horned owl (*Bubo virginianus*)  
Pygmy owl (*Glaucidium gmoma*)  
Screech owl (*Otus asio*)  
Burrowing owl (*Speotyto cunicularia*)  
Saw-whet owl (*Aegolius acadicus*)

Most of the species mentioned above occur throughout the General Plan area, but could be greatly reduced in number by future development. Therefore, all natural streams, tributaries and creeks as well as lands within the stream environment zone must be protected and preserved. Development of lands with extreme slopes should be kept to a minimum due to the danger of erosion and siltation resulting from large cuts and fill banks. Proper grading and erosion control practices should be incorporated into every project that requires earth disturbance. Direct discharge of treated or untreated sewage effluent to streams should be avoided because periodic malfunctions may cause damage to fish population.

#### AIR QUALITY

The air quality of the Plan area is greatly influenced from pollutants generated in the Sacramento Metropolitan area, including the Valley portion of Placer County. Due to this influence the Plan area exceeds the ambient air quality standards

for oxidant and has been designated as a "nonattainment" area by the California Air Resources Board and the U. S. Environmental Protection Agency. The Plan area lies within the boundaries of the Placer County Air Pollution Control District (APCD), a member of the Mountain Counties Air Basin.

The Federal Clean Air Act of 1977, requires that National Primary Air Quality Standards (see Table 1) be met by no later than December 31, 1982. The Act allows for extension of attainment of these Standards until 1987; which has been granted to the Sacramento Air Quality Maintenance Area.

Due to this mandate an Air Quality Plan (AQP) has been developed by Placer County, Sacramento, Yolo, and Solano Counties with the Sacramento Area Council of Governments as lead agency. The AQP program has developed programs to achieve clean air by reducing hydrocarbons, oxides of nitrogen and carbon monoxide emissions which are emitted to the air. The most recent analysis of the AQP indicates that a 57% reduction in hydrocarbon emissions is needed to achieve the oxidant standard by 1987. Further, this analysis indicates that unless extraordinary measures are implemented, the oxidant standard will not be achieved by 1987.

The concentrations and periods of time that represent oxidant violations in the Plan area are 0.12 per million ozone for a one hour period. The following table shows concentrations of ozone recorded at the APCD's air monitoring site located at Sierra College in Rocklin.

OZONE CONCENTRATIONS  
PLACER COUNTY/SIERRA COLLEGE

Year	Peak PPM	Hours Over .12 PPM	Days with 1 hour Periods over .12 PPM
1978	.20	84	21
1979	.18	20	8
1980	.16	18	7
1981	.14	19	9

This data indicates that there has been a steady decrease both in ozone peak concentrations and the number and duration of violations at the Sierra College site between 1978 and 1981.

Ozone peak concentrations occur in the Plan area during the summer months. Ozone is formed by a complex photochemical reaction by hydrocarbons and oxides of nitrogen in the presence of sunlight. Therefore ozone production is greatest during the summer months when sunlight is the most intense and more pollutants are generated in the region.

The Plan area is an attainment area for other designated criteria pollutants. These pollutants include total suspended particulate (TSP) matter, carbon monoxide, nitrogen dioxide and sulfur dioxide.

TSP has been measured by the APCD at Sierra College for the past five years. Analysis of this data indicates the highest annual geometric mean for TSP was 43.0 ug/m<sup>3</sup>, recorded in 1981. This data also indicates one violation of the State 24 hour TSP Standard since 1978 (10/6/80, 108 ug/m<sup>3</sup>) and no violations of National TSP Standards.

#### CLIMATE/METEOROLOGY

The climate of the Plan area is generally characterized by warm summers and mild winters. The monthly average daily temperature extremes range from 36.7°F to 55.8°F in January and 60.7°F to 92.7°F in August.

The monthly precipitation average ranges from a high of over 6 inches in December and January to negligible in the months of July and August. The average annual precipitation rate is 11.5 inches. Approximately 90% of the average annual rainfall occurs in the six-month period extending from November to April. In addition to the normal precipitation, the area frequently experiences ground fog during the winter months. Snowfall is infrequent, and amounts are light. The 30-year average is only 1 inch per year, although on occasion several inches have fallen at one time.

Winds are generally light, though they have reached gale force or stronger on occasion. Winds are normally less than 9 mph, and only 10% of the time does it exceed 13 mph. The prevalent winds originate with the cool maritime air of the Pacific Ocean that enters the Central Valley through the Carquinez Straits and through lesser gaps in the Coastal Mountain Range. The winds blow predominantly toward the Northeast.

## B. OPEN SPACE

### PURPOSE:

The Open Space Element identifies limited and valuable natural resources of the area that should be preserved wherever possible.

### GOALS AND POLICIES

GOAL: MAINTAIN THE NATURAL RESOURCES OF THE OPHIR AREA BY PRESERVING VALUABLE OPEN SPACE LANDS.

### POLICIES

1. Encourage both public and private ownership and maintenance of open space.
2. Promote taxation techniques that would allow property owners to preserve their lands as open space.
3. Encourage scenic or greenbelt corridors along major transportation routes.
4. Preserve productive agricultural lands as regional open space.
5. Protect natural areas along creeks and canals.

### General

There are various categories of open space lands in the Ophir area. These open space areas are a valuable aesthetic resource that should be preserved. A listing of the open space areas to be considered in Ophir is presented below:

1. Open Space for the Preservation of Natural Resources -

These areas would include lands for the preservation of plant and animal life including habitat for fish and wildlife species. A protective corridor is being recommended along major creeks in the riparian vegetation areas to eliminate the encroachment of development and preserve the water quality in these environmentally sensitive areas.

2. Open Space for the Managed Production of Resources-

Included in this category is agricultural lands of economic importance due to the production of food or fiber. Major mineral deposit areas which are in short supply would also be included. These areas should be protected with agricultural or mineral reserve zoning and a larger minimum lot size.

3. Open Space for Outdoor Recreation -

This would include scenic routes in the Plan area, playgrounds, as well as smaller open space areas which when considered in the aggregate constitute a formidable area visually open landscape.

C. SEISMIC SAFETY

PURPOSE:

The purpose of the Seismic Safety Element is to identify and appraise seismic hazards in the area and recommend goals and policies to reduce the loss of life, injuries, damage to property and economic and social dislocations resulting from further seismic activity.

GOALS AND POLICIES

GOAL: TO PROTECT THE LIVES AND PROPERTY OF THE CITIZENS OF THE OPHIR AREA FROM UNACCEPTABLE RISK RESULTING FROM SEISMIC AND GEOLOGIC HAZARDS.

POLICIES

1. Maintain strict enforcement of seismic safety standards for new construction contained in the Uniform Building Code.

2. Review future development using all available seismic data and taking into account recommendations from the Seismic Safety Element.
3. Enforce adopted grading ordinance for the area.

### GEOLOGY

There are two major rock units (See Plate 3) within the Plan area. The majority of land north of Wise Road in the Ophir boundary is composed of Metamorphic Rock. Most of the Metamorphic Rock consists of very hard Metavolcanic Flows commonly called "Greenstone". This rock is intensely fractured, massive to crude foliated, with thin iron rich soil. In the Chili Hill Road area there is a strip of Amphibolite which is hard, thinly foliated, intensely fractured, fine grained rock. There is also a small amount of Metavolcanic Tuff in the Millertown Road area. It is soft, thinly foliated, intensely fractured with thick soil.

The second major rock unit represented is Granitic. It encompasses most of the southern portion of Ophir. The rock type is called Quartz Diorite which is characterized as light red-orange mostly decomposed at the surface with scattered unweathered outcrops and thin soil.

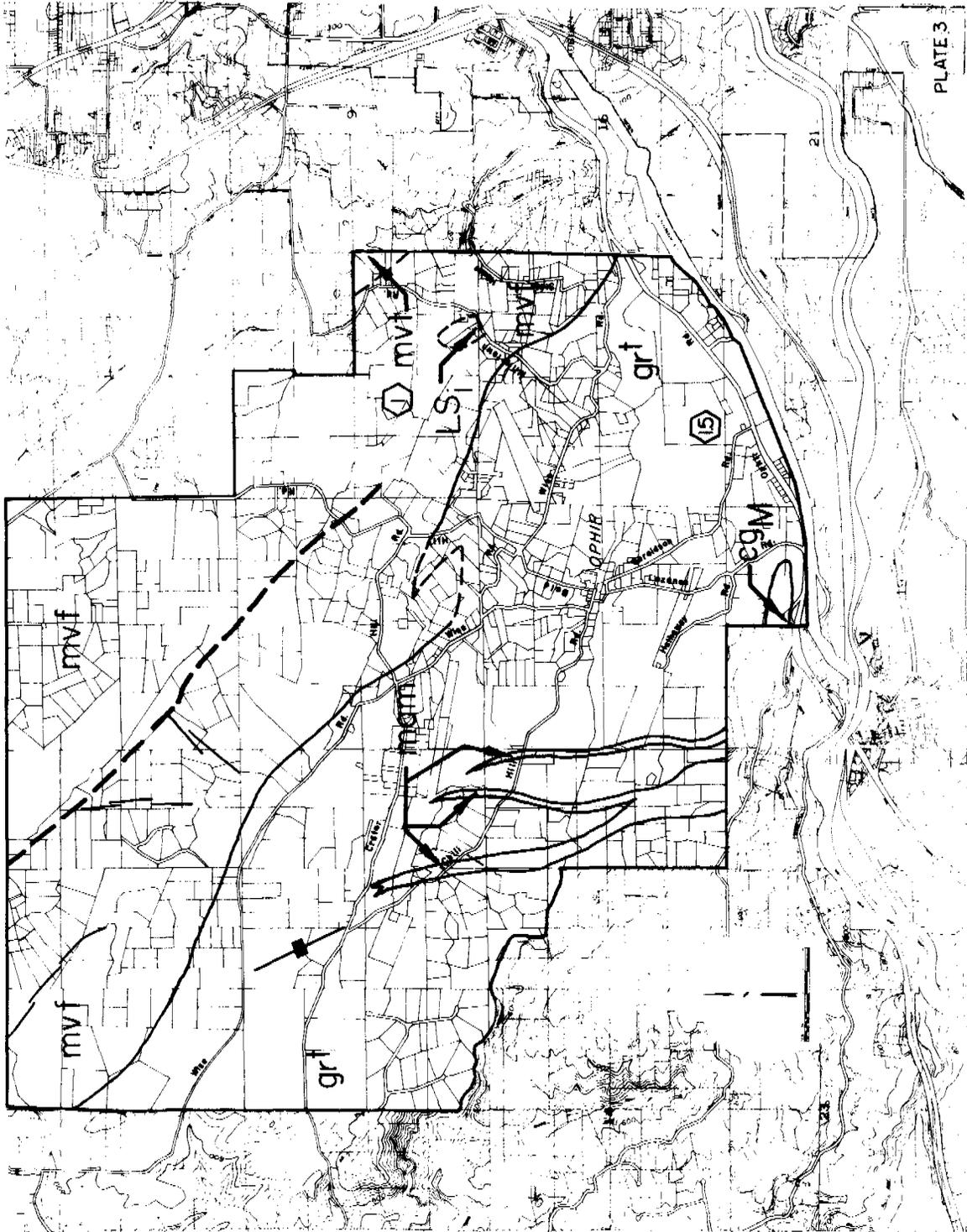
### Faults and Earthquakes

According to the "Placer County Handbook of Environmental Geology, 1976" and the "Earthquake Evaluation Studies of the Auburn Dam Area, May, 1977", there are no active faults within the Ophir Area. (See map in the Appendix.) There is an inactive fault identified north of Wise Road where movement occurred more than a million years ago. There is no evidence of more recent movement.

