



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

MITIGATED NEGATIVE DECLARATION (Modified)

In accordance with Placer County ordinances regarding implementation of the California Environmental Quality Act, Placer County has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment, and on the basis of that study hereby finds:

- The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.
- Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

The environmental documents, which constitute the Initial Study and provide the basis and reasons for this determination are attached and/or referenced herein and are hereby made a part of this document.

PROJECT INFORMATION

Title: Belcara Planned Development	Plus# PSUB 20080156
Description: The project proposes a Tentative Subdivision Map and a Conditional Use Permit to develop a 39-lot Planned Residential Development (PD) with three open-space lots on a 169.2-acre site.	
Location: north side of Foresthill Road, west of, and adjacent to, the Monte Verde Subdivision on the Foresthill Divide, Placer County	
Project Owner: Dutra Properties LLC, 220 Sacramento Street, Auburn, CA 95603	
Project Applicant: Jack Remington, Angregg Geomatics, 11661 Blocker Drive, Suite 200, Auburn, CA 95603, 530-885-7072	
County Contact Person: Melanie Jackson	530-745-3036

PUBLIC NOTICE

The comment period for this document closes on **October 2, 2013**. A copy of the Negative Declaration is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvc/NegDec.aspx>, Community Development Resource Agency public counter, and at the Foresthill Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning Commission. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, please visit our Tahoe Office, 565 West Lake Blvd., Tahoe City, CA 96145.

If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references. Refer to Section 18.32 of the Placer County Code for important information regarding the timely filing of appeals.



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INITIAL STUDY & CHECKLIST (Modified)

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the following described project application. The document may rely on previous environmental documents (see Section C) and site-specific studies (see Section I) prepared to address in detail the effects or impacts associated with the project.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.) CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an EIR, use a previously-prepared EIR and supplement that EIR, or prepare a Subsequent EIR to analyze the project at hand. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a Negative Declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect, a Mitigated Negative Declaration shall be prepared.

A. BACKGROUND:

Project Title: Belcara Planned Development	Plus# PSUB 20080156
Entitlements: Conditional Use Permit, Tentative Subdivision Map	
Site Area: 169 acres	APNs: 078-191-060,062,064
Location: North side of Foresthill Road (18399 Foresthill Road), approximately eight miles east of Interstate 80 in Foresthill, Placer County	

Project Description:

The Belcara Subdivision project proposes to develop a 39-lot Planned Residential Development (PD) on a 169.2-acre site on the Foresthill Divide. The residential lots would range in size between 0.83 acres to 6.3 acres, with an average lot size of 1.8 acres. Three open space lots totaling ±93.21 acres (approximately 53 percent of the site) are also proposed. Lot A (±90.5 acres) would encompass the majority of the western and northern portions of the site where there is sloping topography and significant vegetative cover. A meandering multi-use, non-motorized trail easement connecting to the Long Point Fuel Break Trail is also proposed along the western and northern portions of this lot; Lot B (±1.5 acres) would be situated at the project entrance on Foresthill Road; and Lot C (±0.71 acres) would be located near the center of the site and would serve as a dry detention basin for collected runoff. A ±0.5-acre Homeowner's Park would be developed north of the basin. The three open space lots would be owned and maintained by the homeowners association.

The project proposes constructing a public road entrance/driveway at Foresthill Road and a left hand turn lane would also be constructed on Foresthill Road for entry into the subdivision. The existing gate at the project's entry is proposed to be removed. An interior road system with several cul-de-sacs would provide access to the residential lots and emergency access would be provided near the northeast corner of the site via the Ampezo Place cul-de-sac in the Monte Verde Subdivision. The subdivision roadways (Lot D - ±5.58 acres) would be privately owned and maintained.

The project site is developed with two residences and a 25-acre wine grape vineyard (Monarch Mine Vineyards). In order to accommodate the project, two existing residences and approximately half of the 25 acre vineyard would be removed. Some portions of the remaining vineyard will be incorporated into proposed residential lots and will be maintained by the individual property owners. The remaining vineyards are located within designated Open Space areas and will be maintained by the subdivision Homeowner's Association. All vineyard operations will be subject to a "Vineyard Operations and Maintenance Plan", outlining the interface of residential and agricultural land uses, as specified in the CC&Rs and enforced by the Homeowner's Association.

The 39 lots would be clustered in order to limit the development footprint by: 1) reducing grading impacts and tree removal, 2) reducing the visual impact to Foresthill Road, 3) eliminating any visual impact from the centerline of the North Fork of the American River, 4) setting back the development footprint from the canyon rim and, 5) ensuring that home sites are located below the canopy height of the surrounding oak woodlands. As a means of reducing wildfire hazard, the project proposes establishing a 300-foot Shaded Fuel Break Easement along the western and northern borders of the residential lots, between the lots and the undeveloped oak woodlands. The project would also establish a County Service Area with the Foresthill Fire Protection District to maintain this fuel break. The Foresthill Public Utility District will provide water service to the site; on-site sewage disposal systems will be utilized for wastewater treatment.

Project entitlements requested include a Tentative Subdivision Map and a Conditional Use Permit (for the Planned Residential Development). The proposed density is consistent with the Foresthill Divide Community Plan land use designation of Forest Residential 1-4.6 acre minimum, and the site's zoning of RF-B-X 2.3 PD 0.44 (Residential-Forest, combining building site minimum of 2.3 acres, combining Planned Residential Development of 0.44 units per acre), RF-B-X 4.6 PD 0.44 (Residential-Forest, combining building site minimum of 4.6 acres, minimum, combining Planned Residential Development of 0.44 units per acre), and RF-B-X 20 PD 0.44 (Residential-Forest, combining building site minimum of 20 acres, combining Planned Residential Development of 0.44 units per acre).

Project Site:

The 169.2-acre Belcara Subdivision site is comprised of three parcels located on the north side of Foresthill Road, approximately eight miles east of Interstate 80, in the Foresthill area. The property is accessed from Foresthill Road by a single, gated entry, and approximately 276 feet of the subject property borders the Foresthill Road right-of-way. Surrounding properties include the 61-lot Monte Verde Estates subdivision to the east, and undeveloped public lands (Auburn State Recreation Area) to the north, south, and west.

The site was previously developed as the Monarch Mine Vineyard, an existing 25-acre vineyard that is operated and utilized for grape growing and wine production. There are two existing residences and accessory storage facilities located in the central portion of the site, on proposed lots 11, 12 and 17. The existing residences are served by septic systems, and domestic drinking water is provided by the Foresthill Public Utility District. The site also contains an existing well that would be destroyed with the implementation of the subdivision.

The property is characterized by rolling topography, ranging from moderate slopes along ridge tops to steep slopes in the western portion of the site. Elevations range from 1,560 feet to 2,360 feet above mean sea level on the ridge dividing the North and Middle Forks of the American River. The eastern portion of the site is located on the Foresthill Divide and the north and western portions of the site drop off into the North Fork American River Canyon. Vegetation on-site includes a mix of montane hardwood, montane hardwood-conifer, mixed chaparral, blue oak-foothill pine, annual grassland, and vineyard. Wetlands occupy approximately 0.18 acres of the project site, including 0.01 acres of seasonal seep (300 square feet in size) and 0.17 acres of ephemeral drainages. The seasonal seep is located on the northeastern portion of parcel 078-191-064, and the ephemeral drainages are located on the west side of the property and on the south side of the property where the drainage runs alongside the existing asphalt access road.

The North Fork of the American River is located approximately 2,700 feet (at the shortest distance) to the northwest of the nearest subdivision building envelope. The North Fork of the American River is located within the Auburn State Recreation Area which is utilized by the public for hiking, biking and equestrian trails, campsites, river access and other recreational opportunities. The Long Point Fuel Break Trail traverses the western side of the subject property but currently is not dedicated for public use. This portion of the trail is located on the owner's private property and a gate is located at the southern end of the west property line. A non-motorized public trail easement overlaying the Long Point Fuel Break Trail would be offered for dedication to Placer County as a part of this project.

B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan/Community Plan	Existing Conditions and Improvements
Site	RF-B-X 2.3 PD 0.44 (Residential-Forest, combining building site minimum of 2.3 acres, combining Planned Residential Development of 0.44 units per acre), and RF-B-X 4.6 PD 0.44 (Residential-Forest, combining building site minimum of 4.6 acres, combining Planned Residential Development of 0.44 units per acre), and RF-B-X 20 PD 0.44 (Residential-Forest, combining building site minimum of 20 acres, combining Planned Residential Development of 0.44 units per acre)	Forest Residential 1 to 4.6 acre minimum	The site contains approximately 25 acres of vineyards, oak woodlands, montane conifer stands, and two residences
North	O (Open Space)	Open Space	Auburn State Recreation Area
South	O (Open Space)	Open Space	Auburn State Recreation Area
East	RF-B-X 20 PD 0.44 (Residential-Forest, combining building site minimum of 20 acres, combining Planned Residential Development of 0.44 units per acre)	Same as project site	Residential subdivision (Monte Verde Estates)
West	O (Open Space)	Open Space	Auburn State Recreation Area

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigatable impacts resulting from the proposed project. Relevant analysis from the County-wide General Plan and Community Plan Certified EIRs, and other project-specific studies and reports that have been generated to date, were used as the database for the Initial Study. The decision to prepare the Initial Study utilizing the analysis contained in the General Plan and Specific Plan Certified EIRs, and project-specific analysis summarized herein, is sustained by Sections 15168 and 15183 of the CEQA Guidelines.

Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity, to determine whether the environmental effects of the operation were covered in the earlier Program EIR. A Program EIR is intended to provide the basis in an Initial Study for determining whether the later activity may have any significant effects. It will also be incorporated by reference to address regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

The following documents serve as Program-level EIRs from which incorporation by reference will occur:

- ➔ Placer County General Plan EIR
- ➔ Foresthill Divide Community Plan EIR

Section 15183 states that "projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or site." Thus, if an impact is not peculiar to the project or site, and it has been addressed as a significant effect in the prior EIR, or will be substantially mitigated by the imposition of uniformly applied development policies or standards, then additional environmental documentation need not be prepared for the project solely on the basis of that impact.

The above stated documents are available for review Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division Office, 565 West Lake Blvd., Tahoe City, CA 96145.

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

The Initial Study checklist recommended by the State of California Environmental Quality Act (CEQA) Guidelines is used to determine potential impacts of the proposed project on the physical environment. The checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project

(see CEQA Guidelines, Appendix G). Explanations to answers are provided in a discussion for each section of questions as follows:

- a) A brief explanation is required for all answers including "No Impact" answers.
- b) "Less Than Significant Impact" applies where the project's impacts are insubstantial and do not require any mitigation to reduce impacts.
- c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
- d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- e) All answers must take account of the entire action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
- f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
 - ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
 - ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - ➔ **Mitigation measures** – For effects that are checked as "Less Than Significant with Mitigation Measures," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

I. AESTHETICS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista? (PLN)			X	
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN)				X
3. Substantially degrade the existing visual character or quality of the site and its surroundings? (PLN)		X		
4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN)		X		

Discussion- Item I-1:

The proposed project is located on the north side of Foresthill Road on the Foresthill Divide. The project would be accessed by a roadway connection onto Foresthill Road. Foresthill Road is identified as a scenic roadway in the Foresthill Divide Community Plan due to its rural features and open landscape. The proposed project has the potential to adversely affect the visual character of Foresthill Road with the development of 39 residential lots and construction of related road improvements, including the entrance way along Foresthill Road.

The project proposes to include a 50 foot landscaped buffer area along the project site's frontage, consistent with Policy 3.C.1-12 of the Foresthill Divide Community Plan Design Guidelines. There is approximately 276 feet of frontage (at the limit of the proposed Foresthill Road right-of-way) where existing trees would be protected, new trees would be planted in areas where none exist (native evergreens or oaks), and new landscaping, including low growing native ground cover would be installed. The proposed 50-foot wide buffer area would reduce visual impacts to Foresthill Road by preserving and enhancing the natural landscape where the road borders the project site and by screening views of the residential development from the road.

Potential Visual impacts resulting from residential construction on the project site would be reduced by limiting development boundaries with designated building envelopes that are included on the Tentative Map. The woodland areas located outside of the building envelopes would be preserved in their natural state, with the exception of the individual driveway accesses. These building envelopes would be preserved in perpetuity through the use of deed restrictions on the proposed parcels, and will be imposed by the Homeowner's Association and by Placer County Community Development Resources Agency at the time of application for a building permit.

The project site is also located at the top of the North Fork American River Canyon rim, at an elevation of approximately 1,560 feet above sea level. In the vicinity of the proposed project, the North Fork of the American River lies at an elevation of approximately 800 feet above sea level, meaning there is a 760 foot difference in elevation between the river and the project site. The North Fork of the American River lies approximately 2,000 feet to the north of the perimeter of the site (Exhibit A). A calculation using the difference in elevation of 760 feet divided by the distance from the American river to the project site results in an average slope of approximately 38% from the river to the project site. According to the Visual Impact Analysis prepared for the project by King Engineering (February 2008) (Exhibit D), residences that would be developed on the proposed lots would not be visible from the centerline of the North Fork of the American River. Further, the development would not be visible from properties within the rivers' immediate vicinity, given the location of the proposed building envelopes and the steepness of the sites topography.

The North Fork of the American River is a nationally and state recognized wild and scenic river. However, these designations are limited to specific reaches of the river, which are located in two areas: the North Fork from its source to two and one-half miles above the Foresthill Hill-Soda Springs Road and, from one-half mile below the Foresthill-Soda Springs Road to one-quarter mile above the Iowa Hill Bridge (see Exhibit B). The project site is not within the immediate vicinity of, nor can it be viewed from, these designated reaches.

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Notwithstanding, the Foresthill Divide Community Plan contains policies that address viewshed protection in the vicinity of the American River Canyons. These include a requirement that well recognized views from ridges and canyons be retained (Policy 4.A.14-1), that views of the proposed development from other properties be considered (Policy 4.A.14-2), and that ridge-line development shall be carefully reviewed to ensure that resulting visual impacts be reduced to the maximum extent possible (revised Policy 4.A.14-3). The project is designed and would be developed consistent with these policies. These policies are addressed with the inclusion of a 93.21-acre open space area that is concentrated on the western and northern borders of the development (the North Fork American River Canyon is located to the north and west of the project site), residential building envelopes that will act to limit site disturbance and tree removal, and the clustering of residential lots that will restrict project development to limited designated areas. The majority of the clustered residential lots are located away from the ridgeline of the North Fork American River to the north, and the residential development will be buffered by the portion of the open space lot that is located between the ridgeline and the residences. These design features will ensure that visual impacts will be minimized to the maximum extent possible. No mitigation measures are required.

Discussion- Item I-2:

The proposed project will not substantially damage scenic resources within a state scenic highway because it is not located within a state scenic highway corridor.

Discussion- Item I-3:

The project site consists of moderate to steeply sloping topography that contains both agricultural, open space, and rural residential land uses. The site contains approximately 25 acres of vineyards, and the remainder contains a mixture of conifers, oak, chaparral and grassland. Approximately 12 acres of the existing vineyard and the two existing residences would be removed to accommodate the proposed development. In addition, approximately eleven acres of oak woodland would be impacted by the proposed development.

The proposed project has the potential to degrade the visual character or quality of the site and its surroundings. This is because the property as it currently exists is largely undeveloped, with the exception of the two residences and the grape vineyards. The construction of 39 residences on the subject property would disrupt portions of the site and may result in visual impacts to surrounding properties. However, the topography of the property and existing vegetation on the project site will significantly inhibit visual disturbances. Many of the residences will be screened from view from other properties in the area because of the sites heavy tree coverage. In addition, portions of the subject property abut recreational properties, and these properties will be buffered from visual disturbances by the forested 93.21-acre open-space area.

The project site is bordered on the north and west sides of the property by Auburn State Recreation Area. The Auburn State Recreation Area extends to the west and across the river to the north of the property and contains several public trails. These trails include the Long Point Fuel Break Trail and the Codfish Falls Trail. The Long Point Fuel Break Trail is located to the west of the subject property and will connect to an extension of the trail that traverses the property from the west side and exits on the north side of the property. This portion of the trail would be offered for dedication to Placer County, should the subdivision be approved. The Codfish Falls trail is located across the river to the north of the subject property. In some areas, the Codfish Falls Trail reaches elevations where there may be some views of the proposed subdivision. Exhibit C illustrates the limited visibility of the development from locations on this trail, however, it does not account for the existing or proposed vegetation that would provide a natural screening of views of the project site from either on the trail or along the trail where it borders the project. Although there may be limited views of the subdivision from the Codfish Falls Trail, any potential visual impacts would be considered minimal and less than significant due to the natural vegetation and mitigation measures that will be put in place to screen these areas.

A Visual Impact Analysis (Exhibit D) that was prepared by King Engineering, Inc. for the proposed project evaluated the possible visual impacts to the river from the development of lots 16, 17, 20 and 21 (these lots were analyzed because they are the closest to the river and most likely to cause visual impacts) and confirmed that residences constructed within the building envelopes delineated on these parcels cannot be viewed from the centerline of the river due to the topography of the ridgeline.

Given that most of the development will be clustered in the vicinity of the vineyard location, most of the natural landscape on-site will be retained. The Foresthill Divide Community Plan (FDCP) includes Figure IV-6 which delineates the Important Viewshed area within the FDCP. The "Important Viewshed" area is included in the community plan for the purposes of discouraging development within specific areas that may be susceptible to views from the North Fork of the American River Canyon. Four of the 39 lots included in the proposed subdivision fall within the area delineated as the Important Viewshed in the FDCP. (The Visual Impact Analysis only focused on

the North Fork American River because the site is not within the viewshed corridor of the Middle Fork Canyon.) However, only two of the lots contain building envelopes that fall entirely within the Important Viewshed Area (Lot 20 and 21), and one other lot (Lot 22) contains a building envelope partially within this area (the majority of that envelope is outside of the viewshed). While the Important Viewshed Analysis gives an indication of areas that, should they be developed, have the potential to impact views from the North Fork American River Canyon, the development of the Important Viewshed Map did not take into account the natural screening of the property, including trees and topography of the site. Therefore, the Important Viewshed Map serves as a general overview of areas of potential impacts on the ridgeline, but does not guarantee that such impacts will occur because preparation of the map could not take into account certain aspects of the site, such as site topography, trees and building design.

Through design features incorporated into the project description, which includes setbacks from ridgelines and the canyon rim, construction below tree canopy height and limits on grading, and with the incorporation of the following mitigation measure, the visual impacts associated with the development would be considered to be less than significant:

Mitigation Measures- Item I-3:

MM 1.1 All mitigation measures contained in this section shall be included in the CC&Rs for the Belcara Subdivision.

1. All parcels that contain building envelopes within the Important Viewshed area as delineated on Exhibits E, F and G (Important Viewshed Overlays) shall be reviewed and approved by the Placer County Development Review Committee to ensure that visual impacts resulting from proposed structures and lighting are minimized to the maximum extent possible. These lots are Lot 20, Lot 21 and Lot 22. The design standards that shall be adhered to on these parcels include, but are not limited to, the following:
 - All structures shall be single-story and shall be constructed below the tree canopy height of the surrounding vegetation, including oak woodlands.
 - Where necessary, vegetative screening shall be utilized to screen structures to ensure that they do not unduly intrude into the viewshed of nearby roadways, public trails and recreation lands, and the public and private viewshed of the American River.
 - Structures shall be designed to blend with the natural environment by using colors similar to the inherent color of earth tones found in the natural environment of Foresthill and by the use of natural materials such as stone and/or brick.
 - Further Design considerations for future development shall include the following: ridgeline development techniques to minimize visual impacts, setbacks from ridgelines and canyon rims, slope protection, use of appropriate re-vegetation materials and methods, limits on grading, limits on slope development, use and location of lighting to minimize visual impacts, tree protection and retention of key visual features.
2. Proposed construction shall be designed to retain the well-recognized views of surrounding lands, ridges and canyons from public rights-of-way or properties.
3. The views of proposed development within the subdivision from other properties shall be considered when making decisions on compatibility of the proposed development, and visual impacts shall be minimized to the maximum extent possible.
4. Residential lighting shall be designed to be consistent with the "Dark Sky Society" standards for protecting the night sky from excessive light pollution. All exterior lighting, 50 watts or greater, shall be a "full cut-off" design so that the light source is fully screened from off-site and shall not "spill over" onto adjacent properties.