Placer County west of the inner crest of the Sierra Nevada Mountains is generally considered stable and subject to only minor damage from major earthquakes in the San Francisco Bay or Truckee-Carson Valley area. Ophir is in a low severity zone according to the Mercalli Intensity Scale which means that

# OPHIR GENERAL PLAN

## GEOLOGICAL SURVEY



### SURFICIAL DEPOSITS

LS: Landslide Deposits. (Inactive). Semi-consolidated rubble of angular rock fragments in dark red silty clay matrix.

### SEDIMENTARY ROCK UNITS

egm: Menzies Conglomerate. Cemented, poorly bedded cobble conglomerate.

### YUCCONIC ROCK UNITS

vm: Menzies Volcanic Macflow Breccia. Very hard caprock of tuff breccia, moderately jointed, very thin soil.

### GRANITIC ROCK UNITS

grt: Diorite. Mostly decomposed at surface scattered unweathered outcrops, thin soil.

### METAMORPHIC ROCK UNITS

mvf: Metavolcanic Flows. Hard, massive to crudely foliated, intensely fractured, thin iron-rich soil.

man: Amphibolite. Hard, platy, thinly foliated, intensely fractured, fine grained.

mvt: Metavolcanic Tuff. Soft, thinly foliated, intensely weathered at surface. Intensely fractured. Mod. thick soil.

### UNLITHIFIED SOILS

CONTACT: Areas where approximates, terraces were inferred, areas were concealed.

FAULT: dashed where approximate, quarried where inferred, active were concealed.

TOPOGRAPHIC INDICATION: alignment of type features, possibly indicate west road axis, major faults, fracture zone or fault.

STRIKE AND DIP OF BEDDING IN METAMORPHIC AND VOLCANIC ROCK UNITS (number indicates degree dip from horizontal).

STRIKE AND DIP OF FOLIATION IN METAMORPHIC ROCK UNITS (number on both sides indicates vertical dip).

STRIKE AND DIP OF MAJOR JOINT SET(S) IN AREA.

STRIKE AND DIP OF MINOR JOINT SET(S) IN AREA.

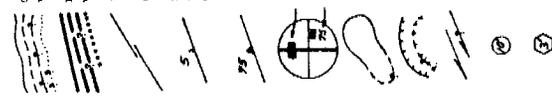
LANDSLIDE DEPOSIT OUTLINE: dashed where approximate, dashed and quarried where inferred.

LANDSLIDE SCARP at head of landslide, dashed where approximate, quarried where inferred.

APPROXIMATE DIRECTION OF LANDSLIDE MOVEMENT: dashed where inferred.

APPROXIMATE THICKNESS OF SURFICIAL DEPOSITS AND ROCK UNITS.

APPROXIMATE DEPTH OF SOIL WITHIN SPECIFIED AREA (shaded outline).



maximum earthquakes that appear capable of occurring under the present geologic fault framework would not be felt in the area. People may observe marginal effects of large distance earthquakes without identifying these effects as earthquake-caused. These would include trees, structures, or bodies of water swaying slowly, or doors swinging slowly.

If the Auburn Dam is constructed, there is potential for increased seismic activity in the area, however strict enforcement of the Uniform Building Code, Alquist-Priolo Act and Field Act will minimize the effect on safety considerations and, thus, no major land use revisions will be necessary. It should also be noted that the entire county is within Seismic Zone 3.

#### Landslides

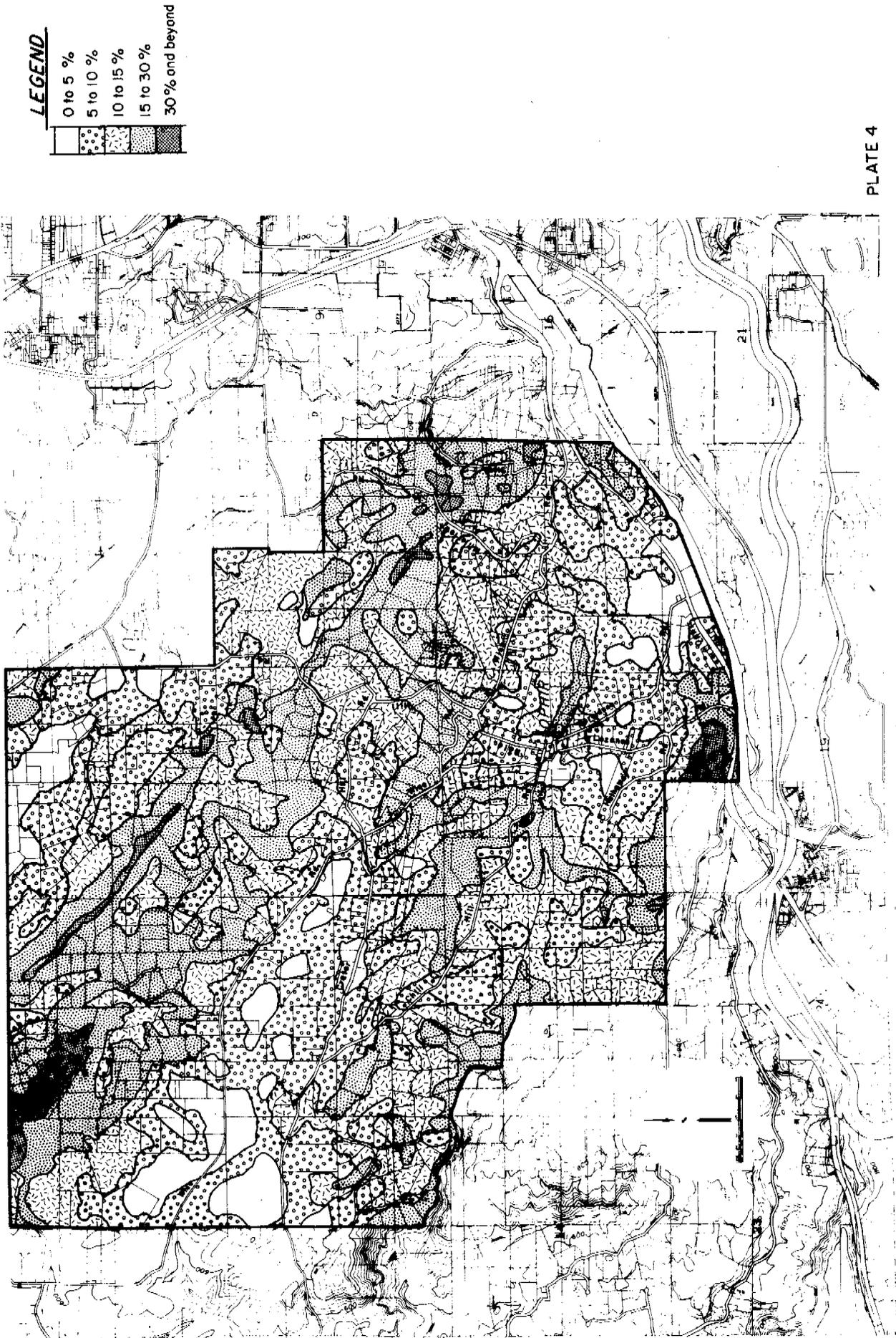
Inactive landslide deposits occur in the metavolcanic flow area of the plan. Rockfalls and surface creeps occur in steep areas of fractured rock. Most natural slopes in Placer County are stable. However, excavation often exposes planes of weakness and removes downslope support from the rock mass. Thus, proposed excavation on slopes for building sites or roads must be reviewed carefully to reduce the potential for landslides in the area.

#### Natural Slope and Erosion

The degree of slope is variable throughout the Plan area. The areas of moderate slope (less than 15%) are located in the Wise and Crater Hill Road area, west of Mt. Vernon Road, along Geraldson, Lozanos, and Hathaway Roads, and along portions of Ophir Road. High slope areas (15-30%) appear north of Wise Road in the Bald Hill and Millertown Road area, as well as along Auburn Ravine. Excessive slopes (30% or greater) occur along Dudley Canal, in the Millertown Road area, and west of Lozanos Road. Development on lands with extreme slopes should be kept to a minimum due to the moderate to high erosion rating which is prevalent throughout the Plan area. (See Slope Map on Plate 4).

# OPHIR GENERAL PLAN

## SLOPE ANALYSIS



D. CULTURAL RESOURCES

PURPOSE

The intent of the Cultural Resources Section is to determine goals and policies affecting historic areas and recreation facilities in the community.

GOALS AND POLICIES

GOAL 1: ENSURE ADEQUATE RECREATION FACILITIES TO MEET THE NEEDS OF PRESENT AND FUTURE RESIDENTS.

POLICIES

1. Encourage future park sites to be located near public facilities such as schools, libraries, and community buildings.
2. Continue to require park dedication fees to insure funding for future park needs.
3. Encourage the use of riding and hiking trails.

GOAL 2: PRESERVE AND ENHANCE ALL SIGNIFICANT HISTORIC AND ARCHAEOLOGIC SITES.

POLICIES

1. Identify and protect from destruction and abuse all representative and unique sites.
2. Encourage and support legislation for the protection of notable historical sites and artifacts.

HISTORIC SITES

There are eleven historic sites in the Ophir Plan area according to the Placer County Recreation Element of the County-wide General Plan. Sites include the Grass Valley Mine, Crater Hill Mine, Crater Hill Roadhouse, Ophir School, Jawbone Saloon, Eclipse Mine, Ophir (State Monument), June Bug Mine, Posterior Flat, Civil Usage Hotel, and Oak Valley Hotel.

It is important that any area that has historic value to the community be protected from destruction or demolition. Any historic sites in the area not identified by signs or documents as a part of the State or Federal program should be identified and signed by the County Parks and Historical Restoration Commission.

There has also been one archaeological site identified in the Plan area by the Department of Anthropology, University of California, Davis. Developments in the vicinity will be reviewed on a project by project basis to assure the preservation of the site.

#### RECREATION AND PARKS

The majority of the Plan area is included in the Auburn Area Recreation and Parks District (ARD). Recreation services are currently provided to the community by facilities located outside the General Plan boundaries. ARD projects future recreation needs to also be provided outside the area.

#### E. ENVIRONMENTAL CONSIDERATIONS

##### ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED IF THE PROPOSAL IS IMPLEMENTED

Adverse impacts associated with project implementation include the following:

1. Groundwater Recharge - As the Plan area builds out, impervious surface will be substantially increased, thereby increasing runoff and decreasing groundwater recharge.

2. Vegetation and Wildlife - Vegetational character of the area will be changed and wildlife habitat will be reduced as development activities increase.

3. Air Quality - Minor deterioration of air quality can be expected as additional point sources are constructed and increased numbers of cars use the road networks.

4. Traffic - Additional traffic generation and congestion can be expected as the Plan area becomes developed to capacity.

#### ALTERNATIVE TO THE PROPOSAL - NO PROJECT

This alternative was rejected because people in the community agreed that the 1964 General Plan had been outdated. A holding capacity of 16,000 people is more than individual sewage disposal systems and private wells can handle. The extent of significant adverse impacts which could occur throughout the build out of the existing General Plan are extensive and would create serious problems for residents of the area.

#### THE RELATIONSHIP BETWEEN LOCAL SHORT-TERM USES OF MAN'S ENVIRONMENT AND THE ENHANCEMENT OF LONG TERM PRODUCTIVITY

Long-term productivity of agricultural lands will be maintained by the retention of large-lot zone districts in residential areas.

The proposed Plan, if implemented, would commit a very small portion of the Plan area to urban usage, thereby limiting subsequent alternative types of land uses.

#### IRREVERSIBLE ENVIRONMENTAL CHANGES

Implementation of the proposed Plan will generate irreversible environmental changes to a limited degree.