Discussion- Item I-4:

The proposed project will include an entry monument with direct lighting, which will be designed to be consistent with the Placer County Design Guidelines for lighting (p. 21). The Guidelines indicate that lighting shall be directed away from adjacent roadways to avoid interfering with traffic and that upward lighting be minimized to the greatest extent possible. Individual lots may also have lighting for residential and landscaping purposes. However, it is not anticipated that this lighting will create a substantial amount of light and glare. Light and glare created by the development of the subdivision will be consistent with a level of impact expected from the implementation of a residential development, and was accounted for in the Foresthill Divide Community Plan (property is designated Forest-Residential). No other lighting is currently proposed as a result of the project. The following standard condition of approval will be required as part of the project's permits:

Mitigation Measures- Item I-4:

MM 1.2 Where the Design Review Committee has approved additional streetlights, the following standards shall apply, "All interior street lighting shall be designed to be consistent with the 'Dark Sky Society' standards for

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protecting the night sky from excessive light pollution." Other resources providing technical support include publications of the Illuminating Engineering Society of North America and the Illuminating Engineering Society of North America Lighting Handbook, Reference & Application, Ninth Edition and Recommended Practices. The intent of these standards is to design a lighting system, where determined necessary that maintains public safety and security in the project area while curtailing the degradation of the nighttime visual environment through limiting evening light radiation and/or light spill. In addition, metal halide lighting is prohibited unless authorized by the Planning Director. All street lighting shall be reviewed and approved by the Design Review Committee for design, location, photometrics, etc."

II. AGRICULTURAL RESOURCE – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Natural Resources Agency, to non-agricultural use? (PLN)			X	
2. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)			X	
3. Conflict with existing zoning for agricultural use, or a Williamson Act contract? (PLN)			X	
4. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland (including livestock grazing) to non-agricultural use? (PLN)			X	

Discussion- Items II-1, 4:

The project site is considered Unique Farmland by the California Department of Conservation's Farmland Mapping and Monitoring Program. The California Department of Conservation defines Unique Farmland as "farmland of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date". The existing vineyard represents a tiny island of Unique Farmland within a larger area of land that is not designated as such. The subject property is considered Unique Farmland due to the existence of the vineyard onsite and, without the vineyard, would be considered "Other Land" as defined by the California Department of Conservation.

Approximately 25 acres of the subject property are currently devoted to vineyard use for wine production and the remaining acreage (144.2 acres) is forested and contains two residences. The proposed project will involve the development of some residential lots that contain these vineyards. As a result, approximately 12 acres of vineyard will be removed to accommodate the proposed development. However, the lot area outside of each building envelope will be dedicated to agricultural use for continued cultivation of the vineyards.

The loss of approximately 12 acres of vineyards to accommodate the proposed development is considered a loss of an agricultural resource. However, the base zoning for the property is Residential Forest and the main purpose of this zoning is to provide opportunities for rural residential living in the forested, mountainous or foothill areas of Placer County. Agricultural use of the property is considered accessory and, the removal of vineyards will not result in an agricultural loss that would trigger a significant environmental effect or a need for mitigation measures because the residential use of the property is consistent with the property's zoning and the Foresthill Divide Community Plan land use designation of Rural Estate. No mitigation measures are required.

Discussion- Item II-2:

The project site contains approximately 25 acres of vineyards that are used for wine production. The proposed project will involve the development of some residential lots that contain these vineyards, and the lot area outside of the building envelopes on these lots will be dedicated to agricultural use for continued vineyard cultivation. The vineyard will be operated by a third party company, including maintenance of the vines, application of pesticides

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and harvesting of grapes. All residents will be subject to a "Vineyard Operations and Maintenance Plan", outlining the interface of residential and agricultural land uses, as specified in the CC&Rs and enforced by the Homeowner's Association.

The Placer County General Plan establishes Land Use Buffer Zone Standards that require a 400 foot buffer between residential structures and vineyards. These buffer zones are required to separate urban uses from agricultural uses to minimize effects of agricultural operations on sensitive land uses. These buffers also serve to minimize potential impacts on agricultural operations from urban and suburban uses. Since the Belcara Planned Residential Development was designed to include the existing agricultural operation, the vineyards are proposed to be integrated into residential lots, and a "Vineyard Operations and Maintenance Plan" would be in place to ensure compatibility between the agricultural operation and residential uses, these land use buffers would not be applicable to this project.

Additionally, the Placer County General Plan Agricultural and Forestry Resources Section (Section 7) state that the County shall continue to enforce the provisions of its *Right-to-Farm Ordinance* and of the existing state nuisance law (Placer County General Plan Section 7.B.4). The County *Right-to-Farm Ordinance* states "No agricultural activity, operation, or facility, or appurtenances thereof, conducted or maintained for commercial purposes, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than one year if it was not a nuisance at the time it began." The Ordinance also requires that prospective buyers of property in Placer County be informed of the Right-to-Farm Ordinance and acknowledge receipt of the Right-to-Farm ordinance by signing a disclosure statement during the escrow process.

With the *Right-to-Farm Ordinance* in place and with the subdivision design that incorporates the vineyard into the residential development, the project would be consistent with the Foresthill Divide Community Plan and the Placer County General Plan. No mitigation measures are required.

Discussion- Item II-3:

Although the project site is currently used for agricultural and rural residential purposes, the property is zoned RF-B-X 2.3 PD 0.44 (Residential-Forest, combining building site minimum of 2.3 acres, combining Planned Residential Development of 0.44 units per acre), RF-B-X 4.6 PD 0.44 (Residential-Forest, combining building site minimum of 4.6 acres, minimum, combining Planned Residential Development of 0.44 units per acre), and RF-B-X 20 PD 0.44 (Residential-Forest, combining building site minimum of 20 acres, combining Planned Residential Development of 0.44 units per acre). Although these zone districts allow agricultural activities, their primary purpose is to allow rural residences in a forested area. Agricultural activities are an allowed and accessory use to the zone district's primary purpose. In addition, there would not be any conflict with lands under Williamson Act contracts as there are no parcels located on or adjacent to the project site that are enrolled in Williamson Act contracts. No mitigation measures are required.

III. AIR QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan? (APCD)			X	
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (APCD)		X		
3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (APCD)		X		
4. Expose sensitive receptors to substantial pollutant concentrations? (APCD)			X	

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5. Create objectionable odors affecting a substantial number of people? (APCD)			X	
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Discussion- Item III-1:

The project is located within the Mountain Counties Air Basin (MCAB) portion of Placer County. The Belcara site is a rural residential, planned development. Single-family residences will be situated amid existing vineyards and will be constructed with a consistent architectural fashion. The proposed project consists of 39 residential lots ranging from .83 acres to 6.3 acres with an average lot size of 1.8 acres. Approximately 54 percent (approximately 92.21 acres) of the property will be set aside for open space. The increase in density resulting from the newly created parcels would not contribute a significant impact to the region, as the related emissions would be below the significant level. No mitigation measures are required.

Discussion- Items III-2, 3:

The project site is located within the MCAB and is under the jurisdiction of the Placer County Air Pollution Control District (District). The MCAB is designated non-attainment for the federal and state ozone standards (ROG and NO_x), unclassified for the federal particulate matter standard (PM_{2.5}) and non-attainment for the federal particulate matter standard (PM₁₀).

Construction of the project will include on-site road improvements which may result in short-term diesel exhaust emissions from on-site heavy-duty equipment and would generate diesel PM emissions from the use of off-road diesel equipment required for site grading. In order to reduce construction related air emissions, associated grading plans shall list the District's Rules and State Regulations. A Dust Control Plan shall be submitted to the District for approval prior to the commencement of earth disturbing activities demonstrating all proposed measures to reduce air pollutant emissions. Operational related emissions would result from the 39 new dwelling units which would be constructed at a later date. The 39 new dwelling units would generate air quality impacts below the significant level and will not violate air quality standards or substantially contribute to existing air quality violations. With the implementation of the following mitigation measures and notes on the grading improvement plans, construction related emissions would not result in a cumulatively considerable net increase of any non-attainment criteria.

Mitigation Measures- Items III-2, 3:

MM III.1

1. Prior to approval of Grading or Improvement Plans, (whichever occurs first), on project sites where greater than one acre of surface area is disturbed, the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. If APCD does not respond within twenty (20) days of the plan being accepted as complete, the plan shall be considered approved. The applicant shall provide written evidence, provided by APCD, to the local jurisdiction (city or county) that the plan has been submitted to APCD. It is the responsibility of the applicant to deliver the approved plan to the local jurisdiction. The applicant shall not break ground prior to receiving APCD approval, of the Construction Emission / Dust Control Plan, and delivering that approval to the local jurisdiction issuing the permit.
- 2a. In order to control dust, operational watering trucks shall be on site during construction hours. In addition, dry, mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent APCD rules (or as required by ordinance within each local jurisdiction).
- 2b. Include the following standard note on the Improvement/Grading Plan: The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall "wet broom" the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt, mud or debris is carried over to adjacent public thoroughfares.
- 2c. Include the following standard note on the Improvement/Grading Plan: The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.
3. Include the following standard note on all building plans approved in association with this project: Prior to building permit approval, in accordance with District Rule 225, only U.S. EPA Phase II certified wood burning devices shall be allowed in single-family residences. The emission potential from each residence shall not exceed a cumulative total of 7.5 grams per hour for all devices. Masonry fireplaces shall have either an EPA certified Phase II wood burning device or shall be a U.L. Listed Decorative Gas Appliance.

The following notes shall be placed on the grading/improvement plans associated with this project.

4. Include the following standard note on the Improvement/Grading Plan: During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less.
5. Include the following standard note on the Improvement/Grading Plan: The prime contractor shall suspend all

- grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.
6. Include the following standard note on the Improvement/Grading Plan: In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the individual jurisdiction).
 7. Include the following standard note on the Improvement/Grading Plan: The contractor shall suspend all grading operations when fugitive dust exceeds Placer County APCD Rule 228 (Fugitive Dust) limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed Placer County APCD Rule 228 Fugitive Dust limitations. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours.
 8. Include the following standard note on the Improvement/Grading Plan: Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours.
 9. Include the following standard note on the Improvement/Grading Plan: A person shall not discharge into the atmosphere volatile organic compounds (VOC's) caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance, unless such manufacture or use complies with the provisions of Rule 217.
 10. Include the following standard note on the Improvement/Grading Plan: During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.
 11. Include the following standard note on the Improvement/Grading Plan: During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
 12. Include the following standard note on the Improvement/Grading Plan: During construction, no open burning of removed vegetation shall be allowed unless permitted by the PCAPCD. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site.
 13. Include the following standard note on all building plans approved in association with this project: Prior to building permit approval, in accordance with District Rule 225, only U.S. EPA Phase II certified wood burning devices shall be allowed in single-family residences. The emission potential from each residence shall not exceed a cumulative total of 7.5 grams per hour for all devices. Masonry fireplaces shall have either an EPA certified Phase II wood burning device or shall be a U.L. Listed Decorative Gas Appliance.

Discussion- Items III-4, 5:

The project includes minor grading operations which may result in short-term diesel exhaust emissions from on-site heavy-duty equipment and would generate diesel PM emissions from the use of off-road diesel equipment required for site grading. Because of the dispersive properties of diesel PM and the temporary nature of the mobilized equipment use, short-term construction-generated TAC emissions would not expose sensitive receptors to substantial pollutant concentrations and therefore would have a less than significant effect. No mitigation measures are required.

IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)		X		
2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an		X		

endangered, rare, or threatened species? (PLN)				
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)		X		
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)		X		
5. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (PLN)		X		
6. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (PLN)				X
7. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)		X		
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)				X

Discussion- Items IV-1, 2, 4:

A biological study prepared by ECORP Consulting, Inc. in October of 2007 identified six vegetative communities on the subject property. These communities include montane hardwood (88 acres), montane hardwood-conifer (43 acres), mixed chaparral (8 acres), blue oak-foothill pine (6 acres), annual grassland (4 acres), and vineyard (25 acres).

ECORP Consulting, Inc. conducted a literature review for the property to determine the potential for impacts to any species identified as a candidate, sensitive or special status species. This included a search of the California Natural Diversity Database (RareFind) for a list of special status plant and animal species known to occur in the region and lists of special status species in Placer County maintained by the U.S. Fish and Wildlife Service and the California Native Plant Society. In addition, a field survey for biological resources was conducted in June 2007. As part of the assessment, a walk through the entire project site was made and plants and animals observed onsite were recorded. During the survey, an evaluation was also made to determine if habitats supported special-status animal or plant species.

Two special-status species formally listed by the State and Federal agency Endangered Species Acts have the potential to occur on the project site. These species are Valley elderberry longhorn beetle and Layne's ragwort. No Elderberry shrubs were observed on the project site and the nearest known occurrence of Layne's ragwort is over seven miles from the project site.

A variety of special-status bird species may nest on the project site including white-tailed kite, Cooper's hawk, golden eagle, California spotted owl, long-eared owl, Lewis' woodpecker, chipping sparrow, black-chinned sparrow, lark sparrow, Bell's sage sparrow, and Lawrence's goldfinch. These species are protected under the Migratory Bird Treaty Act when they occur on, or in the vicinity of, the project site. Project development may directly or indirectly affect nesting of these species, their migratory corridors, and foraging habitat for these and other non-nesting species with tree and vegetation removal and other underground disturbances associated with construction activities. Project development may also affect potential roosting and/or foraging habitat for special-status bats including long-eared myotis, little brown bat, fringed myotis, long-legged myotis, Yuma myotis, silver-haired bat, hoary bat, western red bat, Townsend's big-eared bat, and pallid bat.

In order to ensure that potential impacts to special-status plant, animal and bird species on the project site remain less than significant, the following mitigation measures shall be implemented as part of this project:

Mitigation Measures- Items IV-1, 2, 4:

MM IV.1 If the initial construction activities occur between the times of April 1 to October 31, which is the breeding season for most bat species, a nocturnal bat survey shall be conducted. However, if initial construction or other activities occur outside of this time period, surveys will be conducted to verify that the habitat does not support existing nesting bats or migratory bats.

Implementation of these mitigation efforts should minimize impacts to nesting and migratory bats. Any proposed tree removal shall be scheduled to avoid the nesting season. If demolition and construction cannot be scheduled prior to the issuance of grading permits, preconstruction surveys for nesting bats shall be conducted by a qualified wildlife biologist to ensure that nests are not being disturbed during construction operations.

If a preconstruction survey is necessary, it shall be conducted no more than 14 days prior to the initiation of demolition/construction activities during the early part of the breeding season and no more than 30 days prior to the initiation of these activities during the late breeding season. During this survey, the qualified wildlife biologist shall inspect all trees and immediately adjacent to the impact areas for bat nests. If the above survey does not identify any nesting bat species on or near the construction site, further mitigation is not required. However, should any bat species be found nesting on or near the construction site (within 500 feet of construction activities), consultation shall be made with the California Department of Fish & Game to determine the appropriate course of action.

MM IV.2 If the initial construction activities occur between the times of March 1 to July 31, which is the breeding season for raptors and most migratory bird species, a nesting survey shall be conducted. However, if initial construction or other activities occur outside of this time period, surveys shall be conducted to verify that the habitat does not support existing nesting raptors or migratory birds.

Implementation of these mitigation efforts should minimize impacts to nesting raptors and migratory birds. Any proposed tree removal will be scheduled to avoid the nesting season. If demolition and construction cannot be scheduled prior to the issuance of grading permits, preconstruction surveys for nesting raptors shall be conducted by a qualified wildlife biologist to ensure that raptor nests are not being disturbed during construction operations.

If a preconstruction survey is necessary, it shall be conducted no more than 14 days prior to the initiation of demolition/construction activities during the early part of the breeding season (March-April) and no more than 30 days prior to the initiation of these activities during the late breeding season (May-July). During this survey, the qualified wildlife biologist shall inspect all trees and immediately adjacent to the impact areas for raptor and migratory bird nests. If the above survey does not identify any nesting raptor species on or near the construction site, further mitigation is not required. However, should any raptor species be found nesting on or near the construction site (within 500 feet of construction activities), the following mitigation measures shall be implemented.

Prior to the issuance of grading permits, the project applicant, in consultation with Placer County and California Department of Fish & Game, shall avoid all birds of prey or migratory bird nest sites located in the construction area during the breeding season while the nest is occupied with adults and/or eggs or young. The occupied nest shall be monitored by a qualified wildlife biologist to determine when the nest is no longer used. Avoidance shall include the establishment of a no disturbance buffer zone around the nest site. The size of the buffer zone shall be determined in consultation with Placer County and California Department of Fish & Game. Highly visible temporary construction fencing shall delineate the buffer zone. If a legally protected species nest is located in a tree designated for removal, the removal shall be deferred until after July 31 or until the adults and young are no longer dependent on the nest site, as determined by a qualified biologist.

MM IV.3 The project applicant shall contact the United States Fish and Wildlife Service (USFWS) to determine if a pre-construction survey is necessary to determine the presence or absence of Layne's Ragwort and Valley Elderberry longhorn beetle on the project site. The applicant shall provide a letter from the USFWS stating this determination to the Placer County Planning Services Division prior to approval of Improvement Plans. If a preconstruction survey is required, the applicant shall consult with the USFWS to determine the appropriate course of action. Evidence shall be provided to the Placer County Planning Services Division with the results of the survey prior to approval initial construction activities.

Discussion- Items IV-3, 7:

The biological study prepared by ECORP Consulting, Inc. (October 2007) identified three vegetation communities on-site that contain oak trees, including Montane Hardwood (approximately 88 acres), Montane Hardwood-Conifer (43 acres), and the Blue Oak-Foothill Pine (6 acres). Within these communities, identified were 46 Blue Oak, 216 Black Oak, and 2 Canyon Live Oak trees that qualify as "protected trees" by the standards of the Placer County

Tree Ordinance (ABACUS Arborist Report, dated June 29, 2006). The project will retain a majority of the oak woodland because the project will set aside most of the Montane Hardwood area (approximately 85.83 acres) as open space and will limit development to areas previously disturbed by existing residential and vineyard development. A total of approximately 2.17 acres of the Montane Hardwood and 8.8 acres of Montane Hardwood-Conifer would be potentially impacted by the project. The Blue Oak-Foothill Pine community would not be impacted by the project.

In order to ensure that the potential impacts to trees on the subject property are less than significant, the following mitigation measures shall apply.

Mitigation Measures- Items IV-3, 7:

MM IV.4 Prior to approval of improvements plans, the applicant shall mitigate for the loss of 10.97 acres of Montane-Hardwood and Montane Hardwood-Conifer forest resulting from construction activities related to the installation of roads, utilities, building envelopes, sewage disposal areas, a detention basin, and a park site via an impact fee of \$6,000.00 per acre. In addition, single trunk oaks within the above improvement areas that are greater than 24 inches diameter at breast height (dbh) shall be mitigated on an inch for inch basis at the rate of \$100.00 per inch.

Discussion- Item IV-5:

A Wetland Delineation prepared by Davis Consulting Earth Scientists in May of 2007 determined that wetlands occupy approximately 0.18 acre of the project site, breaking down to 0.01 acres of seasonal seep (300 square feet in size) and 0.17 acres of ephemeral drainages. The seasonal seep is located on the northeastern portion of parcel 078-191-064, and the ephemeral drainages are located on the west side of the property on parcel 078-191-064 and on the south side of the property where an ephemeral drainage borders the existing asphalt access road on parcel 078-191-060.

According to the Wetland Delineation prepared for the property, the footprint of the proposed subdivision is laid out so that it does not impact any of the jurisdictional wetlands identified. However, one ephemeral drainage abuts the existing access road at the southern end of the site and could potentially be impacted with project improvements. As such, the following mitigation measures have been included to ensure that impacts to wetlands on the project site remain less than significant.

Mitigation Measures – Items IV-5

MM IV.5 Prior to Improvement Plan approval, the applicant shall furnish to the Development Review Committee (DRC) evidence that the California Department of Fish & Wildlife, the U. S. Army Corps of Engineers, and the U. S. Fish and Wildlife Service have been notified by certified letter regarding the existence of wetlands, streams, and/or vernal pools on the property. Prior to Improvement Plan approval, if permits are required, they shall be obtained and copies submitted to DRC. Any clearing, grading, or excavation work shall not occur until the Improvement Plans have been approved.

MM IV.6 Prior to Improvement Plan approval, where off-site mitigation has been determined to be acceptable for compensation of wetland/riparian impacts, the applicant or agent shall provide mitigation as follows:

- A) Provide written evidence of payment that compensatory habitat has been established through the purchase of mitigation credits at a County-qualified wetland mitigation bank. Evidence of payment shall describe the amount and type of habitat purchased at the bank site. The amount of money required to purchase credits shall be equal to the amount necessary to replace wetland or riparian habitat acreage. Evidence of payment shall describe the amount and type of habitat purchased at the bank site and resource values including compensation for temporal loss. Or,
- B) Construct wetland and/or riparian habitat in an off-site location acceptable to Placer County and any State or Federal resource agency with jurisdiction over the habitat. A wetland/riparian mitigation plan shall be reviewed and approved by Placer County and any affected State or Federal resource agency prior to initiation of construction of any compensatory habitat. Or,
- C) Provide a combination of mitigation bank credit purchase and off-site construction as outlined above. Or,
- D) Provide evidence of an in-lieu fee payment consistent with the U. S. Army Corps of Engineers mitigation rule (33 CFR Parts 325 and 332).

MM IV.7 The Improvement Plans and Final Subdivision Map shall show all Wetland Preservation Easements (WPE's) (Lots A and B as depicted on the Tentative Subdivision Map). The WPE's shall be defined and monumented as "Wetland Preservation Easements" and dedicated to the homeowner's association.

The purpose of said easements is for the protection and preservation of on-site wetland/stream corridor habitats. A note shall be provided on the Final Subdivision Map(s) prohibiting any disturbances within said easements, including the placement of fill materials, lawn clippings, oil, chemicals, or trash of any kind within the easements; nor any grading or clearing activities, vegetation removal, or domestic landscaping and irrigation, including accessory structures, swimming pools, spas, and fencing (excepting that specifically required by these conditions). Trimming or other maintenance activity is allowed only for the benefit of fish, wildlife, fire protection, and water quality resources, and for the elimination of diseased growth, or as otherwise required by the fire department, and only with the written consent of Development Review Committee. A provision for the enforcement of this restriction by the homeowners' association shall be provided.

MM IV.8 The Improvement Plans and Information Sheet recorded concurrently with the Final Subdivision Map shall show all Permanent Protective Fencing. The applicant shall install permanent fencing, as approved by the Development Review Committee (DRC), with upright posts embedded in concrete along and around all wetland preservation easement boundaries on Lots A and B, or within 100 feet of the centerline/high water mark of the ephemeral streams and seasonal seep, to the satisfaction of the DRC. Such fencing shall provide a physical demarcation to future homeowners of the location of protected easement areas or Open Space lots as required by other conditions of this project.

Discussion- Item IV-6:

Although the project site provides habitat supporting wildlife due to the oak woodlands present, there are no known terrestrial migration corridors through or in the vicinity of the project site. The wildlife that may use the project site consists of smaller animals that are highly mobile and may easily adjust their movement to the remaining vegetation and open spaces areas adjacent to the project site. Furthermore, the project site prevents a wildlife migration corridor from being established due to the proximity to existing residential development, the developed vineyard area, and Foresthill Road. Therefore, no significant impacts are expected to occur for local and/or regional wildlife migration corridors as a result of the project.

Discussion- Item IV-8:

At the present time, Placer County has not adopted a Habitat Conservation Plan or a Natural Communities Conservation Plan. Therefore, there will be no impacts to such plans.

V. CULTURAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially cause adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5? (PLN)			X	
2. Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)			X	
3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN)			X	
4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)				X
5. Restrict existing religious or sacred uses within the potential impact area? (PLN)				X
6. Disturb any human remains, including those interred outside of formal cemeteries? (PLN)			X	

Discussion- Items V-1, 2:

A cultural resources report was prepared by Sean Michael Jensen on April 28, 2006. As part of the report, a cultural records search performed by the California State North Central Information Center revealed one prehistoric site and two historic period sites from a previous survey had been recorded within or adjacent to the project area. However, during the field survey conducted for the cultural resources report in 2006, it was discovered that the prehistoric site

was located outside of the property and the historic period sites had been, or were in the process of being completely destroyed. Therefore, the cultural resources report indicated that no further treatment is warranted for the sites.

While the survey did not document any significant cultural materials on the project site, the proposed development and disturbance of the site may result in impacts to undiscovered cultural resources. The following standard conditions of approval will be required as part of the projects permits.

If an inadvertent discovery of cultural materials is made during project-related construction activities, ground disturbances in the area of the find shall be halted and a qualified professional archaeologist will be notified regarding the discovery. The archaeologist shall determine whether the resource is potentially significant as per the California Register of Historical Resources and develop appropriate mitigation.

In accordance with the California Health and Safety Code, if human remains are uncovered during ground-disturbing activities, the contractor and/or the project proponent shall immediately halt potentially damaging excavation in the area of the burial and notify the Placer County Coroner and a professional archaeologist to determine the nature of the remains. The coroner is required to examine all discoveries of human remains with 48 hours of receiving notice of a discovery on private or state lands (Health and Safety Code Section 7050.5[b]). If the coroner determines that the remains are those of a Native American, he or she must contact the Native American Heritage Commission by phone within 24 hours of making that determination. Following the coroner's findings, the property owner, contractor, or project proponent, an archaeologist and the Native American Heritage Commission-designated Most Likely Descendent shall ensure that additional human interments are not disturbed.

With implementation of the above condition of approval, impacts will remain less than significant and no mitigation measures are required.

Discussion- Item V-3:

The proposed project will not, directly or indirectly, destroy a unique paleontological resource or site or unique geologic feature. As indicated in Item 2 above, a condition of approval will be required as part of the project permits to ensure that no significant impacts occur due to unknown unique paleontological resources or site or unique geologic features. No mitigation measures are required.

Discussion- Item V-4:

The proposed project will not have the potential to cause a physical change, which will affect unique ethnic cultural values. According to the Native American Heritage Commission, a record search performed of the sacred land file failed to indicate the presence of any Native American cultural resources for the project area or adjacent areas.

Discussion- Item V-5:

The proposed project will not restrict existing religious or sacred uses within the potential impact area. According to the Native American Heritage Commission, there are no Sacred Land Listings for the project area or adjacent areas.

Discussion- Item V-6:

The proposed project will not disturb any human remains, including those interred outside of formal cemeteries. As indicated in Item 2 above, a condition of approval will be required as part of the project permits to ensure that no significant impacts occur due to unknown buried remains. No mitigation measures are required.

VI. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant Impact	Significant Impact	Very Significant Impact
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)			X	
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)		X		

3. Result in substantial change in topography or ground surface relief features? (ESD)		X		
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)			X	
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)		X		
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)		X		
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (ESD)			X	
8. Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD)			X	
9. Be located on expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property? (ESD)		X		

Discussion- Items VI-1, 4, 8:

A preliminary Geotechnical Report was prepared for the project along with preliminary grading plans for the proposed improvements. *The Soil Survey of Placer County, California, Western Part*, prepared by the U.S. Department of Agriculture Soil Conservation Service identified four distinct soil types at the site. Generally located in the north-northeastern portion of the site is Dubqakella very stony loam which is a well drained very stony soil that has slow permeability and a moderate to high hazard of erosion. Extending from the southwestern to the northeastern portion of the site is the Mariposa-Josephine soil, which is a well drained residual soil having a moderately slow to slow permeability and moderate to high hazard of erosion. The south central portion of the site contains the Mariposa-Rock outcrop complex which is a well drained gravelly soil that has a moderate permeability and moderate to high erosion hazard. Lastly, the eastern portion of the site contains the Sites loam and Sites rock outcrop complex soils which are well drained soils that have moderately slow permeability and moderate to high erosion hazard. The *Soil Survey* does identify soil slumps as a potential hazard in road cuts because of the low strength and the lateral movement of water in winter. However, the soil and soil descriptions in the *Soil Survey* provide a broad perspective of the soils in the survey area. The *Soil Survey* provides a basis for comparing the potential of large areas for general kinds of land use. The *Soil Survey* does not show the kind of soil at a specific site and is not suitable for selecting a site for a road, building, etc. While the soil type does identify soil slumps as a potential hazard in the *Soil Survey*, the preliminary Geotechnical Report prepared for the specific site did not identify soil slumps as a significant hazard. According to the *Geologic Map of the Sacramento Quadrangle* (California Division of Mines and Geology), the site is underlain by the late Jurassic-age Mariposa formation, Logtown Ridge formation, ultramafic rock. The preliminary Geotechnical Report does not identify any unique geologic or physical features for the soil that would be destroyed or modified and did not identify any severe soil limitations. While there have been existing road pavement failures near the project entrance on Foresthill Road, any existing issues with the road design and the underlying soil is out of the scope of impact analysis for this project. Any new roadway improvements required for the project will include recommendations from the Geotechnical Engineer/Geotechnical Report for pavement design and underlying soil design. A final Geotechnical Report will be submitted with the project level final Improvement Plans for review and approval by the County in order to monitor any impacts/mitigations identified in this document. Construction of the proposed buildings and associated roadway would not create any significant unstable earth conditions or result in liquefaction or change any geologic substructure resulting in significant unstable earth. Therefore, these impacts are less than significant and no mitigation measures are required.

Discussion- Items VI-2, 3:

The project proposal would result in the construction of 39 single family dwelling units with associated infrastructure including roadways, septic, drainage, and water. To construct the improvements proposed, potentially significant disruption of soils onsite will occur, including excavation/compaction for onsite buildings, foundations, roadways, and various utilities. The applicant has submitted preliminary grading plans that show the grading required for the proposed site improvements. Approximately 27.3 acres will be disturbed by grading activities. The project grading

would result in approximately 21,300 cubic yards of soil moved at the site and the earthwork is proposed to balance onsite. In addition, there are potentially significant impacts that may occur from the proposed changes to the existing topography. Site topography varies from moderately sloping along portions of the ridge top, to steeply sloping in the western portion of the site. The project proposes soil cuts and fills of up to approximately 13 feet as identified on the preliminary grading plan and project description. Cut/fill slopes on the site are proposed at a maximum of 2:1. The project does not anticipate encountering rock during grading activities that cannot be removed by conventional construction equipment; however, if rock is encountered, then blasting techniques may be used. If the project is approved by Placer County, then prior to project construction, final Improvement Plans (final construction level plans) will be prepared and submitted to the County for review and approval in order to monitor the impacts/mitigations identified on the preliminary grading plan. The project's site specific impacts associated with soil disruptions and topography changes will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-2, 3:

MM VI.1 The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Department (ESD) for review and approval of each project phase. The plans shall show all conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees and Placer County Fire Department improvement plan review and inspection fees (if applicable) with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD in both hard copy and electronic versions in a format to be approved by the ESD prior to acceptance by the County of site improvements.

Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.

The applicant shall provide five (5) copies of the approved Tentative Subdivision Map(s) and two copies of the approved conditions with the plan check application. The Final Subdivision Map(s) shall not be submitted to the Engineering and Surveying Department (ESD) until the Improvement Plans are submitted for the second review. Final technical review of the Final Subdivision Map(s) shall not conclude until after the Improvement Plans are approved by the ESD.

Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans are approved by the Engineering and Surveying Department.

Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Department two copies of the Record Drawings in digital format (on compact disc or other acceptable media) in accordance with the latest version of the Placer County Digital Plan and Map Standards along with two blackline hardcopies (black print on bond paper) and two PDF copies. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official document of record.

MM VI.2 The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Department (ESD) concurs with said recommendation. Fill slopes shall not exceed 1.5:1 (horizontal: vertical)

The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Department.

The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.

MM VI.3 The Improvement Plan submittal shall include a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following:

- A) Road, pavement, and parking area design;
- B) Structural foundations, including retaining wall design (if applicable);
- C) Grading practices;
- D) Erosion/winterization;
- E) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)
- F) Slope stability

Once approved by the Engineering and Surveying Department, two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. If the soils report indicates the presence of critically expansive or other soils problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report shall be required for subdivisions, prior to approval of the Improvement Plans. This certification may be completed on a lot- by-lot basis or on a Tract basis. This shall be so noted in the Conditions, Covenants, & Restrictions (CC&Rs) and on the Informational Sheet filed with the Final Subdivision Map(s). It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.

MM VI.4 Prior to Improvement Plan approval, submit Proof of Contract with a State licensed contractor if blasting is required for the installation of site improvements. The developer shall comply with applicable County Ordinances that relate to blasting and use only State licensed contractors to conduct these operations.

Discussion- Items VI-5, 6:

The disruption of the soil discussed in Items 2 and 3 above, increases the risk of erosion and creates a potential for contamination of storm runoff with disturbed sediment or other pollutants introduced through typical grading practices. The soils types present at the site were identified in the preliminary Geotechnical Report as having a moderate to high erosion hazard. In addition, this soil disruption has the potential to modify the existing onsite drainageways by transporting erosion from the disturbed area into local drainageways. Discharge of concentrated runoff after construction could also contribute to these impacts in the long-term. Erosion potential and water quality impacts are always present and occur when soils are disturbed and protective vegetative cover is removed. It is primarily shaping of building pads, grading for transportation systems and construction for utilities that are responsible for accelerating erosion and degrading water quality. The project would increase the potential for erosion impacts without appropriate mitigation measures. The project's site specific impacts associated with erosion will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-5, 6:

Refer to text in **MM VI.1**

Refer to text in **MM VI.2**

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Refer to text in MM VI.3

MM VI.5 The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Department (ESD) such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions.

Construction (temporary) Best Management Practices for the project include, but are not limited to: Fiber Rolls (SE-5), Straw Bale Barrier (SE-9), Straw Wattles, Storm Drain Inlet Protection (SE-10), Velocity Dissipation Devices (EC-10), Hydroseeding (EC-4), Silt Fence (SE-1), Stabilized Construction Entrance (TC-1), Geotextiles & Mats (EC-7), and revegetation techniques.

MM VI.6 Prior to Improvement Plan approval, the applicant shall obtain a State Regional Water Quality Control Board National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit and shall provide to the Engineering and Surveying Department evidence of a state-issued Waste Discharge Identification (WDID) number or filing of a Notice of Intent and fees.

Discussion- Item VI-7:

The preliminary Geotechnical Report investigation reviewed the *Probabilistic Seismic Hazard Assessment for the State of California* and the *California Fault Parameters* documents (California Geologic Survey). The documents indicate that the site is located within the Foothills Fault System which is designated as a Type C fault zone with low seismicity and a low rate of recurrence. The *Fault Rupture Hazard Zones in California* (California Geology Survey) document describes active faults and fault zones as part of the Alquist-Priolo Earthquake Fault Zoning Act. The map and documents indicate the site is not located within an Alquist-Priolo active fault zone. The project site has a low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction. The project would be constructed in compliance with the California Building Code, which includes seismic standards. These standards are expected to be adequate for the intensity of shaking that may result from any seismic activity. Therefore, this impact is less than significant and no mitigation measures are required.

Discussion- Item VI-9:

The preliminary Geotechnical Report investigation prepared for the project site indicated the potential to encounter expansive soil. The preliminary Geotechnical Report included recommendations for grading to address the expansive soil. The project will also be constructed in compliance with the California Building Code. The project's site specific impacts associated with erosion will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item VI-9:

- Refer to text in MM VI.1
- Refer to text in MM VI.2
- Refer to text in MM VI.3

VII. GREENHOUSE GAS EMISSIONS – Would the project:

Environmental Issue	Significant Impact	Less Than Significant Impact with Mitigation Measures	Significant Impact	No Impact
1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant and/or cumulative impact on the environment? (APCD)			X	
2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (APCD)			X	

Discussion- All Items:

Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO2), methane (CH4), and nitrous oxide (N2O). Construction related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material

delivery trucks, and worker commuter trips. Operational GHG emissions would result from motor vehicle trips generated by the additional residents, on-site fuel combustion for space and water heating, landscape maintenance equipment, and fireplaces/stoves; and off site emissions at utility providers associated with the project's electricity and water demands.

The project would result in minor grading with the potential for 39 additional dwelling units to be constructed at a later date. The construction and operational related GHG emissions resulting from the project would not substantially hinder the State's ability to attain the goals identified in AB 32 (i.e., reduction of statewide GHG emissions to 1990 levels by 2020; approximately a 30 percent reduction from projected 2020 emissions). Therefore, the construction and operation of the project would not generate substantial greenhouse gas emissions, either directly or indirectly, which may be considered to have a significant impact on the environment, nor conflict with an applicable plans, policies or regulations adopted for the purpose of reducing the emissions of greenhouse gases and is therefore considered to have a less than significant impact. No mitigation measures are required.

VIII. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potential Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	Significant Impact
1. Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS)			X	
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS)			X	
3. Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school? (APCD)			X	
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS)				X
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN)				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				X
7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)		X		
8. Create any health hazard or potential health hazard? (EHS)				X
9. Expose people to existing sources of potential health hazards? (EHS)				X

Discussion- Items VIII-1, 8:

The 25-acre vineyard located onsite currently has a 1000-gallon above ground storage tank onsite for fertilizer needs. Typically, above ground storage tanks are regulated by Placer County Environmental Health Services as long as they meet certain guidelines, for instance, when storage tanks exceed 1320 gallons in size and utilize petroleum products. In this case, the above ground storage tank was not used for petroleum products and is less than 1320-gallons in size. There are no regulatory requirements for the removal of above ground storage tanks that are smaller than 1320-gallons and have non-petroleum uses.

Future fertilization practices will be conducted by a contract fertilizer vendor who will utilize the existing drip irrigation system or conduct localized spraying for pesticides, herbicides, fumigants and for fertilizing the vineyard. The Placer County Agricultural Commissioner's Office regulates the use of pesticides and agricultural chemicals for vineyards and agricultural uses. The Agricultural Commissioner's Office requires a vineyard operation to provide a list of grapes and chemicals it will use that are rated for residential uses and grape production. This vineyard operation is already under the supervision of the Agricultural Commissioner's Office.

The vineyard is approximately 25 acres in size and is part of a 169 acre parcel that will be subdivided into 39 lots should the subdivision application be approved. The vineyard itself will remain largely intact in the present location. Some of the vineyard will interface with several of the proposed lots. For these lots and for the subdivision in its entirety, future homeowners will be subject to a "Vineyard Operation and Maintenance Plan". The Vineyard Operation and Maintenance Plan will outline the interface of residential and agricultural land uses in the CC&Rs.

With the introduction of the Vineyard Operation and Maintenance Plan, the participation of the Agricultural Commissioner's Office in regulated chemicals to be used in the agricultural operation for residential uses, and the regulation of the amount of liquid fertilizers stored onsite by Placer County Environmental Health Services, the impact of this project creating a significant hazard to the public or the environment is less than significant through the routine handling, use or transport of hazardous materials. No mitigation measures are required.

Discussion- Item VIII-2:

Construction of the proposed project would involve the short-term use and storage of hazardous materials typically associated with grading, such as fuel and other substances. All materials would be used, stored, and disposed of in accordance with applicable federal, state, and local laws including California Occupational Safety and Health Administration requirements and manufacturer's instructions. Therefore, the proposed project does not pose a risk of accident or upset conditions involving the release of hazardous materials. This impact is less than significant and no mitigation measures required.

Discussion- Item VIII-3:

The nearest school site, Forest Cottage Preschool, is located approximately 2.6 miles northeast of the project location. Further, the project does not propose a use that typically would involve any activities that would emit hazardous substances or waste that would affect a substantial number of people and is therefore considered to have a less than significant impact. No mitigation measures are required.