By promoting growth in certain areas and trying to retain agricultural land in other areas of the study area, we are committing specific lands to the irreversible environmental change of increased development. Impacts of rural development in specific areas are expected to be less than those impacts resulting from urban sprawl.

#### GROWTH INDUCING IMPACT

Implementation of the proposed General Plan and attendant specific zoning will tend to direct growth into areas where the least adverse environmental damage will occur.

Growth inducement could result within the area upon completion of this project, in that as development progresses, increased demands on goods and services will be felt and neces-

sary expansion may be needed. As services become more readily available, land values increase as does the pressure to develop. The revised General Plan can also be looked upon as generating a net decrease in growth inducement with respect to the existing 1964 General Plan. The overall holding capacity will be reduced to 2,800 people and, therefore, the extent of development will be likewise decreased.

**COMMUNITY  
DEVELOPMENT  
ELEMENT**

### III. COMMUNITY DEVELOPMENT ELEMENT

The Community Development Element contains the State-mandated general plan elements for Housing, Land Use, and Safety. Data is also provided on population and public service availability for the Ophir Community.

#### A. POPULATION AND HOUSING

##### PURPOSE

This section discusses historical and projected population growth relating to present and future housing needs. The ultimate goal being the provision of adequate housing for all residents of the community.

##### GOALS AND POLICIES

GOAL: TO PROVIDE SOUND AND ADEQUATE HOUSING FOR ALL ECONOMIC SEGMENTS OF THE COMMUNITY AT DESIRABLE LOCATIONS, WHILE MAINTAINING CONSISTENCY WITH EXISTING LAND USES.

##### POLICIES

1. Stabilize and improve deteriorating residential areas and eliminate dilapidated housing conditions through continued enforcement and review of building and health codes.
2. Discourage a population density within the Plan area that requires a high degree of urban services.
3. Encourage the use of solar energy when practical.
4. Encourage the construction and maintenance of affordable quality housing which efficiently uses land and natural resources.

## POPULATION

### Introduction

Population projections are one of the major factors to consider in the development of a general plan. Projections are used in planning for transportation networks and public utility facilities as well as determining land use for the forecasted growth. However, prudent land use planning requires that many other factors be considered before a final determination is made as to the best use of land.

It is also important to periodically review population projections to assure that assumptions used to formulate projections are still valid.

### Historical Trends

The population of the Ophir General Plan area has increased from approximately 1,030 in 1970 to 1,480 in 1980. During this ten year period the average annual growth rate was 3.7%. This was slightly lower than the 4.2% growth experienced in the entire County for the same period. Housing activity in 1980 and 1981 has indicated a slowdown in development for both the Ophir and Placer County areas. Ophir experienced 3.3% growth in 1980 and 2.4% in 1981. This lower growth rate in Ophir is a reflection of existing market conditions and to some degree, reduced land availability. The Placer County rate for 1980 was 3.3% and 3.9% for 1981. The estimated 1982 population is 1,580 people.

### Projections

Growth in the Ophir area is anticipated to remain fairly steady due to the attractiveness of the community. The area maintains a rural agriculture nature while being within

close proximity to employment centers in Roseville, Auburn, and Sacramento. Exhibit 1 illustrates the population projections to the year 2000 for the Plan area.

Projection A is based on the assumption the Plan area will grow at the historical rate of 3.7% experienced from 1970-1980. This would yield a total population of 3,030 people in the year 2000. Based on current housing trends and land availability this rate appears to be somewhat high.

Projection B assumes that the Plan area's growth will be 3% which is somewhat less than the historical rate but higher than the current rates experienced in the area. The total population in the year 2000 would be 2,680. Based on the present depressed state of the economy, it seems reasonable to assume some recovery over the long run and thus this rate appears to be a fairly accurate average to use for long range planning purposes.

Projection C is based on the 2.4% growth rate that was experienced in 1981. This would provide a total population of 2,420. Due to the attractiveness of the area, it is felt that there will be some increase in the growth rate anticipating the housing market will become more favorable. Thus, this rate appears to be somewhat low.

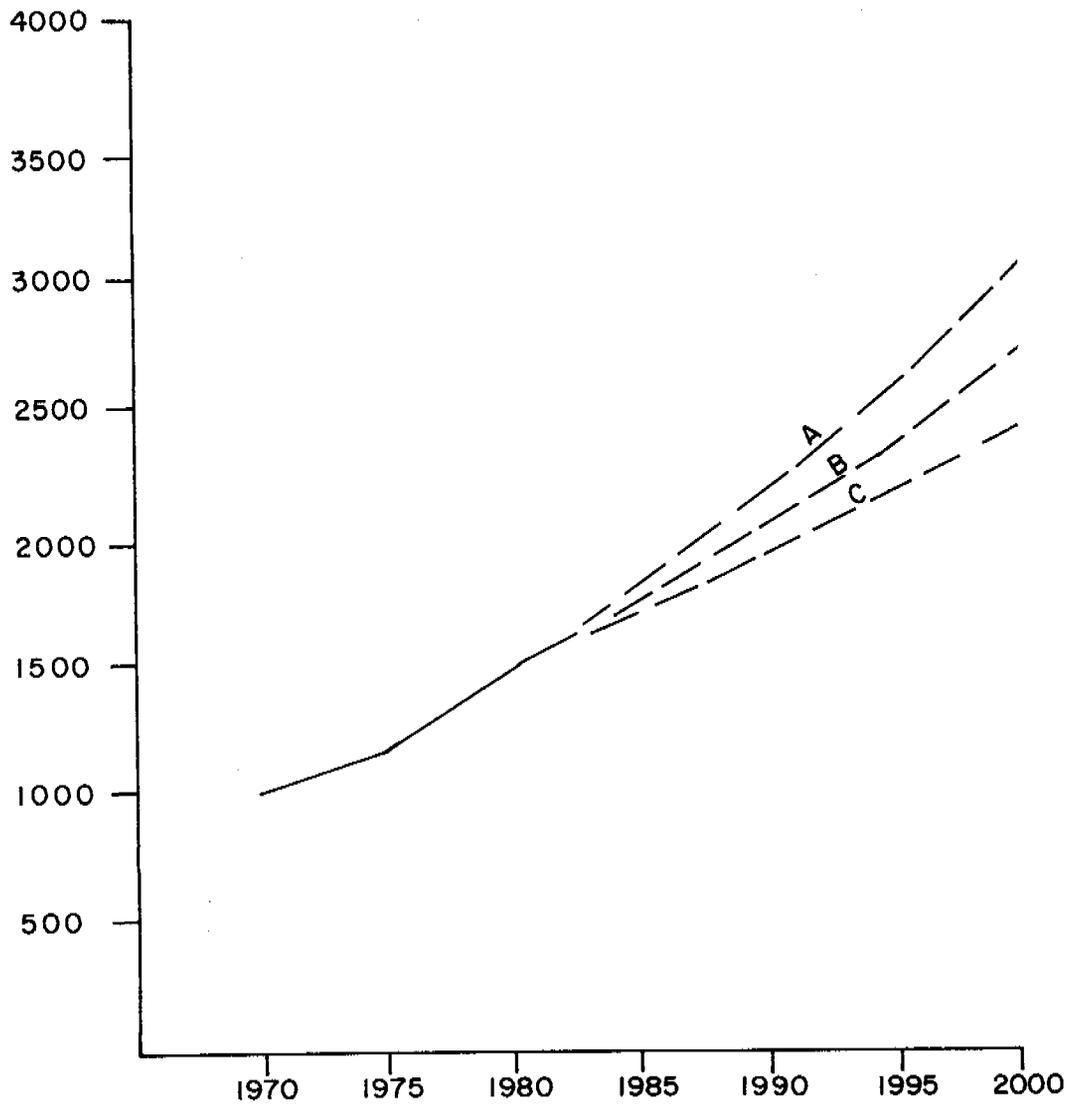
In summary, it is anticipated that the average growth rate to the year 2000 will level off at the 3% rate.

## HOUSING

### Introduction

The primary demand for housing in the Ophir Area is for single family units. This is due primarily to the rural character of the area being desirable for people migrating from urban areas with employment remaining in the Roseville-Sacramento region. There are also people coming from throughout the State to retire in the area. According to the 1975 Special Census,

Exhibit 1  
OPHIR GENERAL PLAN  
POPULATION PROJECTIONS  
2000



approximately 22% of the residents of the Ophir area are employed in Sacramento County. Also, 32% of the principal wage earners were retired.

Generally, the Ophir area has a fairly stable housing stock. The majority of housing is sound and meets current building code requirements. There are some older housing units throughout the Plan area but only 1% are considered dilapidated. Presented below is an inventory of housing age and condition prepared from Placer County Assessor's Records.

#### Age

Approximately 55% of all existing housing units in the Ophir Plan Area were constructed after 1970. There were 15% built between 1960-70, 20% between 1940-59, 9% from 1920-29, and 1% between 1900-1919. There is a higher frequency of older units located near the existing commercially zoned areas of Ophir. The outlying areas which are more rural in nature have experienced a higher percentage of the new construction.

#### Condition

Quality ratings using assessment standards established by the State Board of Equalization indicated that approximately 79% of the housing units in the Plan area are considered sound, meeting present building code requirements. There are 20% of the housing units that are slightly below code and would be considered potentially unsound and may need some improvement. Housing units designated unsound or dilapidated equal 1% of the total housing stock.

#### Housing Need

Population projection for the Ophir area indicate an increase from 1,580 people in 1982 to 2,680 people by the year 2000. This is an increase of 1,100 people and reflects a demand for approximately 408 new housing units as illustrated in Exhibit 2 below.

## EXHIBIT 2

### OPHIR PROJECTED HOUSING NEED

2000 Projected Population	2,680
1982 Existing Population	<u>1,580</u>
Increase in Population	1,100
Average Household Size	2.7
Number of New Units Needed	407

Due to the lack of urban services anticipated in the area, the projected housing mix should lean toward more single family units in this rural environment. Based on recent legislation, mobile home units could be placed on private property in the area providing they were placed on a permanent foundation. This could provide one alternate for lower cost housing. There is also a provision under both existing and proposed zoning in the Ophir Plan Area for duplex units to be constructed in residential areas if a Conditional Use Permit has been obtained.

Major emphasis for meeting fair share housing allocations for the unincorporated area should occur in locations where infrastructure is currently available or planned for in the near future.

#### B. LAND USE FOR THE YEAR 2000

##### PURPOSE:

The Land Use Element reflects the location of current and projected land uses within the plan area to the year 2000. The intent is to provide a balanced framework of land uses which will serve the environmental, social, and economic needs of the Ophir Area.

## GOALS AND POLICIES

GOAL 1: TO MAINTAIN AND ENHANCE THE RURAL CHARACTER OF THE OPHIR AREA.

### POLICIES

1. Maintain large lot development where urban services are not available.
2. Discourage public services from expanding into areas with significant value as rural open space.
3. Limit urban development where it would be inconsistent with neighboring land uses and distract from the existing character of the area.

GOAL 2: TO PROVIDE A PATTERN OF COMMERCIAL GROWTH THAT SERVES THE NEEDS OF THE OPHIR RESIDENTS AS WELL AS THOSE VISITING AND RECREATING, AND ALSO REFLECTS THE RURAL CHARACTER OF THE AREA.

### POLICIES

1. Retain commercial areas in and adjacent to present locations.
2. Require design control of all new commercial development or remodeling of existing structures.
3. Discourage additional commercial locations along Ophir Road or other routes.
4. Review proposed commercial developments for compatibility with surrounding land uses.

GOAL 3: TO MAINTAIN A LIMITED INDUSTRIAL AREA BASED ON THE RURAL CHARACTER OF THE COMMUNITY.