Discussion- Items VIII-4, 9:

A Phase 1 Environmental Site Assessment was prepared by Earthtec, Ltd., on July 3, 2007. The Phase 1 did not identify any hazardous environmental conditions. As such, this project site will not be located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Thus, the project will not expose people to existing sources of potential health hazards. No mitigation measures are required.

Discussion- Item VIII-5:

The proposed project is not located within an airport land use plan or within two miles of a public airport or public use airport and would not result in a safety hazard for people residing or working in the project area.

Discussion- Item VIII-6:

The proposed project is not located within the vicinity of a private airstrip and would not result in a safety hazard for people residing in the project area.

Discussion- Item VIII-7:

The proposed project would develop residential units in a heavily wooded area that contains the potential for wildfire danger. According to the California Department of Fire and Forestry Protection (2007), the project site is designated as being located in the Very High Fire Hazard Severity Zone of the State Responsibility Area. The Foresthill Divide Community Plan states that new residential development located in high fire risk areas proposing more than ten (10) dwelling units should be responsible for establishment and on-going maintenance of necessary shaded fuel breaks and other defensible space mechanisms. Further, it states that the establishment of a funding mechanism for the costs thereof (such as a zone of benefit for a county service area) shall be required as a condition of project approval. Consistent with these requirements, and for the purposes of preventing significant impacts with regard to wildland fire hazards, the following mitigation measures shall be implemented.

Mitigation Measures- Item VIII-7:

MM VIII.1

- A pressurized hydrant system, per 2007 CFC, shall be approved by the serving fire district.
- A minimum 300 foot Shaded Fuel Break shall be created within the perimeter of the development and shall be approved by the fire district.
- A County Service Agreement shall be established with the serving fire district (presently Foresthill Fire District) to maintain the Shaded Fuel Break.
- The Fire access road shall be constructed and shall be consistent with the type of road construction included in the rest of the development.
- The owner shall remit development fees of \$500 per new parcel upon approval of the final map, to be paid to the serving fire district.

IX. HYDROLOGY & WATER QUALITY – Would the project:

Environment	PLN	ESD	EHS	APCD
1. Violate any potable water quality standards? (EHS)				X
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)			X	
3. Substantially alter the existing drainage pattern of the site or area? (ESD)			X	
4. Increase the rate or amount of surface runoff? (ESD)		X		
5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)		X		
6. Otherwise substantially degrade surface water quality?(ESD)		X		
7. Otherwise substantially degrade ground water quality? (EHS)			X	
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)				X
9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)				X
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)				X
11. Alter the direction or rate of flow of groundwater? (EHS)			X	
12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)		X		

Discussion- Item IX-1:

There is a water well which is currently serving the existing residence for its potable water supply. The applicant has stated in the environmental questionnaire that this water well will be destroyed via permit through

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Environmental Health Services. As the existing water well will be properly destroyed, the project will not violate any potable water quality standards.

Discussion- Items IX-2, 11:

The project proposes the use of publicly treated surface water supplied by Foresthill Public Utility District. As a result, there are no direct impacts to groundwater quantity or direction due to well withdrawals. However, the introduction of residential uses and impervious surfaces can have indirect groundwater recharge capability impacts in some areas. This is because soil types in the project area are not conducive to groundwater recharge and the project will be using a publicly available potable water supply for its drinking water supply. Thus, impacts related to groundwater recharge and altering the direction or rate of flow of groundwater is less than significant. No mitigation measures are required.

Discussion- Item IX-3:

A preliminary drainage report was prepared by King Engineering, March 2008. The site consists of nine sub watersheds, draining to the northwest, east, and southwest of the project site. The Foresthill Divide traverses the site dividing the site into two main watersheds, one draining into the North Fork of the American River and the other draining to the Middle Fork of the American River. The pre development runoff generally consists of overland flows with some concentrated flows. Concentrated discharge flows occur from the site in five of the sub watersheds, while the remaining four sub watersheds drain off the project site as sheet flow. The project has analyzed a drainage system that will change the onsite drainage patterns due to the construction of proposed roadways, new homes and driveways, as well as some underground storm drain systems. However, the project will continue to convey flows to existing discharge points. The direction of existing onsite surface water runoff will change due to the proposed onsite improvements. However, the change in direction from existing onsite surface runoff is considered less than significant as the overall onsite watershed runoff continues to be conveyed to the same existing discharge points as the pre development conditions and ultimately into the two American River tributaries. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion- Item IX-4:

The proposed project will increase impervious surfaces on the site as a result of the construction of the onsite roadways, driveways, and buildings. This increase in impervious surfaces typically has the potential to increase the stormwater runoff peak flow amount and volume.

The potential for increases in stormwater peak flow runoff have the potential to result in downstream impacts. A preliminary drainage report was prepared for the project by King Engineering, March 2008. The post project flows identified in the report indicated various results for each sub watershed. Five sub watersheds showed no increase or a reduction in post development 100 year flows. Two sub watersheds showed 0.1 cubic feet per second increase in 100 year flow and one showed 0.9 cubic feet per second increase in 100 year flow. Lastly, one sub watershed showed an increase in of 8.4 cubic feet per second for the 100 year flow. The project is not located in an area where onsite detention is recommended by a Community Plan. The increases in runoff draining to the west will not create significant impacts since there are no downstream improvements or drainage structures. The increase of 0.1 cubic feet per second to the east is a minor increase that will not create any significant drainage impacts. The 8.4 cubic feet per second increase in 100 year flow impacts an existing culvert crossing under Foresthill Road just south of the subdivision encroachment. The project proposes to ensure that the quantity of this post development peak flow from the project is, at a minimum, no more than the pre development peak flow quantity by installing a detention facility.

The post development volume of runoff will be slightly higher due to the increase in proposed impervious surfaces. Because of the project and the proposed impervious surfaces, there is less ability for the stormwater runoff to infiltrate into the soil. Therefore, the volume of water has the potential to increase. Therefore, while there may be slightly more water volume, any increase in volume is metered out through the proposed detention basin at a peak flow rate that is equal to or less than the pre development flow rate. While slightly more volume of stormwater has the potential to be conveyed through the existing culvert under Foresthill Road, the capacity of the culvert will not be impacted because culverts are designed for peak flows not volume of flow. Therefore, an increase in stormwater volume is less than significant as drainage facilities are generally designed to handle the peak flow runoff.

A final drainage report will be prepared and submitted with the site improvement plans for County review and approval in order to monitor the preliminary report drainage calculations and results. The proposed project's impacts associated with increases in runoff will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item IX-4:

Refer to text in MM VI.1

Refer to text in MM VI.2

MM IX.1 The Improvement Plan submittal shall include a drainage report in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Department for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable.

MM IX.2 The Improvement Plan submittal and Drainage Report shall provide details showing that storm water run-off shall be reduced to pre-project conditions through the installation of retention/detention facilities. Retention/detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Department and shall be shown on the Improvement Plans. The Engineering and Surveying Department may, after review of the project drainage report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. In the event on-site detention requirements are waived, this project may be subject to payment of any in-lieu fees payable prior to Improvement Plan approval as prescribed by County Ordinance. No retention/detention facility construction shall be permitted within any identified wetland area, floodplain, or right-of-way, unless authorized by project approvals.

MM IX.3 Prior to Improvement Plan or Final Subdivision Map(s) approval, the Drainage Report shall evaluate the following off-site drainage facilities for condition and capacity and shall be upgraded, replaced, or mitigated as specified by the Engineering and Surveying Department. The Improvement Plans shall provide details of the location and specifications of all proposed off-site drainage facility improvements and drainage easements to accommodate the improvements. Prior to Improvement Plan or Final Subdivision Map(s) approval, the applicant shall obtain all drainage easements and necessary permits required by outside agencies:

- A) The existing 24-inch culvert under Foresthill Road located just south of the proposed subdivision road encroachment.

Discussion- Items IX-5, 6:

The construction of the proposed improvements has the potential to degrade water quality. Stormwater runoff naturally contains numerous constituents; however, urbanization and urban activities including development and redevelopment typically increase constituent concentrations to levels that potentially impact water quality. Pollutants associated with stormwater include, but are not limited to sediment, nutrients, oils/greases, etc. The proposed urban type development has the potential to result in the generation of new dry-weather runoff containing said pollutants and also has the potential to increase the concentration and/or total load of said pollutants in wet weather stormwater runoff. A preliminary water quality plan was submitted with the preliminary drainage report that identifies the locations of the proposed water quality facilities. The proposed project includes several water quality facilities, primarily dry detention basins, to treat the stormwater runoff from the site for any water quality impacts prior to the stormwater being discharged from the site. These facilities will be included and designed to treat the stormwater runoff to the maximum extent practicable in order to avoid a significant increase water quality impacts downstream. The Mitigation Measures identified include performance standards to design and construct water quality facilities and requirements for maintenance of the facilities to ensure effectiveness and to reduce the water quality impacts to the maximum extent practicable. If the project is approved by Placer County, then prior to project construction, final Improvement Plans (final construction level plans), including a final Drainage Report with Water Quality Plan will be prepared and submitted to the County for review and approval in order to monitor the impacts/mitigations identified on the preliminary grading plan and in the preliminary drainage report and preliminary water quality plan. The proposed project's impacts associated with water quality will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items IX-5, 6:

Refer to text in MM VI.1

Refer to text in MM VI.2

Refer to text in MM IX.1

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MM IX.4 The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Department (ESD) such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions.

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Department (ESD). BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to: Dry Detention Basins (TC-22), etc. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All BMPs shall be maintained as required to insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Prior to Improvement Plan or Final Subdivision Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance.

MM IX.5 This project is located within the area covered by Placer County's municipal stormwater quality permit, pursuant to the National Pollutant Discharge Elimination System (NPDES) Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit. Best Management Practices (BMPs) shall be designed to mitigate (minimize, infiltrate, filter, or treat) stormwater runoff in accordance with "Attachment 4" of Placer County's NPDES Municipal Stormwater Permit (State Water Resources Control Board NPDES General Permit No. CAS000004, Board Order 2003-005-DWQ) and shall be shown on the Improvement Plans.

Discussion- Item IX-7:

There are standard stormwater best management practices in place to prevent the excessive siltation of water leaving the site and to prevent erosion of the site from stormwater runoff. The improvements proposed for the project site do not significantly impact the watershed of an important water source. There will be temporary and permanent best management practices installed in accordance with the Placer County Stormwater Manual. Thus, the project's ability to impact the watershed of important surface water resources is less than significant and no mitigation measures are required.

Discussion- Items IX-8, 9, 10:

The project site is not located within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency. The project improvements are not proposed within a local 100-year flood hazard area and no flood flows would be redirected after construction of the improvements. The project site is not located within any levee or dam failure inundation area.

Discussion- Item IX-12:

As discussed in Items 5 and 6 above, the project has the potential to increase water quality impacts to local drainageways and therefore, local watersheds. The proposed project is located within the American River watershed. The proposed project's impacts associated with impacts to surface water quality will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item IX-12:

Refer to text in MM VI.1

Refer to text in MM VI.2

Refer to text in MM VI.3

Refer to text in MM VI.5

Refer to text in MM VI.6

Refer to text in MM IX.1

Refer to text in MM IX.4

Refer to text in MM IX.5

X. LAND USE & PLANNING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)				X
2. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect? (EHS, ESD, PLN)				X
3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)			X	
4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)				X
5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)			X	
6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)				X
7. Result in a substantial alteration of the present or planned land use of an area? (PLN)			X	
8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)				X

Discussion- Item X-1:

The subject property is currently developed with a 25-acre vineyard, two residences and accessory structures. The property abuts the Monte Verde Estates Subdivision that is located to the east of the subject property. The remainder of the property abuts publicly owned lands (Auburn State Recreation Area). The proposed project involves the development of a 39-lot single-family residential subdivision and associated infrastructure improvements, including roadways. The proposed improvements will not physically divide an established community. No mitigation measures are required.

Discussion- Item X-2:

The property is within the Foresthill Divide Community Plan area and the Plan's land use designation for the site is Forest Residential 1-4.6 acre minimum. Site zoning is Residential-Forest 2.3 acre minimum, Planned Development 0.44 units/acre (RF-B-X 2.3 PD 0.44), Residential-Forest 4.6 acre minimum, Planned Development 0.44 units/acre (RF-B-X 4.6 PD 0.44) and Residential-Forest 20 acre minimum, Planned Development 0.44 units/acre (RF-B-X 20 PD 0.44). The proposed use is consistent and density is consistent with the General Plan and Community Plan policies as well as the Zoning Ordinance standards with 39 residential lots as a Planned Development density of 0.44 units per acre. Furthermore, the Planned Development designation for the project would result in clustering on the project site, which would enable a greater amount open space to be preserved, due to the smaller lot sizes.

Discussion- Item X-3:

The project site is within Area 2 of the Placer County Tree Preservation Ordinance and is subject to the requirements indicated in this tree preservation zone. The applicant will be required to implement this ordinance as applicable to prevent significant impacts prior to project approval. (See Discussion Mitigation Measures- Items IV-3,7 for information on mitigation requirements for tree/woodland impacts.) In addition, the project site is not located within any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved Habitat Plan Area. No mitigation measures are required.

Discussion- Item X-4:

Property adjacent to the project site to the east is developed as a residential subdivision (Monte Verde Estates), and properties to the north, west, and south are publicly owned lands (Auburn State Recreation Area). The proposed residential use and residential density is consistent with the Monte Verde Estates development and the project's provision of significant open space areas on the north, west and south boundaries of the project site only serves to expand the buffer between the proposed development and the public lands in the Auburn State Recreation Area.

Discussion- Item X-5:

The site contains approximately 25 acres of vineyards, which is used for wine production. Approximately 12 acres of the existing vineyard will be removed to accommodate the proposed development and the remaining half of the vineyard would remain in production. Although half of the agricultural operations on site will be removed as part of the project, this impact is considered less than significant. This is because the property is not within a Williamson Contract and because the proposed subdivision is consistent with the Residential Forestry zoning and Forest Residential Community Plan Designation for the property. No mitigation measures are required.

Discussion- Item X-6:

The proposed project will not disrupt or divide the physical arrangement of an established community.

Discussion- Item X-7:

The project site is designated for residential development and the zoning on the site would permit the creation of a maximum of 41 lots. The property is zoned Residential Forest and the Foresthill Divide Community Plan designation for the property is Forest Residential. The proposed project will result in the alteration of the present land use of the property with the removal of approximately half of the 25-acre vineyard and conversion of portions of the forested property into building sites and development improvements. However, despite the proposed disturbances, more than 50 percent of the subject property will be preserved as open space. The zoning and Community Plan designations include a residential component, indicating an anticipated use of the property for residential purposes. The proposed 39-lot Belcara Subdivision is consistent with both the use and density anticipated in the Foresthill Divide Community Plan and the Placer County General Plan. Therefore, impacts related to a modification to the present use of the property are considered insubstantial and the proposed use is consistent with that planned for the property. Therefore, impacts are considered less than significant.

Discussion- Item X-8:

The proposed project will not cause economic or social changes that would result in significant adverse physical changes to the environment, such as urban decay or deterioration.

XI. MINERAL RESOURCES – Would the project result in:

Environmental Issue	Would the project result in a significant impact?	Would the project result in a significant impact with mitigation?		
1. The loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN)			X	
2. The loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN)			X	

Discussion- All Items:

The Mineral Land Classification of Placer County (California Department of Conservation–Division of Mines and Geology, 1995) was prepared for the purpose of identifying and documenting the various mineral compounds found in the soils of Placer County. The Classification is comprised of three primary mineral deposit types: those mineral deposits formed by mechanical concentration (placer gold); those mineral deposits formed by hydrothermal processes (lode gold, silver, copper, zinc and tungsten); and construction aggregate resources, industrial mineral deposits and other deposits formed by magmatic segregation processes (sand, gravel, crushed stone, decomposed granite, clay, shale, quartz and chromite). The site and vicinity exist in an area of known mineral occurrence of undetermined significance (MRZ-3a).

It is also noted from the Mineral Land Classification mapping that past gold mining activities occurred to the west of the property at Monarch Mines. A cultural resources report was prepared by Sean Michael Jensen on April 28, 2006 for the project site. As part of the report, a cultural records search performed by the California State North Central Information Center revealed a historic period site from a previous survey of the property that indicated possible historic-era mining activities. This was due to the discovery of an earthen mound and pit. However, during the field survey conducted for the cultural resources report in 2006, it was discovered that the site had been, or was in the process of being completely destroyed. Therefore, the cultural resources report indicated that no further treatment is warranted for the site.

The project will not include any deep excavation or grading activities that could potentially affect such mineral resources on the project site. Therefore, this impact is less than significant and no mitigation measures are required.

XII. NOISE – Would the project result in:

Environmental Issue	Excessive Noise	Less Than Significant Noise	Excessive Vibration	Less Than Significant Vibration
1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (PLN)			X	
2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)			X	
3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)			X	
4. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X
5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X

Discussion- Item XII-1:

The project site is located along Foresthill Road which is a considered a major source of noise for the project area. However, the building envelopes for the lots proposed will be located at a sufficient distance from the roadway, which will ensure that there will be a minimal exposure to roadway noise. The nearest building envelope is approximately 540 feet from the centerline of Foresthill Road. A noise level of 60 dB is the maximum allowable noise exposure level that the County General Plan permits for outdoor areas in residential developments. The predicted future noise level is 60 dB approximately 247 feet from the centerline of Foresthill Road. As the nearest building envelope and associated outdoor uses is approximately 420 feet beyond that point, this impact will remain within the acceptable noise level standards and is less than significant and no mitigation measures are required.

Discussion- Item XII-2:

Vehicle trips generated from the subdivision would be periodic in nature and given the relatively low density of the proposed residential development, would not be excessive. An average of approximately 354 daily trips is estimated to be generated by the project. The increase in noise levels will not be excessive due to the setbacks from the roadways and the rural nature of the area. Therefore, the proposed project will not create a substantial permanent increase in ambient noise levels in the project vicinity. No mitigation measures are required.

Discussion- Item XII-3:

Construction of the proposed project will create a temporary increase in ambient noise levels, which could adversely affect adjacent residents. However, a Condition of Approval for the project will be recommended that

limits construction hours so that evenings and early mornings, as well as all day on Sunday and federal holidays, will be free of construction noise. This impact is less than significant and no mitigation measures are required.

Discussion- Item XII-4:

The proposed project is not located within two miles of a public airport or public use airport.

Discussion- Item XII-5:

The proposed project is not located within the vicinity of a private airstrip.

XIII. POPULATION & HOUSING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Induce substantial population growth in an area, either directly (i.e. by proposing new homes and businesses) or indirectly (i.e. through extension of roads or other infrastructure)? (PLN)			X	
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (PLN)			X	

Discussion- Item XIII-1:

Since the project includes the development of 39 single-family residential lots into the community, it will result in an increase in population. However, the development is consistent with the development anticipated for the project area by the Foresthill Divide Community Plan. Therefore, this impact is less than significant and no mitigation measures are required.

Discussion- Item XIII-2:

The proposed project involves the development of a 39 single-family residential lots in an area that contains only two existing residences. These residences will be removed as a result of the project. However, given the negligible amount of housing that will be removed as a result of the project, this impact is less than significant and no mitigation measures are required.

XIV. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Fire protection? (EHS, ESD, PLN)			X	
2. Sheriff protection? (EHS, ESD, PLN)			X	
3. Schools? (EHS, ESD, PLN)			X	
4. Maintenance of public facilities, including roads? (EHS, ESD, PLN)			X	
5. Other governmental services? (EHS, ESD, PLN)			X	

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Discussion- Item XIV-1:

The proposed project does not propose any new fire protection facilities. The proposed project will result in additional demand for fire protection services as provided by the Foresthill Fire Protection District. However, this additional demand will not result in the provision of new or physically altered government service or facilities that would cause significant environmental impacts.

Discussion- Items XIV-2, 3, 5:

The Foresthill Fire District provides fire protection services to the project area; the Placer County Sheriff's Department provides police protection services to the project area; the Placer County Department of Public Works is responsible for maintaining County roads; and the school districts serving the project site include the Foresthill Union School District and Placer Union High School District.