### POLICIES

1. Maintain the current industrial areas within the Plan boundaries.

2. Require design control on industrial development visible from major roads.

GOAL 4: ENCOURAGE CONTINUED AND WHERE POSSIBLE INCREASED AGRICULTURAL ACTIVITIES ON LANDS CONDUCIVE TO AGRICULTURAL USES.

POLICIES

1. Encourage Williamson Act applications where appropriate.
2. Maintain large parcel sizes in agricultural areas to preserve and protect agricultural pursuits.

Description of Land Use Districts

Residential

Land proposed for residential use in the Plan area will require a minimum lot size of at least 2.3 acres. Substantial resource data was used to determine specific lot size ranges including soils, drainage, geology, slope, groundwater, and actual field experience. The result was to restrict lot sizes to those acreages which appeared to be safe standards based on long term use of individual disposal systems, while protecting both ground and surface water from deteriorating in quality and maintaining public health standards.

The proposed land use map shows a range of land uses to accommodate the projected population of 2,680 people by the year 2,000. Ranges extend from Rural Residential (2.3 - 4.6 ac. min.) to Agricultural (10-20 ac. min.). The maximum holding capacity of the proposed plan is approximately 2,800 people. The 1964 Ophir General Plan holding capacity was 16,000 people.

Commercial

The primary commercial areas designated on the Plan are the same as currently exist. According to the questionnaire sent to all property owners in the Plan area, the Ophir community is not supporting expansion of new commercial loca-

tions. The existing areas of commercial are located along Ophir Road, at the intersection of Crater Hill Road and Wise Road, and at the intersection of Lozanos and Chili Hill Road. Internal commercial area, (excluding Ophir Road) are intended to provide neighborhood commercial locations to serve the needs of the Ophir property owners. Lot size and traffic considerations indicate the need for limited service related uses. Included in the commercial designation is the existing Rockanna Royale Mobile Home Park on Ophir Road.

It is recommended that there be "Design Control" placed on any proposed commercial development to assure that the location and appearance of the building, parking, and landscaping are consistent with the character of the area.

#### Industrial

The industrial areas on the Plan generally reflect the existing industrially zoned sites in the area. It was felt there was adequate undeveloped industrial areas to accommodate the need during the plan period. Expansion of industrial areas would not have been compatible with the rural character of the area.

#### Agricultural and Rural Designations

The major emphasis of this General Plan is to preserve the rural character of the Ophir area. The recommended range of parcel sizes of 2.3 - 20 ac. min. for the Rural and Agricultural Districts reflect this desire to keep a strong rural identity in the area. Recommended parcel sizes, however, were based on current standards for locating individual septic tanks and wells on varying slopes, soil types, and groundwater characteristics. Other considerations were the protection of agricultural land as well as ground and surface water quality.

A more detailed analysis of land capabilities was performed during the precise zoning study when exact minimum parcel sizes were established for all properties in the Plan area.

### Other

Other information shown on the proposed Land Use Map (Plate 5) is the existing elementary school and fire station sites.

## C. PUBLIC SERVICES

### PURPOSE

Establishment of goals and policies to be used by all affected agencies which recognize the relationship between the orderly provision of public services and land use planning.

### GOALS AND POLICIES

GOAL: INSURE SERVICE AVAILABILITY IS CONSISTENT WITH THE ADOPTED LAND USE PLAN AND PROJECTED DEMAND.

### POLICIES

1. To promote a rural environment, the long term use of individual sewage disposal systems should be encouraged except where physical and environmental conditions would prohibit their use.
2. Continue to use mitigation measures for new developments to reduce the impacts on local services (i.e. parks, schools, etc.).
3. Insure that adequate services will be available for proposed developments prior to granting approval.

### SEWAGE DISPOSAL

At present the entire Ophir General Plan area is served by individual septic tank - leach field systems. The only exception to this is the Rockanna Royale Mobile Home Park which has a community leach field. There is no existing community sewerage system nor sewer district in the Ophir General Plan area.

# OPHIR GENERAL PLAN

## LEGEND

RURAL RESIDENTIAL  
2.3 - 4.6 AC. MIN.

RURAL ESTATES  
4.6 - 10 AC. MIN.

AGRICULTURAL  
10 - 20 AC. MIN.

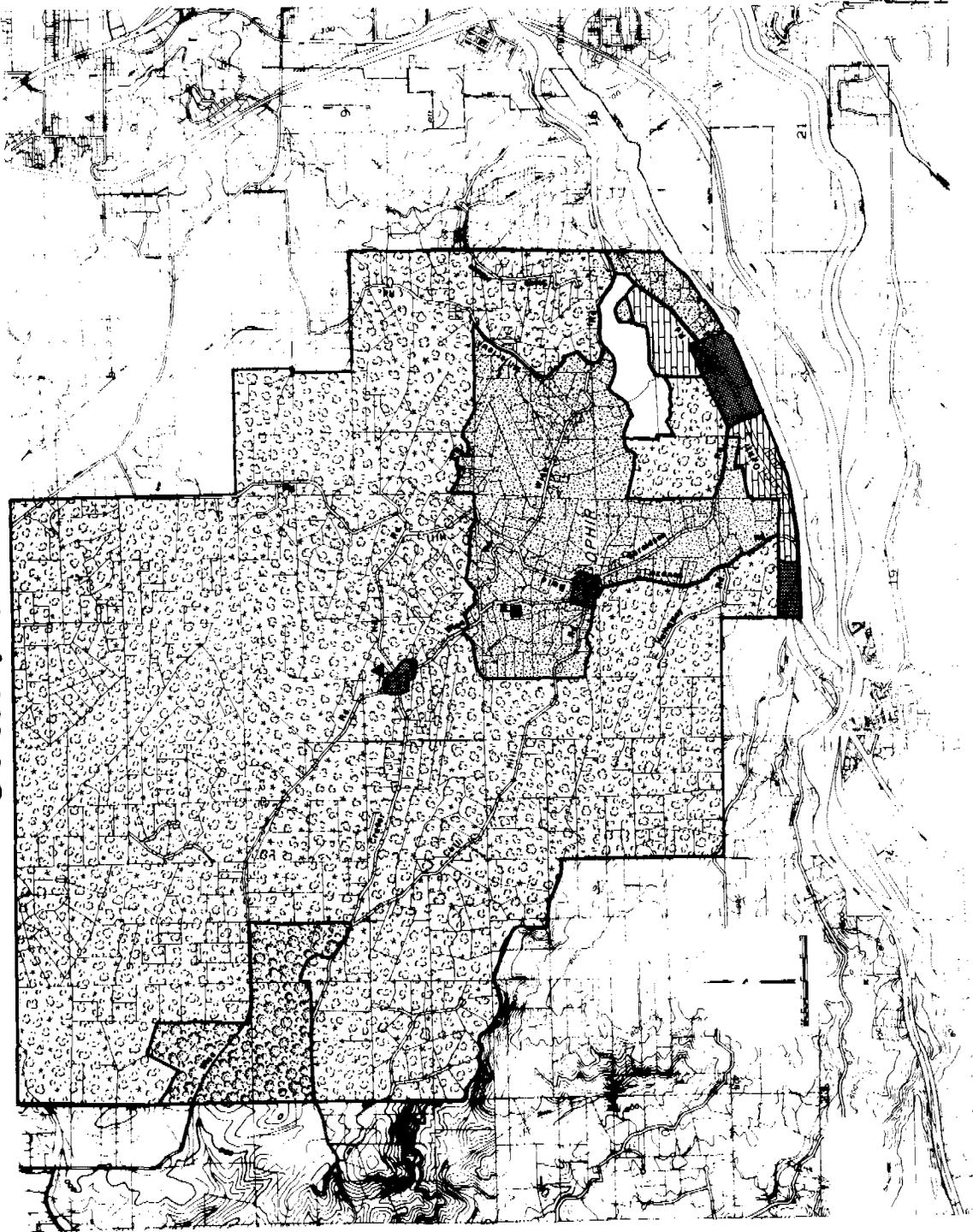
COMMERCIAL

INDUSTRIAL

CITY OF AUBURN - EXCLUDED

EXISTING SCHOOL

EXISTING FIRE STATION



Due to variable geological conditions and marginal to unacceptable soil conditions the Health Department recommends a minimum parcel size of 2.3 acres in this General Plan area. Some areas will require larger parcels due to excessive slope, soil types, underlying geological formations and the location of drainage swales.

Since it is desirable to maintain the rural development pattern of the area, it is recommended that sewers not be extended into the area at this time.

### WATER

There are two water districts encompassing the entire Plan area. The majority of the land is within the Nevada Irrigation District (NID). The Ophir Road area is within the Placer County Water Agency boundaries (PCWA). Primarily domestic water is provided from individual wells. The canal systems are predominately used for irrigation purposes. There is some household use of canal water when treated by individual systems approved by the County Health Department.

It was generally felt that the existing districts could accommodate the proposed densities within their boundaries.

### SCHOOLS

The Ophir area is served by one high school and three elementary school districts. The following statements reflect the effect of proposed densities on the individual districts:

1. Placer High School District

This District serves the entire Plan area. Students attend Placer High School in Auburn. School impact fees are being assessed on all new housing within the district. According to the District, funds are currently being used for portable classrooms. If enrollment increases substantially in the short term consideration would be given to go on double sessions. For the long term study will be done on an alternative site, possibly in the lower part of the County.

2. Ophir Elementary School District

This district serves the majority of the Plan area. Students attend the Ophir School (K-8). The school district does not envision major enrollment problems in the near future. For the long term, alternative site acquisition has been investigated, however, the district is pursuing future expansion adjacent to the existing school site.

3. Auburn Union Elementary School District

Property in the Bald Hill and Millertown Road area is within the district. Students in the area attend either Lincoln Way or Rock Creek School for K-6 and E. V. Cain, 7 and 8 grades. The District's 5-year plans call for a new intermediate school, however, funding for that purpose is a problem. Currently impact fees have funded several portable facilities. The district does own two sites for future school facilities. None are proposed in the Plan area.

4. Newcastle Elementary School District

A small portion of the southwest corner of the Plan area is in the district. Students in this area attend the Newcastle School. The area is predominantly developed at the lot size recommended in the Plan. Thus there will be minimum effect to the district.

UTILITIES

Pacific Gas & Electric Company and Pacific Telephone and Telegraph provide utilities to the Ophir area. Both companies have indicated that there are no foreseeable problems in providing service to the densities proposed in the General Plan.

OTHER SERVICES

Other public services are provided by Placer County. These include solid waste disposal, library services, sheriff's patrol, and other governmental services.

A transfer station is currently under construction at the solid waste disposal site at the west end of the Auburn Airport to allow waste generated from the Ophir area to be disturbed to the Western Regional Land Fill Site. This would provide adequate capacity for the remainder of the plan period.

The Dewitt Center should provide ample space for government expansion during the plan period including the construction of a new jail facility.

#### D. SAFETY

##### PURPOSE

This section is prepared to evaluate safety considerations in the planning process in order to reduce the potential for loss of life, injury, damage, and social dislocation resulting from fire and flooding.

##### GOALS AND POLICIES

GOAL 1: PROTECT THE CITIZENS AND VISITORS OF THE OPHIR AREA FROM LOSS OF LIFE, WHILE PROTECTING PROPERTY AND WATERSHED RESOURCES FROM UNWANTED FIRES THROUGH PREPLANNING, EDUCATION, FIRE DEFENSE IMPROVEMENTS, AND FIRE SUPPRESSION.

##### POLICIES

1. Maintain strict enforcement of the Uniform Building Code and the Uniform Fire Code.
2. Insure that all proposed developments are reviewed for fire safety standards by local fire agencies responsible for their protection, including providing adequate water supplies and ingress and egress.
3. Encourage continued use of education programs in schools, service clubs, industry, etc. by fire protection agencies to foster public awareness of local fire hazards.

4. Encourage and promote installation of smoke detectors in existing residences which were constructed prior to the requirement for their installation.

GOAL 2: PROTECT THE LIVES AND PROPERTY OF THE CITIZENS OF THE OPHIR AREA FROM UNACCEPTABLE RISK RESULTING FROM FLOOD HAZARDS.

#### POLICIES

1. Maintain natural conditions within the 100-year flood plain.
2. Continue to work with Federal and State agencies to further define existing and potential flood problem areas.
3. Continue to implement zoning policies which minimize potential loss of property and threat to human life caused by flooding.
4. Encourage further use of the Federal Flood Insurance Program in problem areas.

#### FIRE SAFETY

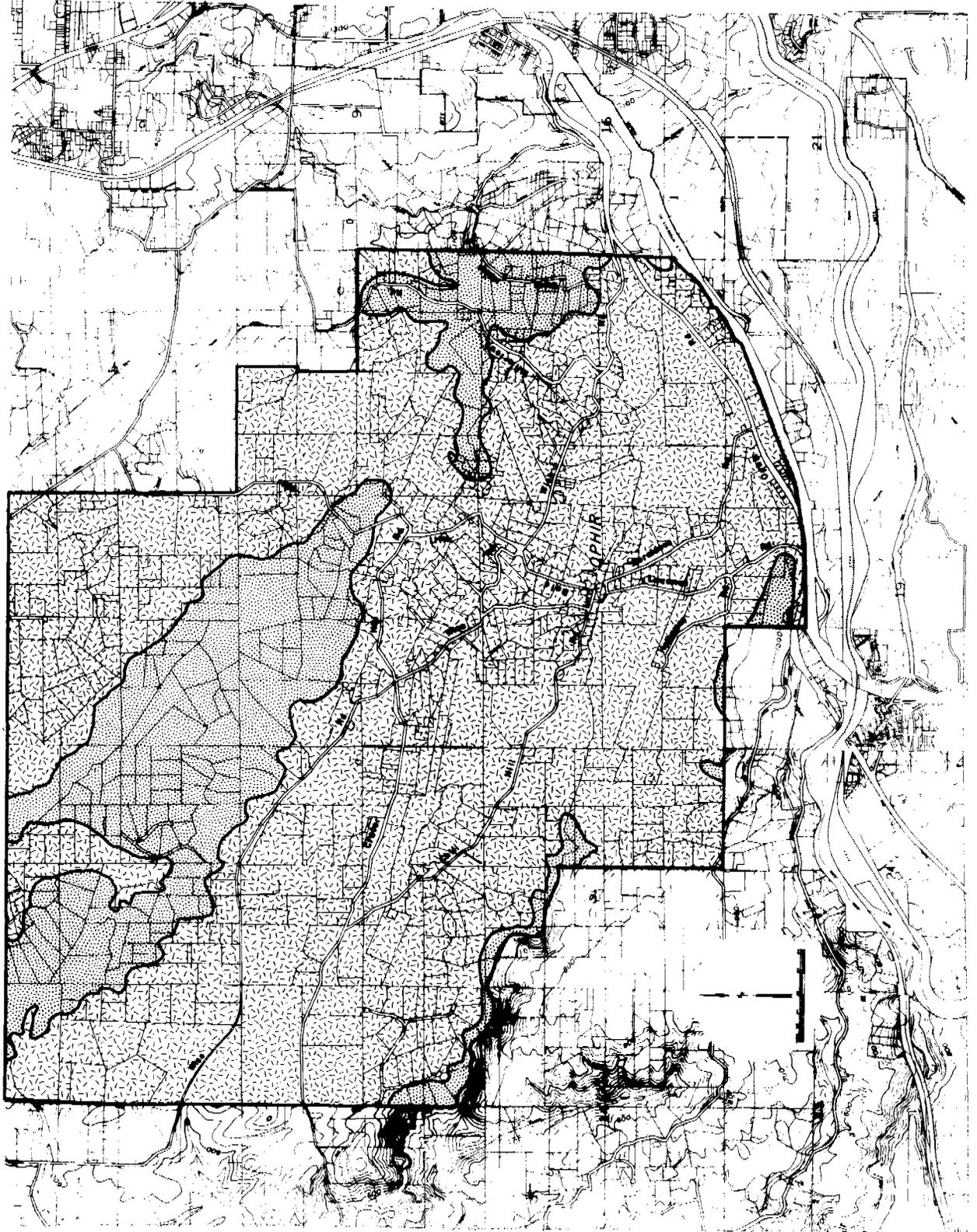
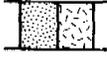
The California Department of Forestry Fire Hazard Severity Classification System was used to map the extreme and high fire hazard areas in the Ophir Community. Slope, vegetation, and fire weather were the basic criteria used to determine fire severity.

There are two large areas within the plan boundaries that have an extreme fire hazard rating. They are located in the steep sloping areas north of Wise Road and in the Stone House-Millertown Road area. The remainder of the Plan area has primarily a high fire hazard rating (See Plate 6).

# OPHIR GENERAL PLAN

FIRE HAZARDS

EXTREME  
HIGH



## FIRE PROTECTION

The major portion of the Plan area is within the Ophir Fire District. The northeast section, however, is located in the Rock Creek District and two small areas along the north and south boundary are within the jurisdiction of the California Division of Forestry (CDF).

CDF has primary responsibility for wildland fires throughout the Plan area. Structural fires are the responsibility of the individual districts with CDF providing assistance. CDF employs full time personnel to respond to fires in their jurisdiction and also provide assistance to local districts.

The Ophir Fire Department (OFD) is a volunteer engine company. Their existing fire station housing 3 engines is located at the intersection of Wise and Crater Hill Road. The OFD is planning for an additional substation in the Ophir Road area to accommodate future growth.

The Rock Creek Fire District is also a volunteer department that responds to calls within its boundaries and provides assistance to Ophir if needed.

## FLOOD CONTROL

The Department of Housing and Urban Development prepared an inventory of flood prone areas within Placer County in April, 1979. According to their maps, there is one flood prone area within the Plan boundaries. It is located along Auburn Ravine as it runs through the southern portion of the Plan area.

Flood planning involves the application of control over the use of flood prone areas through planned development and management. This requires a cooperative effort between Federal, State, and Local agencies with the responsibility for solving the problems remaining under local control.

An essential element of community planning is the prevention of local flood damage. Consideration must be given to subdivision regulations, zoning, special planning of streets and utilities, land acquisition for open space and parks, and appropriate construction standards for buildings in flood prone areas.

**TRANSPORTATION  
AND  
CIRCULATION  
ELEMENT**

#### IV. TRANSPORTATION/CIRCULATION ELEMENT

The Transportation/Circulation Element includes the State-mandated general plan elements for Circulation, Scenic Highways, and Noise. The Circulation Element discusses modes of transportation in addition to highways and roads, including railroads, air travel, and public transit.

##### A. CIRCULATION

###### PURPOSE:

The purpose of the Circulation Element is to evaluate the compatibility of the transportation system with the projected land use. The Circulation Element makes possible long range planning for efficient and economical growth.

###### GOALS AND POLICIES

GOAL 1: TO PROVIDE FOR A TRANSPORTATION SYSTEM THAT SUPPORTS THE SOCIAL, ECONOMIC AND ENVIRONMENTAL WELL BEING OF THE PEOPLE IN THE GENERAL PLAN AREA.

###### POLICIES

1. Alternate transportation forms should serve diverse agricultural, commercial, industrial, and residential needs and areas.
2. Existing roads should be maintained at a level which insures that the network is safe, economical, and efficient.

###### SYSTEM INVENTORIES

###### HIGHWAYS AND ROADS

Interstate 80 is the southern boundary of the Ophir General Plan area. There is one interchange at Taylor Road/Hwy 193 within the plan boundaries. Ophir Road is the old State

Highway and serves as a frontage road on the north side of I-80. Wise and Lozanos Roads are the main collector routes serving the area. There is a public park and ride lot on I-80 at the Taylor Road interchange.

#### PUBLIC TRANSIT

The County provides bus service using a route-deviation system for the area. Under this program, the bus will deviate up to two miles from the route (Ophir Road) for direct pick-up at a residence or other location. Commuter bus service is provided by a private carrier for commute trips to downtown Sacramento with a pick up location at I-80 and Taylor Road.

#### AIR TRAVEL

The City of Auburn Municipal Airport is located near the General Plan area on New Airport Road. The airport operates as a general aviation facility for the Plan area with a 3,100 foot runway.

The Lincoln Airport is also available for use by residents of the General Plan area.

#### RAILROADS

There are no railroads within the General Plan area. The Southern Pacific Railroad connects Sacramento and Reno on a route which passes just south of the General Plan boundary.

#### PLAN REQUIREMENTS

Improvements to the circulation network will be required as growth occurs in the vicinity. Residential development will increase the usage of the road system by vehicles, bikes, pedestrians, and equestrians. Industrial and Commercial development on Ophir Road will cause an increase in traffic, particularly trucks. Improvements to the roads including curve improvement, shoulder addition and safety improvements will be

needed as the area builds out. Ophir Road may require additional lanes or left-turn lanes in certain areas depending on the type of development.

Public transit service should continue with expanded service in the future to meet the needs of the local citizens. However, a current study (operational analysis) will determine if expanded service levels are feasible for the area.

#### NON-AUTO CIRCULATION

The purpose of this circulation system is to provide an alternate means of transportation to the automobile. Through striping changes and shoulder improvement, bicycles, pedestrians, and equestrians can be safely accommodated within the existing road network.

Ophir Road is currently designated as a bike route which may be a portion of a future route which would connect Sacramento and Auburn.

#### PARK AND RIDE

There is an existing Park and Ride lot at the Taylor Road interchange on I-80. There are currently bicycle lockers at this location to encourage bike commuters. The lot should be expanded as the needs of the community increase.

### B. SCENIC HIGHWAYS

#### PURPOSE:

The Scenic Highways Element serves as a means of identifying scenic routes within the Plan area. Measures are defined to preserve and enhance the scenic qualities along these corridors.

## GOALS AND POLICIES

GOAL: TO PRESERVE, ENHANCE, AND PROTECT THE SCENIC RESOURCES VISIBLE FROM SCENIC ROUTES IN THE OPHIR AREA.

### POLICIES

1. To require the use of aesthetic design considerations for road construction, reconstruction, or maintenance for all scenic highways.
2. To encourage and utilize existing County programs for protection and enhancement of scenic corridors including, but not limited to, sign control, scenic setbacks, design review, open space easements, grading and tree removal standards, undergrounding utilities, and land conservation contracts, and open space easements.
3. To minimize grading of large areas on hillsides within view of I-80.
4. To encourage anti-litter, beautification, and clean-up programs along scenic routes.

### DESCRIPTION OF SCENIC ROUTES

The following route is within the Plan area and has been selected as a scenic route in the Placer County Scenic Highways Element. It is included in this Plan as further support for the protection of the scenic resources existing in the Ophir area.

#### Interstate 80

This is the only scenic route in the General Plan area. The route carries a heavy percentage of non-local traffic with 15 million vehicles passing through the area annually. The General Plan designations of Industrial on Ophir Road create a potential conflict with the scenic highway concept. New projects should be restricted as to the type of use permitted within view

of I-80. Design control, landscaping, sign design, grading, and project layout should all be used to enhance the area and reduce the visual impacts.