Since the proposed project is consistent with the underlying land use designations, the project's development will result in negligible additional demand on the need for these public services. As is required for all new projects, "Will Serve" letters will need to be provided from these public service providers. The incremental increase in demand for these services will not result in new or physically altered governmental services that would cause significant impacts. No mitigation measures are required.

Discussion- Item XIV-4:

The proposed project would result in the creation of 39 new single-family dwelling lots with associated infrastructure including roadways that will be accessed from a County maintained road. The project does not generate the need for more maintenance of public facilities than what was expected with the build out of the Community Plan. This is a less than significant impact and no mitigation measures are required.

XV. RECREATION – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (PLN)			X	
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN)			X	

Discussion- Item XV-1:

There would be a negligible increase in the use of existing recreational areas for the surrounding area as a result of the development of the 39 single-family residences. However, these impacts would be offset by the proposed half-acre park and the multi-use trails included as part of the project and any required payment of in-lieu park fees as part of the conditioning process. No mitigation measures are required.

Discussion- Item XV-2:

The applicant proposes to include a half-acre park to serve the recreational needs of the proposed residential development. The proposed park will be expected to meet the project conditions for minimizing soil erosion and water runoff and is included in the environmental review. Therefore, the proposed park will not create a significant adverse impact on the environment. No mitigation measures are required.

XVI. TRANSPORTATION & TRAFFIC – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD)		X		
2. Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD)		X		
3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)		X		
4. Inadequate emergency access or access to nearby uses? (ESD)		X		
5. Insufficient parking capacity onsite or offsite? (ESD, PLN)				X
6. Hazards or barriers for pedestrians or bicyclists? (ESD)				X
7. Conflicts with adopted policies supporting alternative transportation (i.e. bus turnouts, bicycle racks)? (ESD)				X
8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (PLN)				X

Discussion- Items XVI-1, 2:

The project proposal would result in the construction of 39 new single-family dwelling lots. The proposed project at build out will generate approximately 39 additional PM peak hour trips and approximately 363 average daily trips. With the project traffic added to the existing traffic volumes, all area roadway segments and intersections will continue to operate within acceptable Level of Service standards. The increases in traffic due to this project are consistent with those anticipated in the Foresthill Divide Community Plan and Community Plan EIR, both individually and on a cumulative basis. For potential cumulative traffic impacts, the Foresthill Divide Community Plan includes a fully funded Capital Improvement Program which, with payment of traffic mitigation fees for the ultimate construction of the Capital Improvement Program improvements, would help reduce the cumulative traffic impacts to less than significant levels. The proposed project's impacts associated with increases in traffic will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items XVI-1, 2:

MM XVI.1 Prior to issuance of any Building Permits for the project, this project shall be subject to the payment of traffic impact fees that are in effect in this area (Foresthill), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) shall be required and shall be paid to Placer County Department of Public Works:

- A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code

The current estimated fee is \$4,425 per single family dwelling. The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The actual fees paid shall be based on the fee program in effect at the time the payment occurs.

Discussion- Item XVI-3:

The project proposes to construct a subdivision roadway encroachment onto the existing Foresthill Road. The construction of this intersection has the potential to increase the impacts to vehicle safety due to the increase in

vehicle turning movements at a newly proposed intersection. The proposed roadway improvements will be designed and constructed to meet or exceed the current minimum design standards for traffic circulation safety.

The proposed subdivision roadway and encroachment originally included a gated entrance with a turnaround area in front of the gate. The applicant has revised the subdivision roadway to remove the gate and turnaround area and relocated the roadway alignment approximately 30 feet to the northeast from the original location to improve the landing area of the subdivision road before reaching Foresthill Road. The landing area maintains a 6.5 percent grade for 50 feet on the subdivision road. This grade matches the super-elevation grade of the existing Foresthill Road. The subdivision road then transitions with a 90 foot vertical curve to the proposed 15 percent subdivision roadway grade.

The proposed project includes the construction of a left turn lane on Foresthill Road to provide access to the site. The left turn lane is designed for separation of left turning traffic from faster through moving traffic and is designed for a 55 mph design speed. The proposed turn lane will expedite the movement of through traffic, control the movement of turning traffic, increase the capacity of the intersection, and improve safety characteristics.

The applicant prepared a Sight Distance exhibit to identify any potential safety impacts of the proposed encroachment onto Foresthill Road. The proposed roadway encroachment onto Foresthill Road meets the 605 foot required safe Corner Sight Distance at a 55 mph speed for both westbound and eastbound vehicles leaving the site.

A westbound right turn lane into the site was considered on Foresthill Road. The Caltrans Highway Design Manual provides the following guidance: "For right turning traffic, delays are less critical and conflicts less severe than for left turning traffic. In rural areas, a history of high speed rear-end collisions may warrant the addition of a right turn lane". Upon review of the history of severe rear-end collisions on Foresthill Road from 2003 to 2010 (12 crashes resulting in a crash rate of 1.10 crashes per million vehicle miles travelled), it was determined that there is not a significant history of this type of collision where a right turn lane is not provided; therefore a westbound right turn lane is not warranted. The project does, however, provide a deceleration taper for right turning vehicles that will allow a right turning vehicle the ability to leave the through traffic lane to complete the right turn maneuver.

The proposed project's impacts associated with vehicle safety will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item XVI-3:

MM XVI.2 Construct a left-turn lane at the project entrance along Foresthill Road. Traffic striping shall be done by the developer's contractor. The removal of existing striping and other pavement markings shall be completed by the developer's contractor. The design shall conform to criteria specified in the latest version of the Caltrans *Highway Design Manual* for a design speed of 55 miles per hour, unless an alternative is approved by Department of Public Works.

MM XVI.3 Construct a public road entrance/driveway onto Foresthill Road to a Plate R-17, Land Development Manual standard. The design speed of Foresthill Road shall be 55 miles per hour, unless an alternate design speed is approved by the Department of Public Works. The improvements shall begin at the outside edge of any future lane(s) as directed by the Department of Public Works and the Engineering and Surveying Department. An Encroachment Permit shall be obtained by the applicant or authorized agent from Department of Public Works. The Plate R-17 structural section within the main roadway right-of-way shall be designed for a Traffic Index of 10.0, but said section shall not be less than three inch asphaltic concrete over eight inch Class 2 aggregate base unless otherwise approved by the Engineering and Surveying Department.

Discussion- Item XVI-4:

The proposed subdivision will be accessed from a single encroachment onto Foresthill Road. The proposed onsite private roadways function as one large cul-de-sac with only one ingress and egress point. With only one ingress and egress point, the project has the potential to create impacts to adequate emergency access. Furthermore, existing access to an existing Parcel to the west (APN: 078-191-065) has the potential to be impacted by the construction of the project. The proposed project's impacts associated with inadequate access will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item XVI-4:

MM XVI.4 Construct a 20 foot paved wide Emergency Vehicle Access road from the end of Road B to the existing pavement of the Ampezo Place cul-de-sac located offsite in the existing Monte Verde Estates subdivision as shown

on the Tentative Map. Construct a gate across the onsite Emergency Vehicle Access road as shown on the Tentative Map. The Emergency Vehicle Access road and gate shall be constructed to the satisfaction of the Engineering and Surveying Department and the servicing fire district.

MM XVI.5 Dedicate a 25 foot wide private access easement by separate instrument (Ref. Chapter 16, Article 16.08, Placer County Code) along the existing and reconstructed/realigned dirt access driveway from the onsite subdivision road A2, across the proposed Open Space Lot A, Lot 20, and Lot 21, to the existing parcel to the west (APN: 078-191-065) for the benefit of the existing parcel to the west (APN: 078-191-065) as shown on the Tentative Map and to the satisfaction of the Engineering and Surveying Department.

MM XVI.6 Reconstruct and realign the existing dirt access driveway from the onsite subdivision road A2 until the driveway meets and matches the existing driveway location and grade as shown on the Tentative Map and to the satisfaction of the Engineering and Surveying Department. The reconstruction shall meet or exceed the existing access driveway section.

MM XVI.7 Dedicate a 40 foot wide private access easement by separate instrument (Ref. Chapter 16, Article 16.08, Placer County Code) along the onsite subdivision roadways A1 and A2 for the benefit of the existing parcel to the west (APN: 078-191-065) as shown on the Tentative Map and to the satisfaction of the Engineering and Surveying Department.

Discussion- Item XVI-5:

The proposed project includes the development of 39 single-family residential lots, which will be subject to the Zoning Ordinance requiring two off-street parking areas for each unit. Since sufficient parking is included within the building envelopes for each lot, there will be no impacts to parking capacity on or off the project site.

Discussion- Item XVI-6:

The proposed project will be constructing site improvements that do not create any hazards or barriers for pedestrians or bicyclists. The project will be constructing onsite subdivision roadways that meet Placer County standards. The proposed roadway improvements to Foresthill Road will include/maintain an eight foot wide paved shoulder/bike lane.

Discussion- Item XVI-7:

The proposed project will not conflict with any existing policies or preclude anticipated future policies, plans, or programs supporting alternative transportation.

Discussion- Item XVI-8:

The project construction and related site improvements will not change air traffic patterns or increase the air traffic levels that result in substantial safety risks.

XVII. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (ESD)				X
2. Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD)			X	
3. Require or result in the construction of new onsite sewage systems? (EHS)			X	
4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (ESD)			X	

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5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS)			X	
6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD)				X
7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws? (EHS)			X	

Discussion- Item XVII-1:

The project proposes to provide sewer for the 39 residential lots with individual private septic leach-field systems located on each individual lot. No wastewater treatment will be required.

Discussion- Item XVII-2:

The project will require public potable water service from the Foresthill Public Utility District. The Foresthill Public Utility District has indicated their requirements to serve the project. These requirements are routine in nature and will not require construction or expansion of existing services and do not create significant impacts. A typical project condition of approval requires submission of a "Will Serve" letter from this agency. No mitigation measures are required.

Discussion- Item XVII-3:

Soils testing has been conducted by a qualified consultant and reports have been submitted showing the types of septic systems required on each and every parcel. The septic systems proposed would be required to meet all County requirements for septic systems on individual lots. The reports submitted also show the required minimum useable sewage disposal areas where the primary and repair/backup leachfields would be sited. All reports are on file at the Division of Environmental Health. The impact is less than significant and no mitigation measures are required.

Discussion- Item XVII-4:

The storm water will be collected in the onsite drainage facilities and conveyed into existing drainage ways. The existing drainage system on and offsite will not be significantly impacted by the proposed project and would have the capacity to accept flows from the proposed project (with detention in one sub watershed). This project proposes construction of a drainage system to Placer County standards. The construction of these facilities will not cause significant environmental effects. Therefore, this impact is less than significant and no mitigation measures are required.

Discussion- Item XVII-5:

The project is served by the Foresthill Public Utility District which has issued an availability letter which dictates that there are sufficient water supplies available. As there are sufficient water supplies available, this impact is less than significant and no mitigation measures are required.

Discussion- Item XVII-6:

The project will utilize on-site septic systems for wastewater treatment and will not require sewer service.

Discussion- Item XVII-7:

The project will be served by Western Regional Sanitary Landfill in Roseville. This landfill has sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws. This impact is less than significant and no mitigation measures are required.

E. MANDATORY FINDINGS OF SIGNIFICANCE:

Environmental Issue	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially impact biological resources, or eliminate important examples of the major periods of California history or prehistory?		X

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2. Does the project have the potential for impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		X
3. Does the project have environmental effects, which will cause the potential for substantial adverse effects on human beings, either directly or indirectly?		X

F. OTHER RESPONSIBLE AND TRUSTEE AGENCIES whose approval is required:

<input checked="" type="checkbox"/> California Department of Fish and Game	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input checked="" type="checkbox"/> California Department of Forestry	<input checked="" type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input checked="" type="checkbox"/> Placer County Agricultural Commissioner
<input type="checkbox"/> California Department of Toxic Substances	<input checked="" type="checkbox"/> U.S. Army Corp of Engineers
<input type="checkbox"/> California Department of Transportation	<input checked="" type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input checked="" type="checkbox"/> Foresthill Public Utility District
<input checked="" type="checkbox"/> California Regional Water Quality Control Board	

G. DETERMINATION – The Environmental Review Committee finds that:

Although the proposed project **COULD** have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because the mitigation measures described herein have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

H. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments consulted):

- Planning Department, Melanie Jackson, Chairperson
- Engineering and Surveying Department, Phillip A. Frantz
- Engineering and Surveying Department, Wastewater, Heather Knutson
- Department of Public Works, Stephanie Holloway
- Environmental Health Services, Justin Hansen
- Air Pollution Control District, Angel Rinker
- Flood Control Districts, Andrew Darrow
- Facility Services, Parks, Andy Fisher
- CALFire, Brad Albertazzi



Signature _____ Date August 30, 2013
 E. J. Ivaldi, Environmental Coordinator

I. SUPPORTING INFORMATION SOURCES:

The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Suite 190, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division Office, 565 West Lake Blvd., Tahoe City, CA 96145.

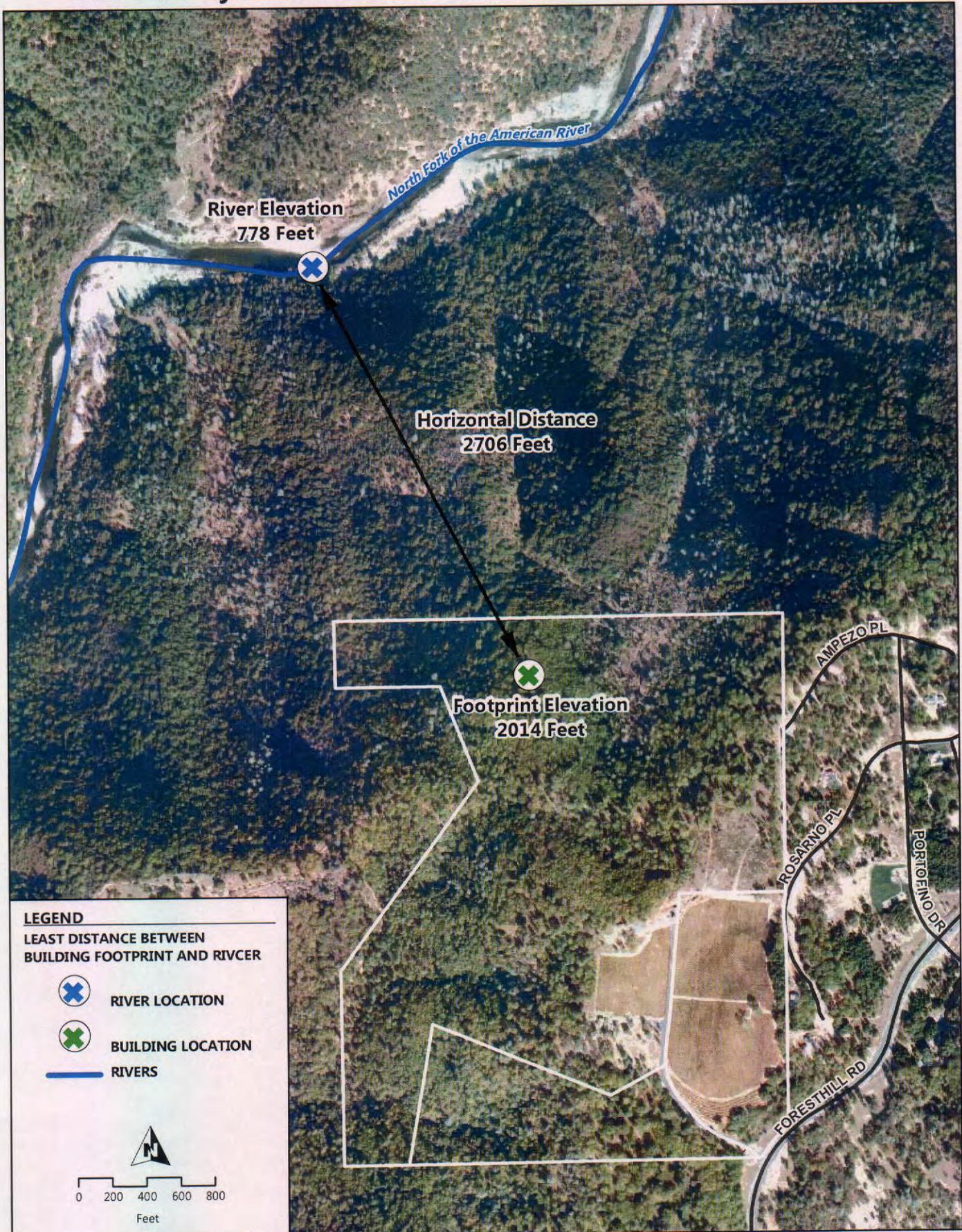
County Documents	<input checked="" type="checkbox"/> Community Plan
	<input checked="" type="checkbox"/> Environmental Review Ordinance

92

	<input checked="" type="checkbox"/> General Plan	
	<input checked="" type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input checked="" type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input checked="" type="checkbox"/> Tree Ordinance	
	<input type="checkbox"/> _____	
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/> _____	
	<input type="checkbox"/> _____	
Site-Specific Studies	Planning Services Division	<input checked="" type="checkbox"/> Biological Study
		<input checked="" type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input checked="" type="checkbox"/> Paleontological Survey
		<input checked="" type="checkbox"/> Tree Survey & Arborist Report
		<input checked="" type="checkbox"/> Visual Impact Analysis
		<input checked="" type="checkbox"/> Wetland Delineation
	Engineering & Surveying Division, Flood Control District	<input checked="" type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input checked="" type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input type="checkbox"/> Utility Plan
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input checked="" type="checkbox"/> Acoustical Analysis
		<input checked="" type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
	Air Pollution Control District	<input type="checkbox"/> Preliminary Endangerment Assessment
		<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
	Fire Department	<input type="checkbox"/> URBEMIS Model Output
		<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic & Circulation Plan
		<input type="checkbox"/> _____

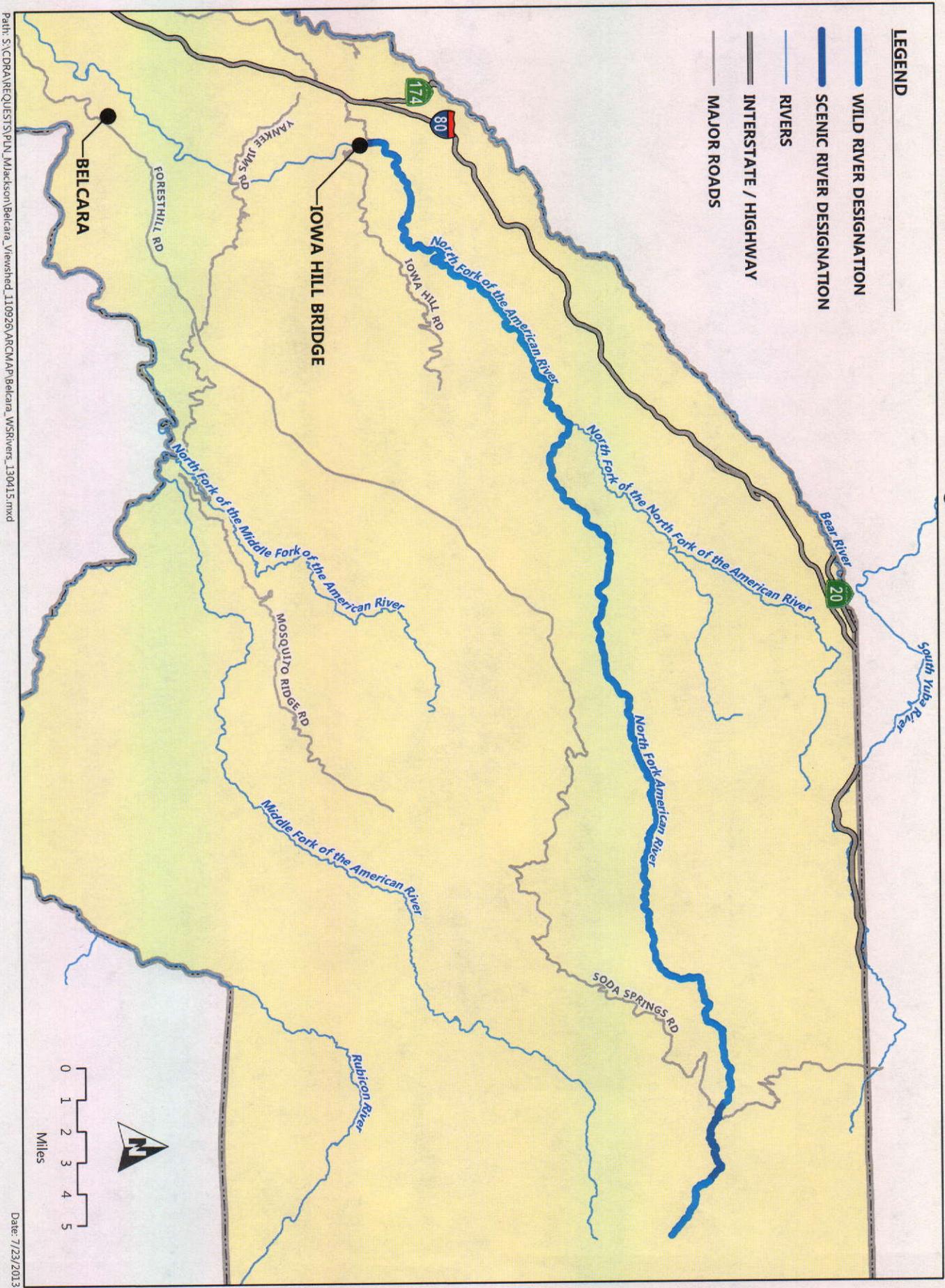


Belcara Project Site and the North Fork of the American River



95

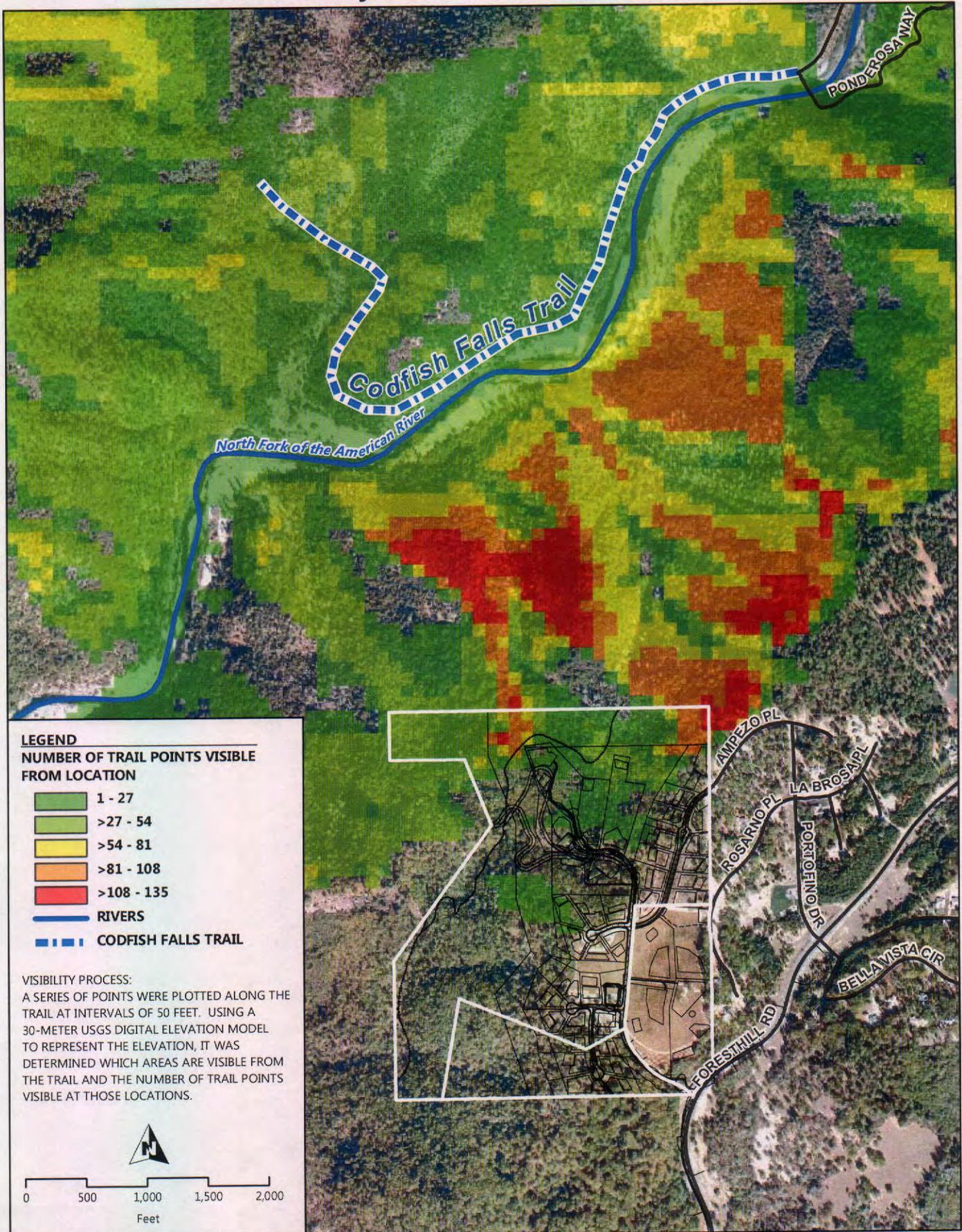
Wild and Scenic River Designation for the North Fork of the American River



Path: S:\CDRA\REQUESTS\PIN\Jackson\Belcara_Viewshed_110926\ARC\MAP\Belcara_WSRivers_130415.mxd

EXHIBIT B

Visibility from Codfish Falls Trail



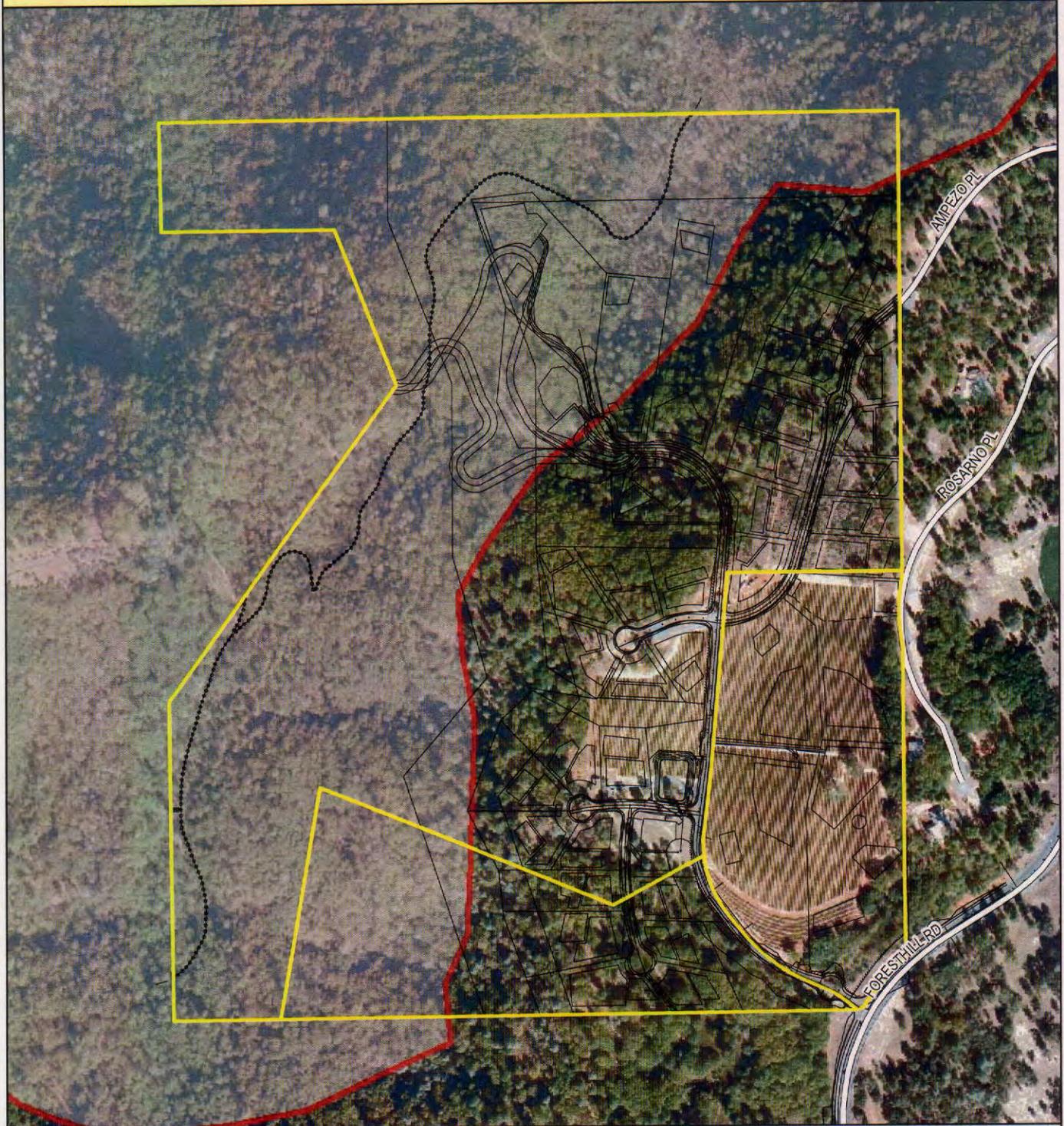
LEGEND
NUMBER OF TRAIL POINTS VISIBLE FROM LOCATION

- 1 - 27
- >27 - 54
- >54 - 81
- >81 - 108
- >108 - 135
- RIVERS
- CODFISH FALLS TRAIL

VISIBILITY PROCESS:
 A SERIES OF POINTS WERE PLOTTED ALONG THE TRAIL AT INTERVALS OF 50 FEET. USING A 30-METER USGS DIGITAL ELEVATION MODEL TO REPRESENT THE ELEVATION, IT WAS DETERMINED WHICH AREAS ARE VISIBLE FROM THE TRAIL AND THE NUMBER OF TRAIL POINTS VISIBLE AT THOSE LOCATIONS.

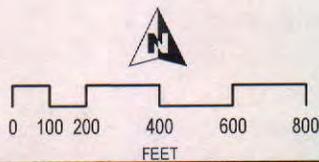


IMPORTANT VIEWSHEDS OVERLAY



LEGEND

- FOCUS PARCELS
 - IMPORTANT VIEWSHED
- Important viewshed overlay from
Foresthill Divide Community Plan
Figure IV-6

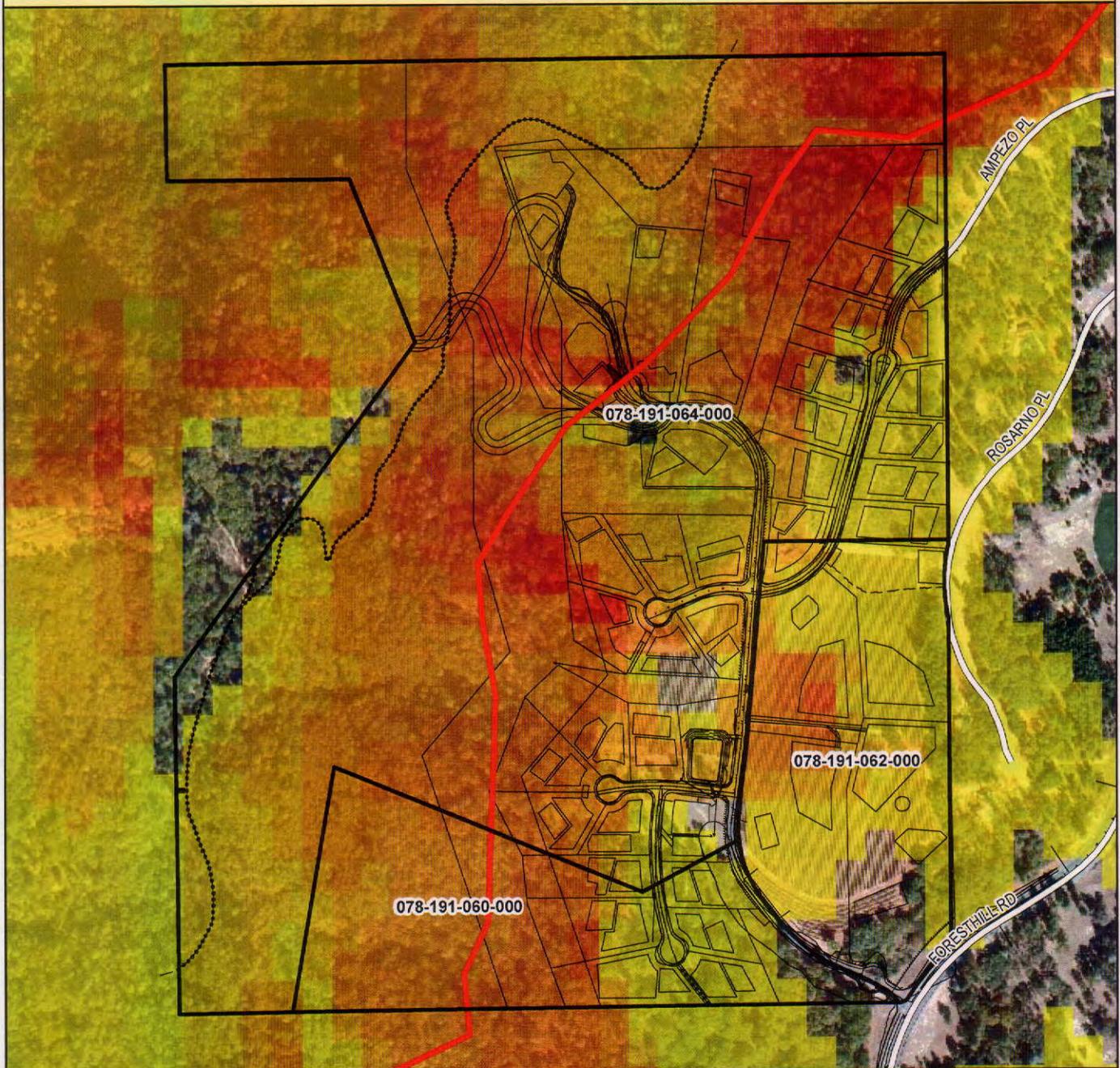


SOURCE DATA:
Community Development Resources Agency, October 2011
Aerial Photograph; 2008

DATA DISCLAIMER:
The features on this map were prepared for geographic purposes only and are not intended to illustrate legal boundaries or supercede local ordinances. Official information concerning the features depicted on this map should be obtained from recorded documents and local governing agencies.

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IMPORTANT VIEWSHEDS OVERLAY



LEGEND

VISIBILITY SCORE

- 1 - 100
- 100 - 200
- 200 - 300
- 300 - 400
- 400 - 500
- 500 - 600
- 600 - 700
- 700 - 800
- 800 - 880

IMPORTANT VIEWSHED

FOCUS PARCELS

VISIBILITY PROCESS:

ROADS, TRAILS, & HYDROLOGY WERE USED AS POINTS OF VIEW. USING A 30-METER USGS DIGITAL ELEVATION MODEL TO REPRESENT THE ELEVATION, IT WAS DETERMINED WHICH AREAS WERE VISIBLE FROM THE POINTS OF VIEW, AND ALSO THE TOTAL NUMBER OF POINTS OF VIEW AN AREA COULD BE SEEN FROM.

SOURCE DATA:

Community Development Resource Agency, October 2011
Aerial Photograph: 2008

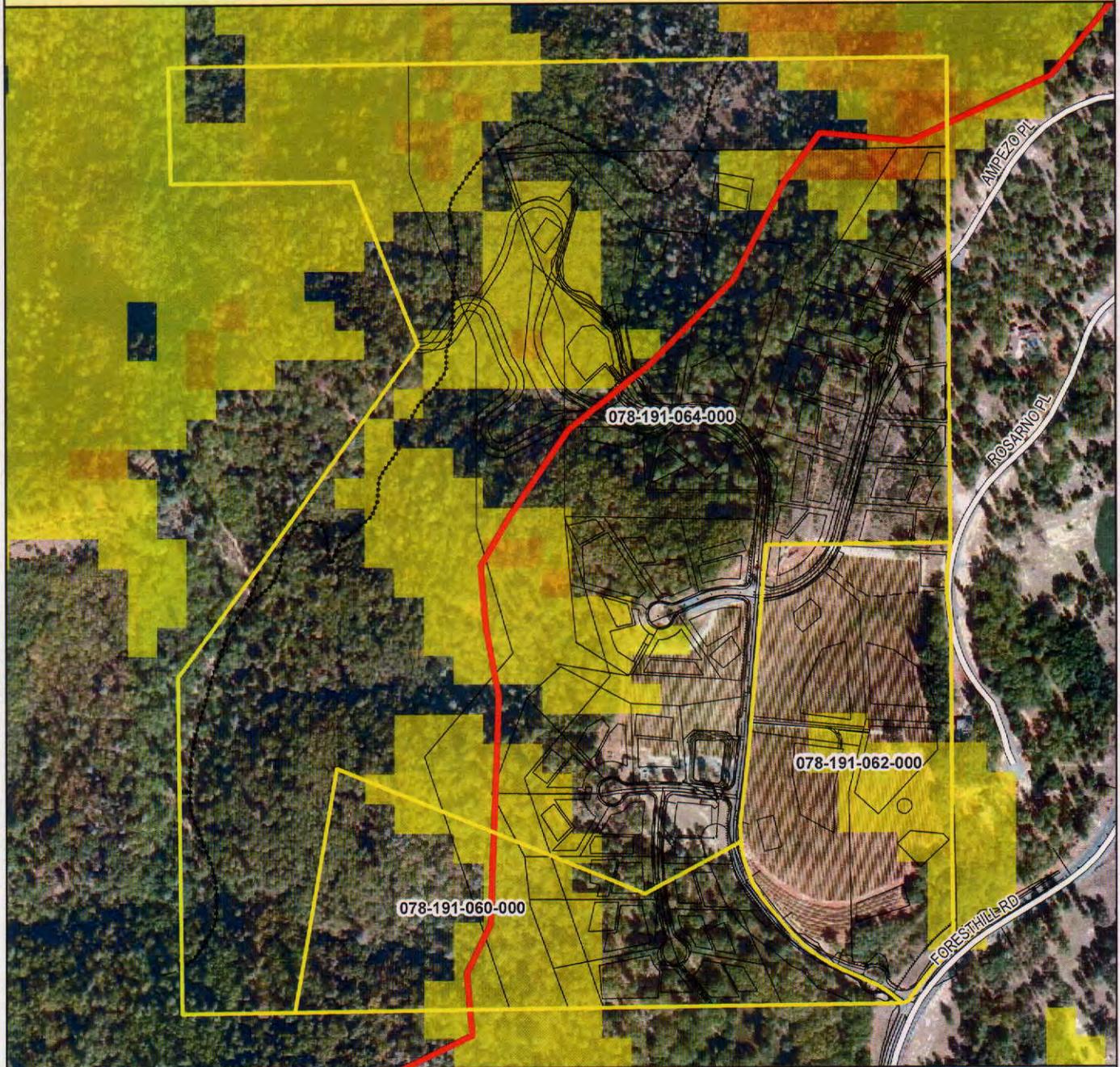
DATA DISCLAIMER:

The features on this map were prepared for geographic purposes only and are not intended to illustrate legal boundaries or supersede local or ordinances. Official information concerning the features depicted on this map should be obtained from recorded documents and local governing agencies.