## C. NOISE

### PURPOSE

The purpose of this section is to determine critical noise areas and provide a means to achieve noise-compatible land uses in the vicinity of existing or planned noise producing sources.

### GOALS AND POLICIES

GOAL: TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF THE OPHIR AREA RESIDENTS BY PROVIDING A LIVABLE ENVIRONMENT, FREE FROM EXCESSIVE NOISE.

### POLICIES

1. Continue to monitor noise sources to assure conformance with noise standards adopted by Placer County.
2. Enforce acceptable noise exposure levels for various land use categories adopted in the Placer County Noise Element.
3. Avoid the interface of noise producing and noise sensitive land uses.
4. Require implementation of noise abatement techniques of new projects where warranted.
5. Locate noise sensitive land uses within areas of acceptable community noise equivalent levels.

### NOISE GENERATION

The primary source of noise in the Ophir area is a result of transportation and industrial uses. The major contributors are I-80 and major County roads. There is also noise generated by industrial uses along Ophir Road.

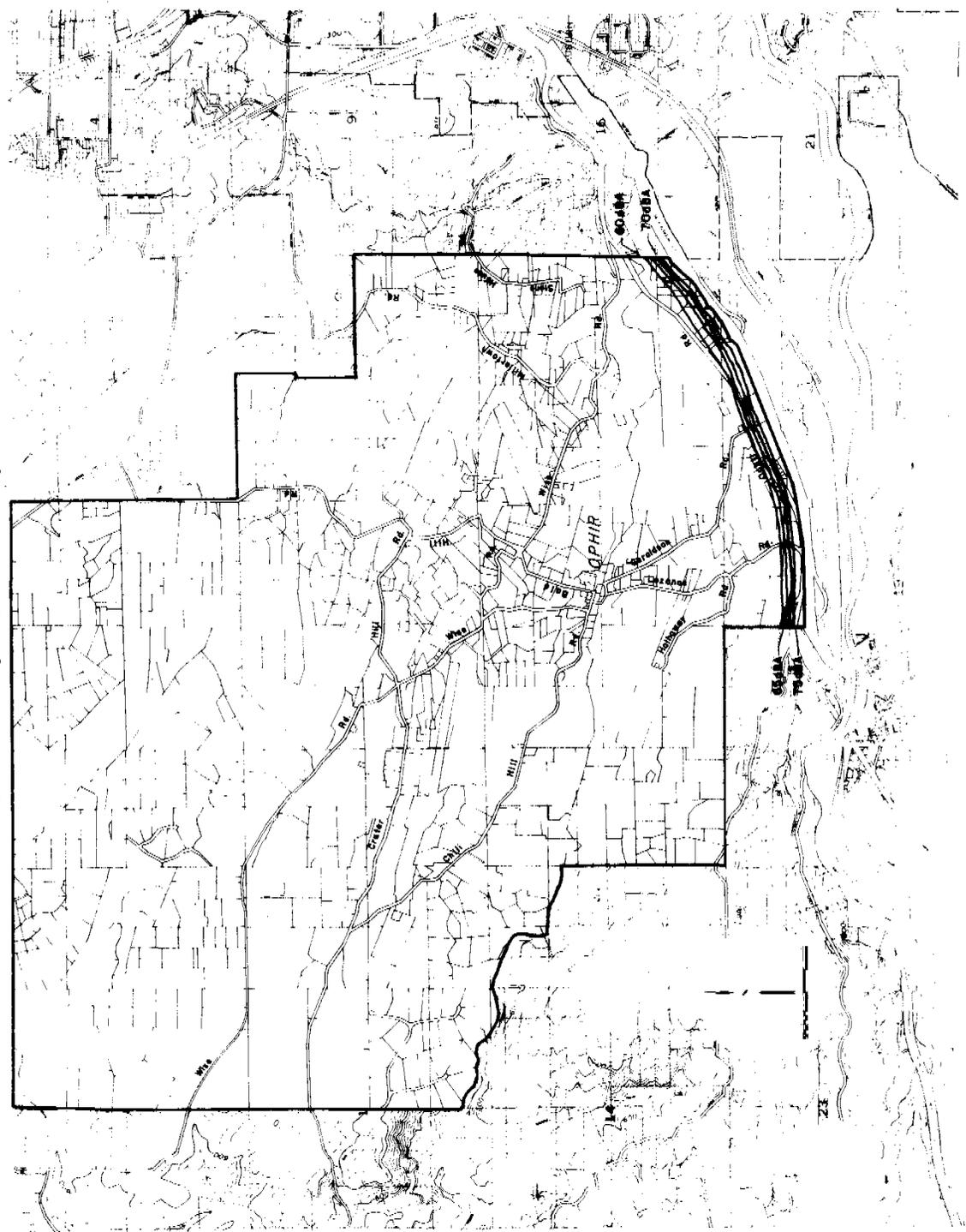
The California Department of Transportation has estimated the amount of noise generated by traffic on I-80. Noise contours showing existing and projected 1995 levels are presented in Plates 7 and 8. The contours were prepared based on traffic volume and speed.

Generally, noise contours indicated that commercial, industrial, and residential construction within close proximity to I-80 should be carefully reviewed for noise constraints, however, should not seriously hamper future development. It is recommended that where future development is questionable based on noise constraints, a detailed analysis should be prepared to evaluate the possibility of applying noise insulation features that could remedy the problem.



PROJECTED NOISE CONTOURS

**OPHIR GENERAL PLAN**



# **IMPLEMENTATION**

## V. IMPLEMENTATION

The adoption of this General Plan by the Board of Supervisors will establish the goals and policies which provide the guidelines within which decisions by both the public and private sector are made. Future developments will then be required to be consistent with these goals and policies. Tools used to implement the goals include zoning and subdivision ordinances, building and health codes, and capital improvement plans. It is also important, however, that citizens in the community take an active interest in seeing that the General Plan concepts become a reality. There should be continued attendance at public meetings and a general upholding of the spirit of the Plan in private day-to-day decisions.

# **APPENDIX**

## GENERAL RULES FOR INTERPRETATION

## OPHIR GENERAL PLAN

<u>General Plan Designation</u>	<u>Zone District Proposed</u>
Rural Low Residential	Single Family Residential, Agricultural Residential, Farm, and Open Space.
Rural Estate	Single Family Residential, Agricultural Residential, Farm, Forestry, and Open Space.
Agricultural	Single Family Residential, Agricultural Residential, Agricultural Exclusive, Farm, Forestry, Open Space, and Mineral Reserve.
Industrial	Industrial, Industrial Park, Limited Industrial, and Heavy Commercial.
Commercial	Neighborhood Commercial, Central Commercial, General Commercial, Heavy Commercial, Highway Service, Neighborhood Shopping Center, Limited Industrial, Medium Density Multiple Residential, High Density Multiple Residential.

SUMMARY AND CONCLUSIONS OF THE  
ENVIRONMENTAL IMPACT REPORT  
FOR THE  
OPHIR GENERAL PLAN

A. LOCATION

The Ophir Plan encompasses an area of approximately 9 square miles located in the foothills of the Sierra Nevada Mountains. The boundaries of the Plan generally follow quite closely the Ophir Elementary School District with some minor deviations. Two areas included in the Plan which are not within the school district boundaries are the Bald Hill area in the northeast portion of the Plan and property fronting Ophir Road, and Interstate 80 along the southern boundary.

B. PROJECT DESCRIPTION

This comprehensive planning study prepared by Placer County is intended, when adopted, to amend in full the 1964 Ophir General Plan. This Plan establishes goals and policies which will be used as a guide to the orderly growth and development of the Ophir community to the year 2000. The proposed land use map is the result of a comprehensive appraisal of complete environmental data, public services, as well as population and housing growth.<sup>1</sup>

C. MAJOR IMPACTS AND MITIGATION MEASURES

1. WILDLIFE

Impact: Development of the plan area will result in vegetation removal along with additional people and domestic pets with the ultimate result that large species of wildlife will be permanently displaced.

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<sup>1</sup> Ophir General Plan & Environmental Impact Report, Page 1, Paragraph 1

Mitigation: Wildlife habitat areas are to be protected. Therefore, all natural streams, tributaries and creeks as well as lands within the stream environment zone must be protected and preserved. Development of lands with extreme slopes should be kept to a minimum due to the danger of erosion and siltation resulting from large cuts and fill banks. Proper grading and erosion control practices should be incorporated into every project that requires earth disturbance. Direct discharge of treated or untreated sewage effluent to streams should be avoided because periodic malfunctions may cause damage to fish population.<sup>2</sup>

D. ALTERNATIVES TO THE PROPOSAL

1. No Project:

This alternative was rejected because people in the community agreed that the 1964 General Plan had been outdated. A holding capacity of 16,000 people is more than individual sewage disposal systems and private wells can handle. The extent of significant adverse impacts which could occur throughout the build out of the existing General Plan are extensive and would create serious problems for residents of the area.<sup>3</sup>

E. ANY ADVERSE ENVIRONMENTAL IMPACTS WHICH CANNOT BE AVOIDED IF THE PROPOSAL IS IMPLEMENTED

Adverse impacts associated with project implementation include the following:

1. Groundwater Recharge - As the Plan area builds out, impervious surface will be substantially increased, thereby increasing runoff and decreasing groundwater recharge.

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<sup>2</sup> Ophir General Plan & Environmental Impact Report, Page 12, Paragraph 3

<sup>3</sup> Ophir General Plan & Environmental Impact Report, Page 23, First Paragraph

2. Vegetation and Wildlife - Vegetational character of the area will be changed and wildlife habitat will be reduced as development activities increase.

3. Air Quality - Minor deterioration of air quality can be expected as additional point sources are constructed and increased numbers of cars use the road networks.

4. Traffic - Additional traffic generation and congestion can be expected as the Plan area becomes developed to capacity.<sup>4</sup>

F. THE RELATIONSHIP BETWEEN LOCAL SHORT-TERM USES OF MANS' ENVIRONMENT AND THE ENHANCEMENT OF LONG TERM PRODUCTIVITY

Long-term productivity of agricultural lands will be maintained by the retention of large-lot zone districts in residential areas.

The proposed Plan, if implemented, would commit a very small portion of the Plan area to urban usage, thereby limiting subsequent alternative types of land uses.<sup>5</sup>

G. IRREVERSIBLE ENVIRONMENTAL CHANGES

Implementation of the proposed Plan will generate irreversible environmental changes to a limited degree.

By promoting growth in certain areas and trying to retain agricultural land in other areas of the study area, we are committing specific lands to the irreversible environmental change of increased development. Impacts of rural development in specific areas are expected to be less than those impacts resulting from urban sprawl.<sup>6</sup>

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<sup>4</sup> Ophir General Plan & Environmental Impact Report, Page 22, Paragraph 4

<sup>5</sup> Ophir General Plan & Environmental Impact Report, Page 23, Paragraph 2

<sup>6</sup> Ophir General Plan & Environmental Impact Report, Page 23, Paragraph 4

## H. GROWTH INDUCING IMPACT

Implementation of the proposed General Plan and attendant specific zoning will tend to direct growth into areas where the least adverse environmental damage will occur.