100

IMPORTANT VIEWSHEDS OVERLAY



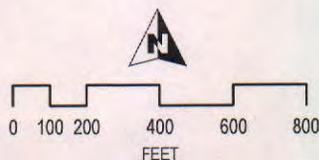
LEGEND

VISIBILITY SCORE - HYDRO	IMPORTANT VIEWSHED
1 - 20	FOCUS PARCELS
20 - 40	
40 - 60	
60 - 80	
80 - 100	
100 - 120	
120 - 140	

VISIBILITY PROCESS:
 A SERIES OF POINTS WERE PLOTTED ALONG THE NORTH FORK AMERICAN RIVER. USING A 30-METER USGS DIGITAL ELEVATION MODEL TO REPRESENT THE ELEVATION, IT WAS DETERMINED WHICH AREAS ARE VISIBLE FROM THE RIVER AND THE NUMBER OF RIVER POINTS VISIBLE AT THOSE LOCATIONS.

SOURCE DATA:
 Community Development Resource Agency, October 2011
 Aerial Photograph, 2008

DATA DISCLAIMER:
 The features on this map were prepared for geographic purposes only and are not intended to illustrate legal boundaries or supercede local ordinances. Official information concerning the features depicted on this map should be obtained from recorded documents and local governing agencies.



**Mitigation Monitoring Program –
Mitigated Negative Declaration (Modified) – “Belcara Subdivision (PSUB
20080156)”**

Section 21081.6 of the Public Resources Code requires all public agencies to establish monitoring or reporting procedures for mitigation measures adopted as a condition of project approval in order to mitigate or avoid significant effects on the environment. Monitoring of such mitigation measures may extend through project permitting, construction, and project operations, as necessary.

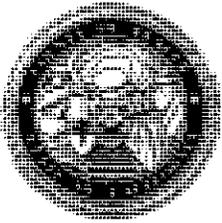
Said monitoring shall be accomplished by the county's standard mitigation monitoring program and/or a project specific mitigation reporting program as defined in Placer County Code Chapter 18.28, Mitigation Monitoring and Reporting Program.

Standard Mitigation Monitoring Program (pre project implementation):

The following mitigation monitoring program (and following project specific reporting plan, when required) shall be utilized by Placer County to implement Public Resources Code Section 21081.6. Mitigation measures adopted for discretionary projects must be included as conditions of approval for that project. Compliance with conditions of approval is monitored by the county through a variety of permit processes as described below. The issuance of any of these permits or county actions which must be preceded by a verification that certain conditions of approval/mitigation measures have been met, shall serve as the required monitoring of those condition of approval/mitigation measures. These actions include design review approval, improvement plan approval, improvement construction inspection, encroachment permit, recordation of a final map, acceptance of subdivision improvements as complete, building permit approval, and/or certification of occupancy.

The following mitigation measures, identified in the Mitigated Negative Declaration (Modified), have been adopted as conditions of approval on the project's discretionary permit and will be monitored according to the above Standard Mitigation Monitoring Program verification process:

Mitigation Measures #'s MM I.1, MM I.2, MM III.1, MM IV.1, MM IV.2, MM IV.3, MM IV.6, MM IV.7, MM IV.8, MM VI.1, MM VI.2, MM VI.3, MM VI.4, MM VI.5, MM VI.6, MM VIII.1, MM IX.1, MM IX.2, MM IX.3, MM IX.4, MM IX.5, MM XVI.1 MM XVI.2, MM XVI.3, MM XVI.5, MM XVI.6, MM XVI.7.



**COMMUNITY DEVELOPMENT/RESOURCE AGENCY
PLANNING DEPARTMENT**

FINAL

Planned Development (PD) WORKSHEET

[Single-family residential developments – Zoning Ordinance Sec. 17.54.080]

PERMITTED DENSITY – The maximum permitted density of a parcel is dependent upon the following:

- A. net buildable area (*gross ac. less existing public r-o-w, portion of 100-yr. floodplain/steep slopes*)
- B. units permitted under base zoning, and (*net buildable area ÷ base zoning parcel size*)
- C. units permitted under the PD designation. (*net buildable area X PD factor, cannot exceed 50% over base zoning yield including all bonuses*)

A. NET BUILDABLE AREA

Base Zoning/PD Designation RF-B-X-20 / 0.44 (1)
 Gross Parcel Size 169.12 ac. (2)

Net Buildable Area Calculations:

Existing public road easement; frontage dedications, etc. (p.189) 0.66 ac. (3)

Floodplain/slope (table p.190)

Floodplain + Slope acreage x (% from table p.190)

(0 + 79.80) x 100 % (if base zoning 1 ac. or less then 85% deduction) 79.80 ac. (4)

Net Buildable Area

Parcel Size (2) – Road Easements (3) – Floodplain/slope (4)

169.12 - 0.66 - 79.80 = net buildable area = 88.66 ac. (5)

B. UNITS PERMITTED UNDER BASE ZONING (Note: If the base zoning includes a minimum lot size larger than the land use designation range indicated in the application GP or CP, use the lot size equivalent of the PD designation to calculate the number of lots permitted (e.g. General Plan – Rural Residential 2.3 – 4.6 acre minimum, Zoning RS-B-20 ac. min. PD 0.44 = 2.3 ac. min.)

Net Buildable Area (5) – [Net buildable area (5) x Standard roadway deduction (table p.191)]

88.66 - [88.66 X 5 %] = Buildable area under base zoning = 84.23 ac. (6)

If minimum parcel size under base zoning is one ac. or more:

Buildable Area under Base Zoning (6) ÷ Min. Parcel Size from Base Zoning (ac.)

84.23 ÷ 2.3 = units permitted under base zoning = 36 units (7)

Or, if minimum parcel size under base zoning is less than one acre:

Buildable Area under Base Zoning (6) x 43,560 sq. ft. + Min. Parcel Size from Base Zoning [sq.ft.]

N/A X 43,560 + _____ = units permitted under base zoning = N/A units (8)

NOTE: Line 7 or 8 is the maximum density permitted without earning a density increase as shown in sections D, E, F, and G.

C. MAXIMUM THEORETICAL # OF UNITS PERMITTED WITH THE PD DESIGNATION

Net Buildable Area (5) ac. X – PD Combining Designation (du/ac) from parcel zoning

88.66 X 0.44 = maximum units permitted by PD designation = 39 units (9)

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NOTE: Under NO circumstances can the number of units exceed the smaller of 150% of Line (7), 150% of Line (8) or Line (9). Maximum density (including all bonuses) cannot exceed 50% over base zoning.

D. DENSITY INCREASES – Increasing the density/units beyond that permitted by the base zoning

Maximum Units Permitted by PD Designation	39	Units (9)
Overall maximum units permitted under PD Ordinance (50% over base zoning)	54	Units (7) or (8)
Number of units proposed	39	Units (10)

Percent Density Increase

[Units proposed (10) ÷ Units Permitted (7) or (8)] X 100

$$\left(\frac{39}{54} \right) \times 100 = 72.2 \quad \%[(\text{cannot exceed } 50\% \text{ over base zoning yield (7) or (8) nor exceed maximum permitted by -PD designation (9)}]$$

MAXIMUM DENSITY INCREASE – The Planning Commission can grant up to a 50% increase of additional density/units beyond that permitted by the base zoning if the proposed PD includes one or more of the following benefits. The proposed density/units cannot exceed the maximum permitted by the –PD designation for the project site. The minimum lot area, minimum open space and maximum lot coverage provisions of Zoning Ordinance Section 17.54.100 A.2.c.d. & e are also applicable.

E. OPEN SPACE

A minimum of 20% of the site will be dedicated as open space. Open space includes common areas, public recreational areas, areas set aside to protect site resources, etc. Open space does not include public road rights-of-way, easements, delineated wetland areas (defined as “Waters of the United States”) etc.

Proposed Open Space	91.06	ac. (14)
Required Open Space	33.8	ac. (15)

Percent Increase

[Proposed Open Space (14) ÷ Required Open Space (15) X 100] -100

$$\left[\frac{91.06}{33.8} \times 100 \right] - 100 = 169.4 \quad \% (16)$$

Automatic density/units increase for attaining 20% open space 5 % (17)

Total density/units increase for open space

Percent Increase (16) + Automatic Increase (17)

$$\frac{169.4}{5} = 174.4 \quad \% (18)$$

Increases in density/units can be granted for open space in excess of the 20% minimum requirement for PDs. For each 1% increase in open space a 1% increase in density/units is awarded. For example, a 10% increase in open space can result in a 10% increase in density/units. A 5% increase in density/units is automatically granted to projects meeting the 20% open space requirement. The total increase in density/units, however, cannot exceed 30%.

$$(36 \times 30\% = 10.8 \text{ units})$$

F. RECREATION

Install recreational facilities to meet a proportion of the recreational demands for such facilities created by project residents. The type/size of these facilities to be determined by the Planning Commission in consultation with PC Facility Services, Parks Division. Projects that provide additional recreational land and/or facilities, beyond a recognized and documented need, can be granted a maximum increase in density/units of 30%. The rate of increase is based upon: 10% for twice the amount of recreational land and/or facilities, 20% for triple, and 30% for quadruple.

Proposed Recreational facilities	1	ac. (19)
Required Recreational facilities	.5	ac (20)

Percent Increase

[Proposed Rec. Fac. (19) ÷ Required Rec. Fac. (20) x 100]-100

$$\left(\frac{1}{.5} \times 100 \right) - 100 = 100 \quad \% (21)$$

If % increase ≥100, then total density/units increase = 10%

If % increase ≥200, then total density/units increase = 20%

If % increase ≥300, then total density/units increase = 30%

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Total density/units increase for recreational facilities

$$\begin{array}{r} 10 \% (22) \\ \hline (36 \times 10\% = 3.6 \text{ units}) \\ 10.8 + 3.6 = 14.4 \text{ units} \end{array}$$

G. PLANNING COMMISSION DISCRETION

The Planning Commission may, at their discretion, grant an increase in additional density/units of up to 20% over the base zoning for a project that includes one or more of the following. No reimbursement or fee waiver is to be connected to the additional improvements.

- Construction of roads with capacities greater than that required to serve the project
- Installation of stormwater detention/retention that is designed to serve the project and solve an existing drainage problem identified by the County.
- Construction of public facilities beyond those required to serve the development (e.g. a fire station, library, etc).
- Construction of low/very low income housing units in excess of the number of units required by other County provisions.
- The construction of all public improvements and payment of all fees assigned to the total project with the first phase of development in a multi-phased P.D.

H. PARKING REQUIREMENTS

Single Family (2 per SF unit)

2 spaces X number of units = Parking Required

$$\begin{array}{r} \underline{2} \quad \times \quad \underline{39} \qquad \qquad \qquad \underline{78} \quad \text{spaces} \quad (23) \end{array}$$

Multi-family (1 space for 1 bdrm/2 paces for 2 bdrms or more)

Required spaces X number of units + 1 space per 4 MF units = Parking required

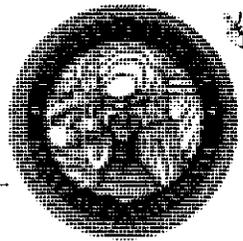
$$\begin{array}{r} \underline{\hspace{2cm}} \quad \times \quad \underline{\hspace{2cm}} \quad + 1 \text{ space per 4 MF units} \qquad \underline{\text{N/A}} \quad \text{spaces} \quad (24) \end{array}$$

1doc/Monarch Mine/County docs & forms/PD worksheet less mine parcel 08.29.06

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County of Placer
FORESTHILL FORUM

County Contact: Administrative Aide (530) 889-4010



*e-mail
to DFC
11/1/13*

October 24, 2013

Placer County Board of Supervisors

Attention: Paul Thompson, Deputy Planning Director, Placer County Planning Department

Subject: Belcara (Formerly, the Monarch Mine Vineyard Development)

The Belcara development was listed on the Agenda of the Foresthill Forum as an Action Item at the regular September 5, 2013 Foresthill Forum meeting. The Forum voted (4 yes, 2 no, 1 abstain) to approve the project with specific conditions as follows:

- improve the currently proposed ingress/egress to the project location, including and East bound left turn acceleration lane
- require on site water storage
- provide for a secondary ingress/egress
- include lots 16 & 17 to the current "view shed" lots (20-22)
- perform an updated traffic study

The Forum's concerns, once again, questioned public safety for those travelling to and from Foresthill for everyday activities, such as school, shopping, library, Post Office, banking and recreation as well as school bus ingress/egress and turn around; keeping Foresthill Road level of service status quo; and that the project be "Foresthill friendly." The cost of these features should be borne by the developer, not future taxpayers.

Respectfully submitted,

Mike Whittle, Chairperson Foresthill Forum

Cc Jennifer Montgomery, County of Placer, Board of Supervisors Supervisor District 5
Jocelyn Maddux Field Representative Jennifer Montgomery Supervisor District 5
Foresthill Forum

R E C E I V E
NOV 01 2013

PLANNING DEPT

RECEIVED
BOARD OF SUPERVISORS
5 BOS Rec'd COB CoCo
TSI CEO Other Planning

OCT 28 2013

106

Sup D1 ___ Sup D4 ___ Aide D1 ___ Aide D4 ___
Sup D2 ___ Sup D5 ___ Aide D2 ___ Aide D5 ___
Sup D3 ___ Aide D3 ___ **ATTACHMENT F**

September 11, 2013

Placer County Planning Commission
3091 County Center Dr.
Auburn, CA 95603
FAX# 530-745-3080

RECEIVED
SEP 17 2013

PLANNING DEPT.

Attn: Richard Roccucci, Ken Denio, Richard Johnson, Jeffrey Moss, Miner Gray III, Larry Sevison, Gerald Brentnall

Dear Placer County Planning Commissioners,

We attended the September 9th, 2013 Foresthill Forum meeting and listened to the presentation on the "Belcara (Monarch Mine Vineyard Development)". We still have concerns with the ingress and egress from Foresthill Road into Belcara. We are glad to see that the plan includes a dedicated left turn lane into this project, (coming from the Auburn direction), but we also think there should be a dedicated right turn lane coming from Foresthill to the project.

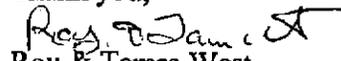
We were also at the December 5, 2011 Forum meet where Stephanie Holloway of the Placer County Public Works Department indicated that the County does not propose a right turn lane. Ms. Holloway was not receptive to the fact that every member of the Forum and many in the audience said that it is a must. In fact she made it clear that it was not needed based on Cal Trans standards and other standards she quoted.

We live in Foresthill, drive the road on a daily basis (as do other residents of Foresthill) and want a dedicated right turn lane into this project. Despite the various studies and standards that the County has presented, the experience of the people who live and travel here indicate that this right turn lane is very much needed. In fact at the December 5th, 2011 Forum meeting a CHP officer (who spoke as a resident of Foresthill) was also adamant that due to the curvature, steep grade, presence of passing lanes and typical Foresthill Road traffic conditions the right turn lane is a must.

The developer should pay for ALL improvements on Foresthill Road into his project from the outset; otherwise the County will eventually conclude that it is a dangerous situation and expect the taxpayers to pay to change it.

We are not against this project at all, but *now* is the time to make sure the ingress and egress are safe for not only the future residents of Belcara, but also for the current residents (and thousands of visitors) of Foresthill.

Thank you,


Roy & Tamra West
P.O. Box 396, Foresthill, CA 95631

Cc: Supervisors Montgomery, Holmes, Uhler, Weygandt, Duran and Foresthill Forum Members

FRIENDS OF THE NORTH FORK

7143 Gardenvine Avenue
Citrus Heights California 95621

October 2, 2013

RECEIVED

OCT 02 2013

ENVIRONMENTAL COORDINATION SERVICES

Maywan Krach
Community Development Technician
Environmental Coordination Services
Placer County Community Development Resource Agency
3091 County Center Drive, Suite 190, Auburn, CA 95603

Re: 3rd Mitigated Negative Declaration,
Belcara Subdivision (PSUB 20080156)
An Environmental Impact Report is required,
Big issues and long term are missing from MND

Dear Ms. Krach:

The Mitigated Negative Declaration (MND) and county decision makers interpret General Plan and zoning and other county code text to conclude the Belcara Subdivision is an ordinary development that has no impacts worthy of significant consideration.

Placer County concludes in its September 1, 2013, MND that Belcara is consistent with established densities, that there are no "project-specific significant effects which are peculiar to the project site," and that either the County General Plan and Foresthill Divide Community Plan Environmental Impact Reports, or "uniformly applied Development policies or standards" cover what is necessary without the need for additional documentation. MND page 3.

This conclusion and the absence of an Environmental Impact Report deny all who must make decisions about this project as well as the public, the descriptions, information and disclosures that are the fundamental purpose of the California Environmental Quality Act (CEQA).

Does the claim of an ordinary road intersection have environmental "smoking guns?"

On June 15, 2007, the Department of Public Works wrote to the developer,

The DPW will not require a traffic study for the 40 lot Planned Development project which we have reviewed as of today's date. You have represented that the project as

currently designed will be consistent with current Zoning and Community Plan requirements. Therefore, we do not believe that the project will have additional impacts within the plan area that were not anticipated in the Community Plan EIR. See Attachment 1.

Public Works went on in this document to require a left turn lane into the subdivision and a standard County Plate R-17 standard encroachment designed for a 55 mph highway.

But on November 21, 2008, County Engineering and Surveying asked to put the project on hold so it could determine potential environmental impacts.

The proposed roadway improvements along the north side of Foresthill Road, westbound lane/shoulder, do not identify replacement of the full 8 foot shoulder that currently exists. The shoulder between stations 35+40 and 33+10 should be widened to provide a minimum of 8 feet outside the westbound vehicle traffic lane. What are the grading impacts of this widening? Please show the limits of grading for this widening on the preliminary grading plan.

Now the MND finds a westbound right turn lane is not warranted because of few accidents where there are no right turn lanes on Foresthill Road. Page 33.

The November 21, 2008 memorandum continues,

The plans provided identify a deceleration distance for the proposed eastbound left turn pocket of 394'. The Caltrans Highway Design manual identifies a standard distance of 483' for deceleration at 55 mph. There is an exception to this standard that allows for reduction of the standard by accounting for up to 20 mph deceleration in the thru lane. However, the County has determined that this exception shall not be applied in this particular instance due to the uphill passing lane adjacent to the proposed left turn pocket for the project. What are the impacts of constructing the appropriate deceleration standards? Please show the limits of grading for this widening of the preliminary grading plan. See Attachment 2.

Now this MND directs, "The design speed of Foresthill Road shall be 55 miles per hour, unless an alternate design speed is approved by the Department of Public Works." An

EIR is the necessary means to address this apparent proposal to leave the question unresolved.

Missing from this discussion is the question of what standards Foresthill Road was built to in the first place. Friends of the North Fork can't find reference in the MND or county documents to the fact that Foresthill Road was improved as a U.S. Forest Service Forest Access Road. Instead, the MND references selective use of state standards, and makes a pronouncement that the design speed "shall be 55." Also not addressed in the MND is that the current intersection was designed in 2001 for a four lot parcel division without a CEQA document. P-75847. Going from the two houses that are on the site now to 39 or, with "Parcel B," 40 units would involved a major increase in traffic. Prior to 2001 the access to project property and beyond on the fire trail was a road exiting at the north Monte Vista entrance on Foresthill Road.

An engineering study of speed, traffic practices at the current intersection, the current turn prohibition at the site, the available alternatives and so on is necessary which study is incorporated into an EIR with assessment of the environmental impacts of the various potential solutions.

There is no existing or proposed property or project that is situated like Belcara on the Foresthill Divide: this would be an exceptional and peculiar departure for the Divide

There is no private land on the ridge between the bridge and the project. See Attachment 3. Monte Verde Estates next door to the project property presently defines for the County both past, existing and future development of this nature on the Foresthill Divide. The Belcara project proposes a sweeping change in the area's planning and safety, including in the way the community sees itself and looks after itself and in its self-determination. The view of Friends of the North Fork is that the project would undermine the natural resources and two canyons that geographically define both the Divide and its future.

The MND fails to define that Monte Verde Estates is now the first subdivision encountered when traveling east from Auburn across the Foresthill Bridge. See Attachment 3. It is a subdivision on the center of the Foresthill Divide that in all aspects is a model subdivision:

- Each of its dual entranceways are on opposite sides of the road.
- This intersection is on a straight road segment.
- The entrances and lots are in a valley-like area that Foresthill Road enters.
- The lots and houses are down behind the rim on the other side of both rims from the North Fork and Middle Fork of the American River.
- Monte Verde Estates announces the entranceway and beginning to the Foresthill community and settlement in an open-space friendly, safe, and a welcoming place.