Growth inducement could result within the area upon completion of this project, in that as development progresses, increased demands on goods and services will be felt and necessary expansion may be needed. As services become more readily available, land values increase as does the pressure to develop. The revised General Plan can also be looked upon as generating a net decrease in growth inducement with respect to the existing 1964 General Plan. The overall holding capacity will be reduced to 2800 people and, therefore, the extent of development will be likewise decreased.<sup>7</sup>

---

<sup>7</sup> Ophir General Plan & Environmental Impact Report, Page 23, Paragraph 6 & 7

The Final Environmental Impact Report for the Ophir General Plan contains the following documents and information:

- Exhibit I - Ophir General Plan (Environmental Impact Report prepared by Placer County Planning Department; dated November, 1982.
- Exhibit II - Comments pertinent to the Draft General Plan/Environmental Impact Report as follows:
1. Letter - Department of Conservation; dated December 21, 1982
  2. Letter - City of Auburn; dated December 23, 1982
  3. Letter - Dept. of Transportation; dated December 27, 1982
- Exhibit III - Responses to comments received on Draft General Plan/Environmental Impact Report as follows:
1. Letter to Depart. of Conservation; dated February 8, 1983
    - a. attached amendments to draft report
    - b. map of fault activity
  2. Letter to City of Auburn; dated February 8, 1983
  3. Letter to Dept. of Transportation; dated February 8, 1983
    - a. existing noise contour map
    - b. projected noise contour map.

# Memorandum

To : Jim Burns  
Assistant Secretary for Resources

Date : December 21, 1982

Dave Mirtoni  
Placer County Planning Department  
11414 "B" Avenue  
Auburn, CA 95603

Subject: Draft Ophir General Plan  
and EIR, Placer County,  
SCH No. 82100405.

From : Department of Conservation—Office of the Director

The subject document is a draft update of the 1964 Ophir general plan and an assessment of the environmental impact of implementation of the plan. Our comments address only the Seismic Safety section of the Environmental Resources Management Element.

The discussion of seismic safety for the Ophir general plan areas is based on a 1976 evaluation, and is therefore somewhat outdated. We recommend that the Seismic Safety element of the general plan be updated using the information presented in the U.S. Bureau of Reclamation Open-File Report "Earthquake Evaluation Studies of the Auburn Dam Area", vol. 1-8, prepared by Woodward-Clyde Consultants, May 1977. This updating of the Seismic Safety element is necessary to determine if the more recent evaluation of seismic and fault hazards will have any significant effect on safety considerations and land use planning in the general plan area.

Additionally, the 1982 edition of the Uniform Building Code should be consulted relative to the seismic zonation and applicable building and structural criteria for the general plan area.

Contributing to the preparation of these comments was Lynn Jones of the Department's Division of Mines and Geology. For questions regarding the comments, contact Perry Amimoto, Advisory Services Officer, at (916) 322-3119.

Original signed by  
Esther Maser

Esther Maser  
Environmental Program Coordinator

cc: Perry Amimoto  
Lynn Jones

RECEIVED  
DEC 28 1982

State Clearinghouse

# CITY OF AUBURN

1103 High Street  
Auburn, California 95603

(916) 885-5661

December 23, 1982

Mr. Thomas D. Kubik  
Planning Department  
County of Placer  
11414 B Avenue  
Auburn, CA 95603

RE: Draft EIR - Ophir General Plan Update

Dear Tom:

The City of Auburn Planning Commission has reviewed the above document, and they find the document complete with the exception of the issue of low cost housing, wherein it is mentioned on page 30 that mobile homes may fill that need. A more expanded discussion of this issue may indicate other alternates such as second units and meeting fair share quotes in other areas of unincorporated Placer County.

Sincerely yours,

Rodney K. Haack, Director  
Planning & Community Development

RKH/mm

# Memorandum

To : Mr. Ron Bass  
Executive Officer  
State Clearinghouse  
1400 Tenth Street  
Sacramento, CA 95814

Date: December 27, 1982

File : 03-Pla-80  
Ophir General  
Plan  
SCH 82100405

From : DEPARTMENT OF TRANSPORTATION

District 03

Subject:

Caltrans, District 03, has reviewed the 1982 Ophir General Plan and draft EIR. We offer the following comments:

Page 43, Public Transit: The County service, Placer County Mini Bus, is a fixed route with deviations service, rather than a modified fixed route. The commuter service, Douglas Commuter Bus, is provided by a private operator.

Page 44: We agree that public transit service should continue with expanded service. However, this may or may not be the case, depending upon the results of a current operational analysis of the Mini Bus service.

Pages 47-48: The noise contour maps are difficult to read. Plates 7 and 8 should have a scale and noise level descriptors on the contours.

LEO J. TROMBATORE  
District Director of Transportation

By *R. D. Skidmore*  
R. D. Skidmore  
Chief, Environmental Branch

RECEIVED  
DEC 29 1982

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COUNTY OF PLACER

## OFFICE OF THE PLANNING COMMISSION

11414 B AVENUE

AUBURN, CA 95603

TELEPHONE (916) 823-4721

THOMAS D. MCMAHAN, PLANNING DIRECTOR

February 8, 1985

State Department of Conservation  
 Attn: Esther Maser, Environmental Program Coord.  
 1416 9th Street, Room 1326-2  
 Sacramento CA 95814

SUBJECT: SCH #82100405 - Ophir General Plan and Rezoning Update

Ms. Maser:

The following responses have been prepared to your department's comments on the Draft Ophir General Plan and EIR:

As per your recommendation, the U.S. Bureau of Reclamation Open File Report, "Earthquake Evaluation Studies of the Auburn Dam Area", Volume 1-8, prepared by Woodward-Clyde Consultants, May, 1977 was consulted to determine its effects on safety considerations and land use planning in the general plan area. The attached comments to be incorporated into the text of the report addressing review of the Woodward-Clyde study.

In reply to your comment regarding seismic zonation and the Uniform Building Code, a statement will be placed in the text of the report indicating the entire county is within Seismic Zone 3 and codes are being enforced to ensure seismic safety (see attached sheet).

If you have any questions regarding our responses, please feel free to contact me.

Sincerely,  
 THOMAS D. MC MAHAN  
 PLANNING DIRECTOR

By:

David F. Mirtoni  
 Senior Planner

DF:mw  
 attachment

2-8-85

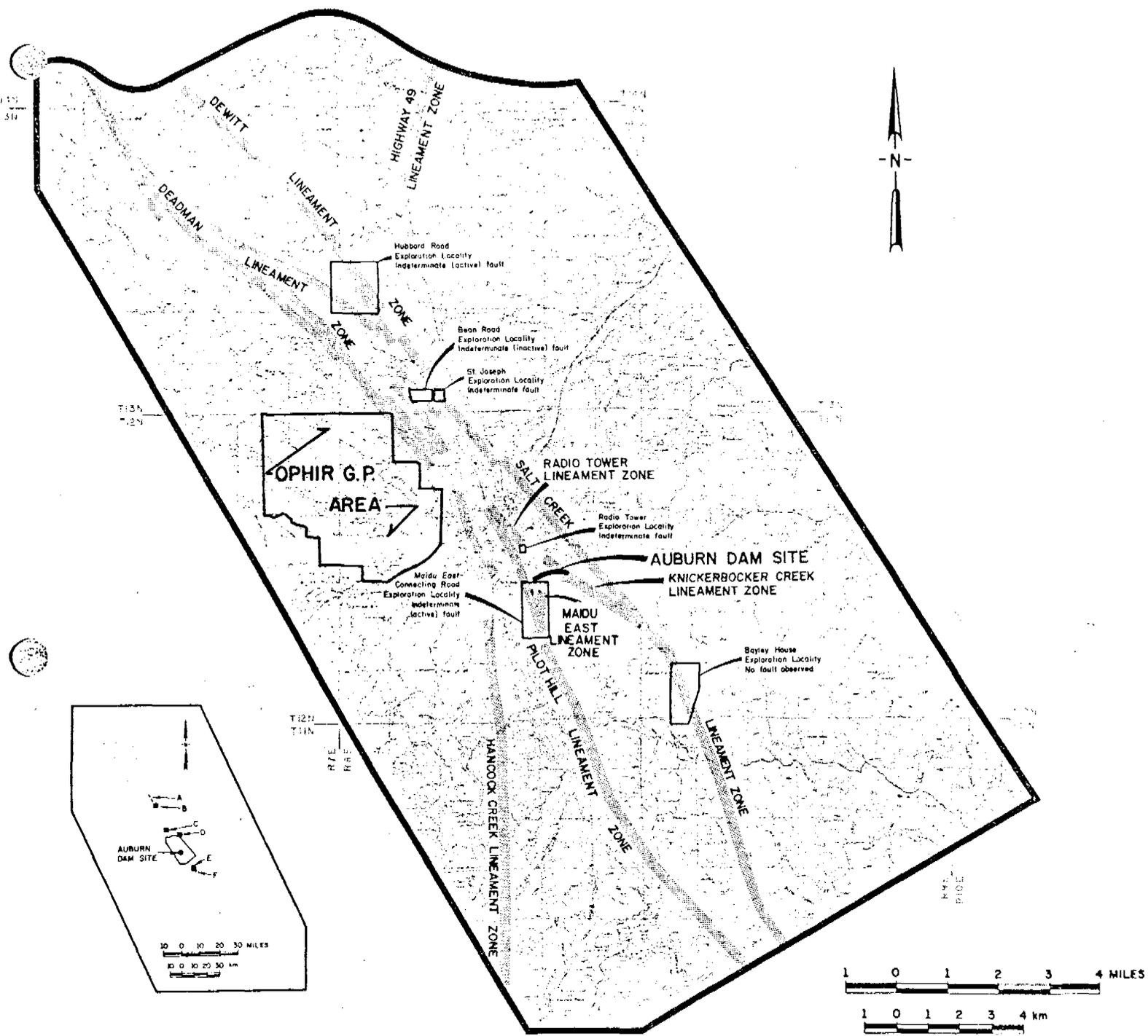
AMENDMENTS TO OPHIR GENERAL PLAN TEXT

Page 17, Faults and Earthquakes, 1st Sentence

According to the "Placer County Handbook of Environmental Geology, 1976" and the "Earthquake Evaluation Studies of the Auburn Dam Area, May, 1977", there are no active faults within the Ophir area. (See map in Appendix.)

Page 19, Faults &amp; Earthquakes, new last paragraph

If the Auburn Dam is constructed, there is potential for increased seismic activity in the area, however, strict enforcement of the Uniform Building Code, Alquist-Priolo Act and Field Act will minimize the effect on safety considerations and, thus, no major land use revisions will be necessary. It should also be noted that the entire county is within the Seismic Zone 3.



EXPLANATION

- A - Oroville earthquake surface fault rupture, August, 1975.
- B - Orange Road exploration locality, active fault.
- C - Spenceville exploration locality, active fault.
- D - Smith Property exploration locality, indeterminate (active) fault (Volume 3).
- E - Luneman Road exploration locality, indeterminate (active) fault.
- F - The Knolls exploration locality, indeterminate (active) fault.

NOTE:

The assessments of fault activity were made in accordance with U.S. Bureau of Reclamation "Proposed Fault Classification and Investigation Criteria" (Appendix C). This fault classification is summarized in section 4.1.

MAP OF AUBURN DAM SITE VICINITY SHOWING FAULT ACTIVITY ASSESSMENTS Surface Faulting Potential Auburn Dam Project	
Project No. 70040A	Figure 24
WOODWARD-CLYDE CONSULTANTS	
Page 56	



COUNTY OF PLACER

OFFICE OF THE PLANNING COMMISSION

11414 B AVENUE

AUBURN, CA 95603

TELEPHONE (916) 823-4721

THOMAS D. MCMAHAN, PLANNING DIRECTOR

February 8, 1983

City of Auburn  
Attn: Rod Haack, Planning Director  
1103 High Street  
Auburn CA 95603

SUBJECT: Draft Ophir General Plan and E.I.R.

Rod:

In response to the City of Auburn Planning Commission comments regarding low income housing in the Ophir plan area, the last paragraph of the Housing Needs Section, on Page 18, will be amended to read as follows:

Due to the lack of urban services anticipated in the area, the projected housing mix should lean toward more single family units in this rural environment. Based on recent legislation, mobile home units could be placed on private property in the area providing they were placed on a permanent foundation. This could provide one alternate for lower cost housing. There is also a provision under both existing and proposed zoning in the Ophir Plan Area for duplex units to be constructed in residential areas if a Conditional Use Permit has been obtained.

Major emphasis for meeting fair share housing allocations for the unincorporated area should occur in locating where infrastructure is currently available or planned for in the near future.

Thank you for your comments on the Plan.

Sincerely,

Dave Mirtoni  
Senior Planner

DFM:mw



## COUNTY OF PLACER

## OFFICE OF THE PLANNING COMMISSION

11414 B AVENUE

TELEPHONE (916) 823-4721

AUBURN, CA 95603

THOMAS D. MCMAHAN, PLANNING DIRECTOR

February 8, 1985

State Department of Transportation  
 Attn: R. D. Skidmore, Chief  
 Environmental Branch - Dist. 3  
 P. O. Box 911  
 Marysville CA 95901

SUBJECT: SCH S2100405 - Ophir General Plan and Rezoning Update

Mr. Skidmore:

The following responses have been prepared to your department's comments on the Draft Ophir General Plan and EIR:

Page 43, Public Transit - Comment acknowledged and section revised as follows:

"The County provides bus service using a route-deviation system for the area. Under this program, the bus will deviate up to two miles from the route (Ophir Road) for direct pick up at a residence or other location. Commuter bus service is provided by a private carrier for commuter trips to downtown Sacramento with a pick-up location at I-80 and Taylor Road."

Page 44, Plan Requirements - Comments acknowledged and last paragraph revised as follows:

"Public transit service should continue with expanded service in the future to meet the needs of the local citizens. However, a current study (operational analysis) will determine if expanded service levels are feasible for the area."

Page 47-48, Noise Contour Maps - Comments acknowledged and revised noise contour maps to be included in the appendix of the EIR (see attached).

It should also be noted that a new section was added regarding the existing Park and Ride facility in the area to be inserted after Non-Auto Circulation on Page 44 (see below).

PARK AND RIDE

"There is an existing Park and Ride lot at the Taylor Road interchange on I-80. There are currently 8 bicycle lockers at this location to encourage bike commuters. The lot should be expanded as the needs of the community increase."

Caltrans - R. D. Skidmore

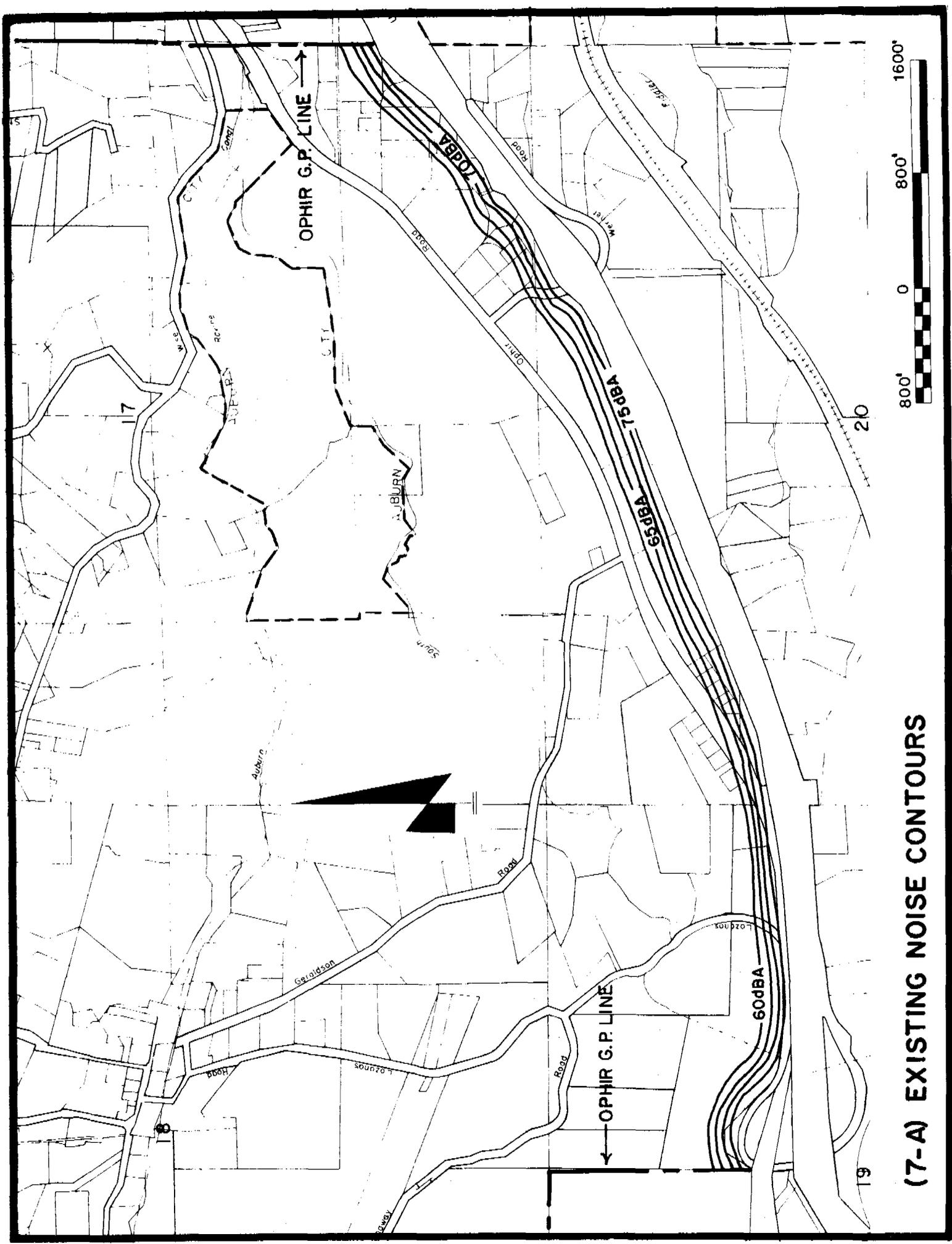
Page 2

If you have any questions regarding our responses, feel free to contact me.

Sincerely,  
THOMAS D. MC MAHAN  
PLANNING DIRECTOR

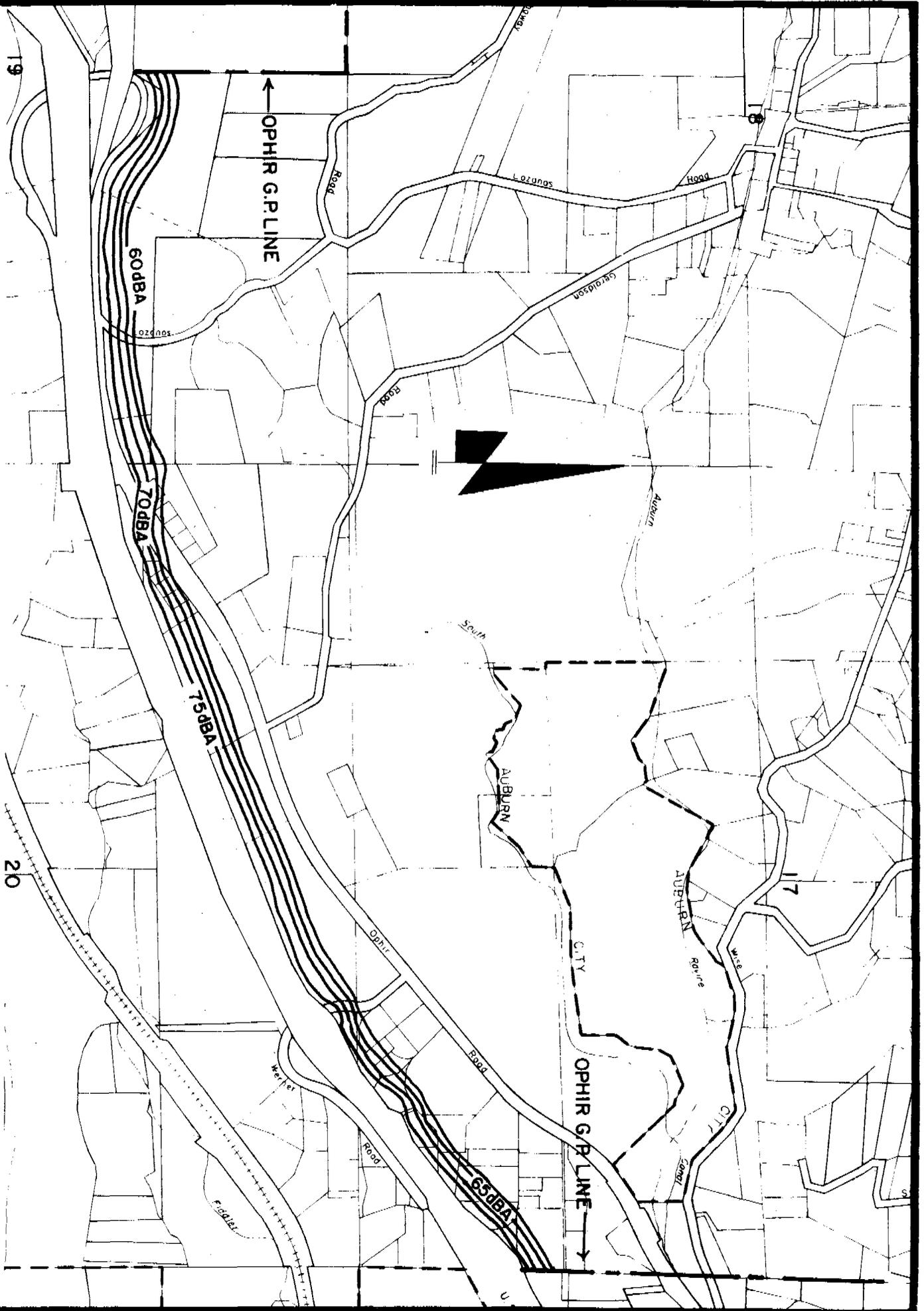
By:   
David F. Mirtoni  
Senior Planner

DFM:mw  
attachments



(7-A) EXISTING NOISE CONTOURS

**(8-A) PROJECTED NOISE CONTOURS**



# **ACKNOWLEDGEMENTS**

ACKNOWLEDGEMENTS

PLACER COUNTY BOARD OF SUPERVISORS

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Alex Ferreira (District 2)  
Terry Cook (District 3)  
Michael Lee (District 4)  
Larry Sevison, Chairman (District 5)

PLACER COUNTY PLANNING COMMISSION

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Joanne Neft (District 5)  
Harry Thompson, Secretary (District 5)

PLACER COUNTY STAFF:

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Thomas D. McMahan, Planning Director  
Frederic K. Yeager, Assistant Planning Director  
David F. Mirtoni, Senior Planner<sup>8</sup>  
Thomas D. Kubik, Associate Planner  
Larry Clevenger, Drafting Technician III  
Deborah Ballenger, Commission Clerk

PUBLIC WORKS

Roger Imsdahl, Planning Engineer  
Richard Dondro, Assistant Civil Engineer  
Warren Tellefson, District Sanitary Engineer

ENVIRONMENTAL HEALTH DEPARTMENT

Thom Carmichael, Supervising Sanitarian  
Ken Selover, Chief, Air Pollution Control

TECHNICAL ASSISTANCE

Richard Wagner, State Department of Fish & Game,  
District Representative  
Richard Gresham, Placer County Resource Conservation Dist.  
Program Director  
John Livingston, Consulting Geologist

OPHIR PROPERTY OWNERS ASSOCIATION

Bill Drake, President  
Barbara Van Riper, Representative

<sup>8</sup> Project Planner