In contrast, Belcara as accepted in the MND would:

- Make the dangerous curve with the subdivision's steep entrance private road the new model for the Divide both for the general public and for the old and new residents who would live on a daily basis with concern about the safety to them and their loved ones. If the General and Foresthill Divide Community Plans mean anything to the community, they mean safety and security.
- Be under half mile from the North Fork.
- Be under on e mile from the Middle Fork.
- Have massive visibility from both canyons, including from many roads and trail.

Belcara is proposed on a beacon property with its heights at over 2300 feet in elevation, the highest developable property on the Divide up to that point. (Monte Verde lots are located behind its 2370-foot high point above the North Fork). It would be a beacon, and not only a physical beacon. The MND accepts it as a Beacon of the County's determination to sacrifice both the North Fork and the Middle Fork American River canyons.

This project would be an iconic development on the Divide. The MND lays down a proverbial bad planning gauntlet for a magnificent canyon and ridge that is even visible from Interstate 80. Friends does not recall if the visibility of the project area from I-80 has been assessed. The point is that the North Fork canyon and Divide may be observed from I-80 beginning before and after the freeway exit sign at the Bowman exit. Friends job is to do its best to see that the County looks after this asset.

The extraordinarily canyon-visible 20-acre Parcel B would be County "business as usual" to allow visually stunning and canyon damaging development on the canyon rim.

This is part of the course of events affecting Belcara and 20-acer Parcel B that we have been able to identify.

The Belcara project land was approved to be divided into four parcels at an August 1, 2001, hearing of the Parcel Review Committee, PM-75847.

The Monarch Mines Vineyard Parcel map PM-75847 with the road intersection is on file with a 2005 date.

A Predevelopment Meeting for the major subdivision was held on June 13, 2006. PPDV # 20060369.

At an August 1, 2006, Parcel Rview Committee meeting appears to have approved Parcel Map, P-75847. Parcel Map P-75847 was filed with the County Recorder on August 17, 2006.

On June 27, 2007, a year after the predevelopment meeting, the Parcel Review Committee approved a "minor boundary line adjustment" (PMBR T20070267) that eliminated Parcel 2 and created to resultant 20-acre Parcel B that is located directly on the rim and can be seen from much of the canyon. And the MND states that the project is in the view line from Codfish Falls. This changed Parcel 4 into resultant 20-acre Parcel B. It was recorded on October 31, 2007. A CEQA Exemption Verification was received for this by the County on April 18, 2007.

These steps on the way to the project and this MND that involve some of the same private and County people in different ones require explanation and clarification.

This background for the project is not described with an explanation in the MND. The manner in which the Belcara project was started and enabled by these applications and approvals includes at least one CEQA exemption regarding creating Parcel B on the canyon rim after the earlier subdivision predevelopment meeting.

The MND does not seem to express and address the potential impact of Belcara on 20-acre Parcel B even though the creation of this parcel has been part of the Belcara process.

20-acre Parcel B is directly implicated in project visibility from the North Fork American River. Exhibit D is used in the MND to demonstrate that a transect line runs aground before it reaches some of the 39 proposed lots. A CEQA-peculiar thing about this is that the visual transect line runs aground in 20-acre Parcel B. 20-acre Parcel B is therefore demonstrated by the County to be directly in the line of sight of the North Fork

The Belcara parcel including 20-acre Parcel B and the use and possible misuse of the planning process are a startling failure of the MND.

Visibility analysis is inadequate for the entire project and 20-acre Parcel B

The visibility analysis relies inappropriately and unnecessarily on visual screening using vegetation. The environmental impact of clearing fire safe areas around structures and of fires on visibility is absent and there are actions the County can take to eliminate these visual impacts. The viewshed analysis does not correctly interpret the Community Plan and if the County wants to accept the visual impacts. An EIR with a statement of overriding concerns is required.

Much of the entire project is highly visible from the North and Middle Fork watersheds. See Attachment 4 for an example. The environmental impact of this must be assessed.

What does "future development" refer to in the middle of page 7? What are the Development Review Committee and Design Review Committee referred to on page 7,

and are they functioning? What is the status of the creation of the design guidelines provided for in the Foresthill Divide Community Plan?

There is a critical need for the County to reduce the number of lots and change the subdivision design and lot layout in order to avoid visual, intersection traffic and other problems that can be mitigated by reducing the lots and number of people in Belcara

The County must disclose and analyze in an EIR its authority to reduce the number of lots in Belcara and to redesign its lots and other features, and follow up with significant project changes.

The County's failure as lead CEQA agency to prepare an EIR withholds from all of the responsible and trustee agencies information that is essential and legally required for them to do their jobs

It is not only are the public, Zoning Administrator, Planning Commission and Board of Supervisors that are short changed by the failure to prepare and EIR.

On page 36 the MND lists the agencies that would be deprived of information that is essential for them to know in order for them to make informed decisions about this project: Foresthill Public Utilities District, Placer County Agricultural Commissioner, California Department of Forestry, Central Valley Regional Water Quality Control Board, California Department of Fish and Wildlife, U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, and the National Marine Fisheries Service.

Our comments on the two prior MNDs are resubmitted

Friends' November 21, 2011 letter by Shute, Mihaly & Weinberger and our November 22, 2011 letter on the MND (Modified) apply to this new MND. Friends is grateful that the County has addressed some of our concerns that were identified at that time.

Sincerely,



Michael Garabedian, President
916-719-7296

June 15, 2007

Pacific West Development
% Jeff Dutra
220 Sacramento Street
Auburn, CA 95603

Subject: Monarch Mine Vineyard Subdivision

Dear Mr. Dutra,

The Department of Public Works (DPW) staff has reviewed the above mentioned preliminary project. In your request, I am providing you with an official DPW position on information that will need to be provided with the project's submittal for development.

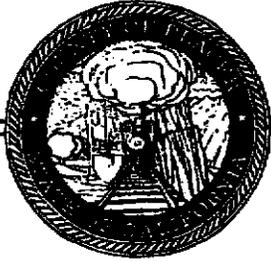
The DPW will not require a traffic study for the 40 lot Planned Development project which we have reviewed as of today's date. You have represented that the project as currently designed will be consistent with current Zoning and Community Plan requirements. Therefore, we do not believe that the project will have additional impacts within the plan area that were not anticipated in the Community Plan EIR. The project will however be required to construct a left turn lane along Foresthill Road at the entrance to the proposed development access. This facility should be designed to meet CalTrans Highway Design standards. There will also be a requirement for the design and construction of a standard County Plate R-17 standard encroachment, designed for a 55 mph highway.

If the development plan upon submittal to the County for official review is different from that presented to the DPW to date, the DPW reserves the right to reassess the above requirements at such time.

Sincerely,

COUNTY OF PLACER
DEPARTMENT OF PUBLIC WORKS
STEPHANIE HOLLOWAY, P.E.

Stephanie Holloway



MEMORANDUM

TO: MAYWAN KRACH, PLANNING DEPT. DATE: NOVEMBER 21, 2008

FROM: PHILLIP A. FRANTZ, ESD ~ ENGINEERING & SURVEYING DEPARTMENT

SUBJECT: PSUB 20080156, 3RD EIAQ SUBMITTAL: BELCARA PLANNED DEVELOPMENT
SUBDIVISION; FORESTHILL ROAD; KING ENGINEERING, RUSSELL KING;
DUTRA PROPERTIES, LLC; (APN: 078.191.060, 062, 164)

We have completed our review of the above referenced application and find that we will require additional information in order to make a determination of the potential environmental impacts of the project. We hereby request that this application be placed "on hold" until additional detail is provided by the applicants relative to the following comments/concerns. Please respond to all comments in writing with a complete explanation of what was done or why it wasn't done with the next submittal.

Any comments that have not been fully addressed have been restated using the same numbering system as the previous submittal. Some comments have been expanded on for clarity and are shown with *bold italics*. Any new comments have been shown with numbers followed by letters, such as, 1b, 2b, etc.

TRANSPORTATION / CIRCULATION

- 1b. The proposed roadway improvements along the north side of Foresthill Road, westbound lane/shoulder, do not identify replacement of the full 8 foot shoulder that currently exists. The shoulder between stations 35+40 and 33+10 should be widened to provide a minimum of 8 feet outside the westbound vehicle traffic lane. What are the grading impacts of this widening? Please show the limits of grading for this widening on the preliminary grading plan.
- 2b. The plans provided identify a deceleration distance for the proposed eastbound left turn pocket of 394'. The Caltrans Highway Design Manual identifies a standard distance of 483' for deceleration at 55 mph. There is an exception to this standard that allows for a reduction of this standard by accounting for up to 20 mph deceleration in the thru lane. However, the County has determined that this exception shall not be applied in this particular instance due to the uphill passing lane adjacent to the proposed left turn pocket for the project. What are the impacts of constructing the appropriate deceleration standards? Please show the limits of grading for this widening on the preliminary grading plan.

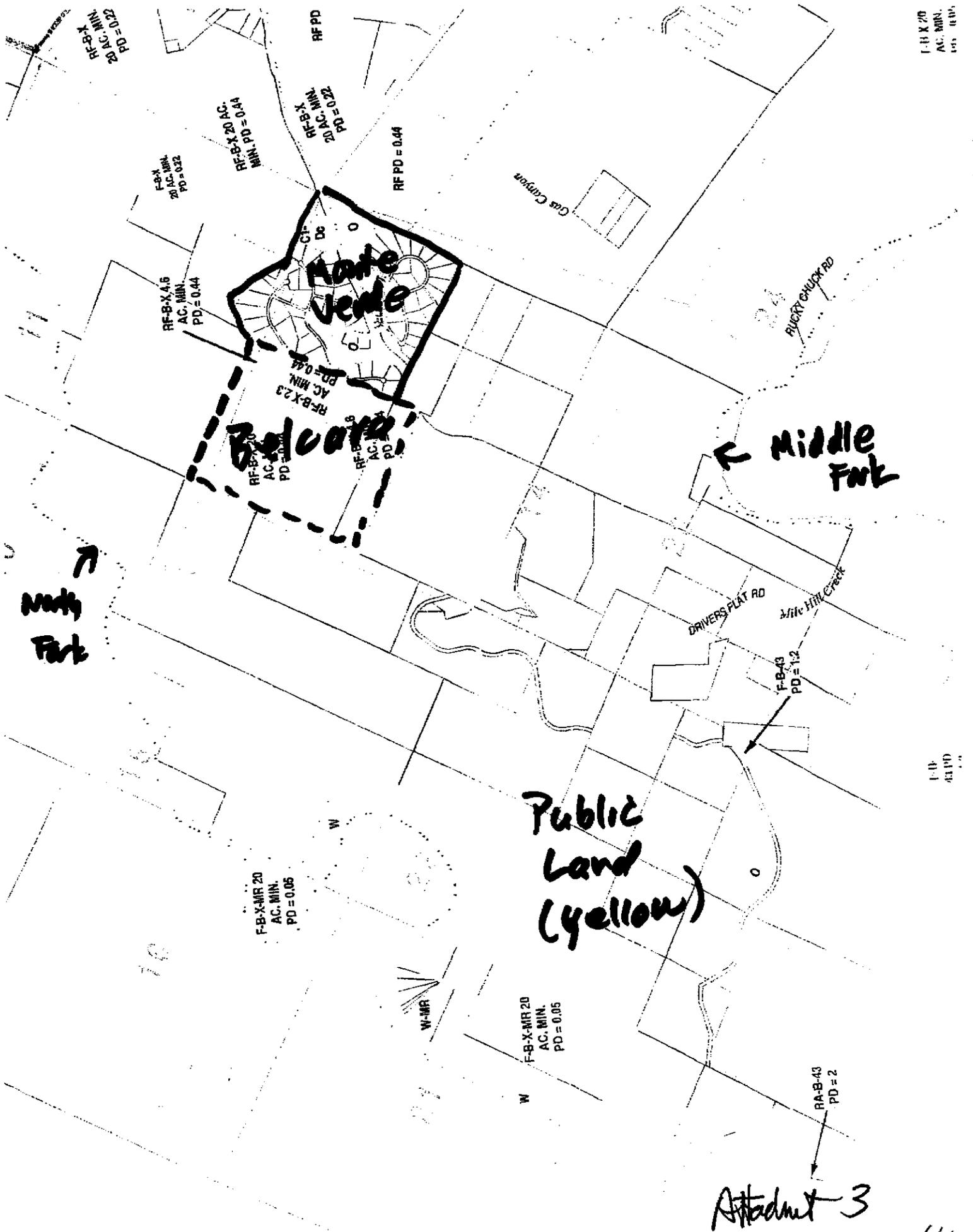
TENTATIVE MAP

- 1b. **ADVISORY COMMENT:** When the Tentative Map is submitted with the Entitlement Application, please revise the callouts "Open Space Parcel A, B, C" to "Open Space Lot A, B, C" to be consistent with the callout for "Open Space Lot D".

cc: Stephanie Holloway, DPW ~ Transportation

Ref: psub 20080156 eiaq3 belcara subdivision.doc

Phillip A. Frantz



North Fork

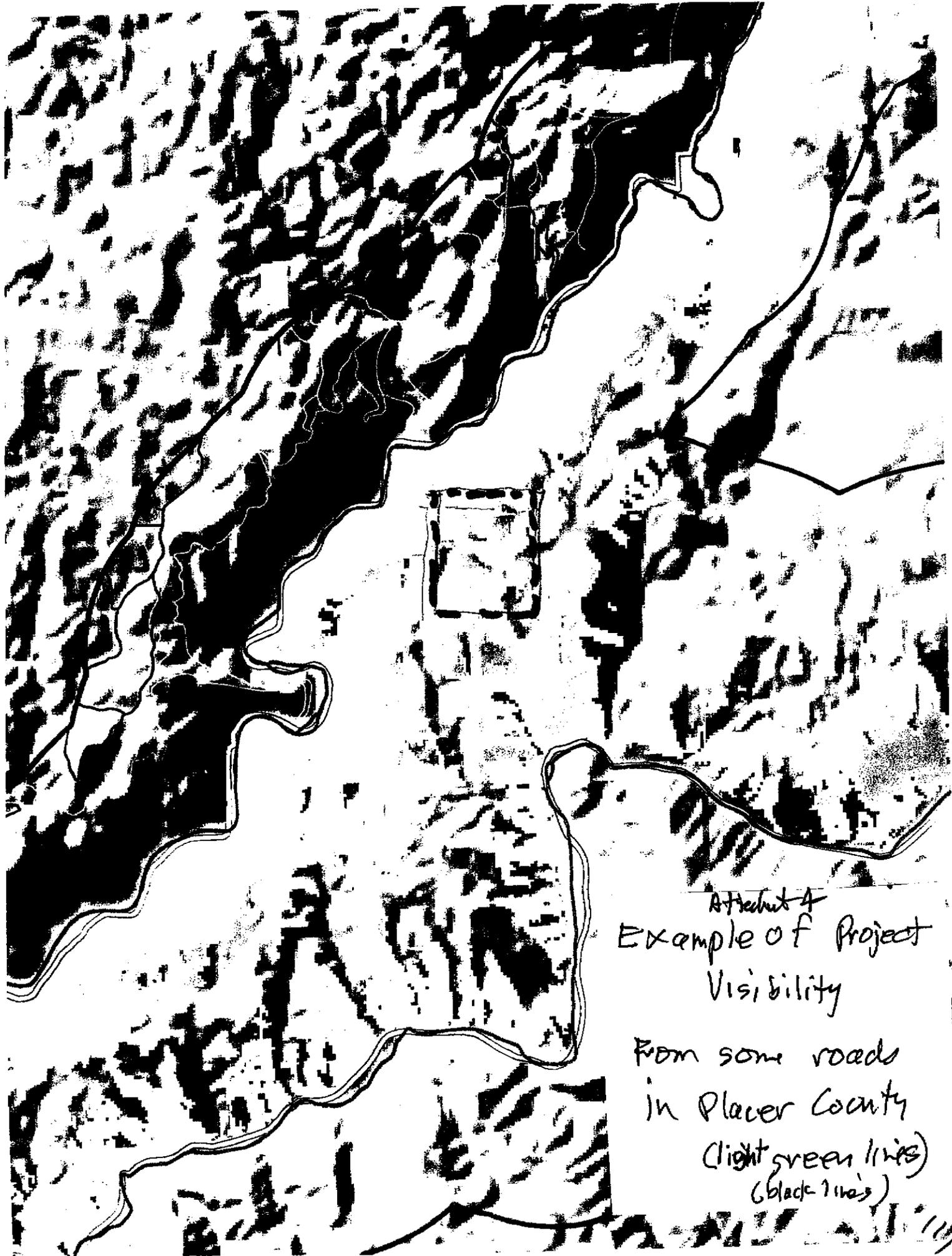
Late Verde

Balconia

Public Land (yellow)

Middle Fork

Attachment 3



Attachment 4
Example of Project
Visibility

From some roads
in Placer County
(light green lines)
(black lines)

Foresthill Residents for respOnsible Growth, Inc.

P. O. Box 568, Foresthill, CA 95631
530-367-4803

September 29, 2013

RECEIVED

OCT 01 2013

ENVIRONMENTAL COORDINATION SERVICES

Placer County Planning Dept.
Community Development Resource Agency
3091 County Center Dr.
Auburn, CA 95603

Project: Belcara Planned Development – PSUB20080156

Dear Michael Johnson,

We have reviewed the most recent MND Modified report dated August 30, 2013, prepared for the above referenced project. When we originally submitted our comments on November 21, 2011, we expressed our concerns about the ingress/egress safety issues for the project. The report still does not adequately address or resolve those issues.

The Foresthill community has approximately 6,000 residents with 2,700 homes. We have no public transportation and a significant problem with jobs-housing imbalance causing many residents to travel off the "Hill" for employment. Additionally, we are becoming more and more a retirement community with many older drivers.

Although the Traffic and Transportation portion of the MND Modified report has been changed to eliminate the private, gated entrance, we do not believe that removing a gated entrance will resolve the problems that we foresee. There has been little change from the previous report. There is, and was previously proposed, a "left-turns" in lane as well as some sort of further modification to a "right-turns" in deceleration taper just to get slower traffic off the road. There doesn't appear to be an adequate solution to the "left-turns" out for those residents who want to go to Foresthill.

Currently "left-turns" out are prohibited. The MND report makes no provisions for "left-turns" out for those residents traveling to Foresthill after the project is completed. There is no analysis or comments in the report concerning project impacts for vehicles making "left-turns" out accelerating on a 6% - 8% grade moving up-hill attempting to gain enough speed to avoid rear-end collisions. Additionally, there is no discussion or mitigation for project-related traffic impacts that could occur from westbound vehicles cresting the hill traveling on converging lanes (one a passing lane) meeting "right turns" out traffic creating another hazardous situation.

For these reasons, we recommend a study completed by a traffic engineer that,

- 1) Discusses the existing traffic conditions within the project vicinity,
- 2) Analyzes the short-term and long-term future traffic operating conditions generated by the project, and
- 3) Proposes traffic mitigating recommendations with conceptual design layouts for "left-turns" and "right-turns" in and out of the project.

Please accept our request for a traffic study at this potentially dangerous intersection.

Sincerely,



Sherry Wicks, Chairperson

Cc: Foresthill Forum
Jennifer Montgomery, 5th District Supervisor
Planning Commissioners

"Every man holds his property subject to the general right of the community to regulate its use to whatever degree the public welfare may require it."

Theodore Roosevelt



October 2, 2013

Maywan Krach
Placer County Planning Department
3091 County Center Drive
Auburn CA 95603

RECEIVED

OCT 02 2013

ENVIRONMENTAL COORDINATION SERVICES

Re: Belcara Planned Development (PSUB20080156)

Dear Ms. Krach:

Please consider and include in the public record the following comments on the Modified Mitigated Negative Declaration for the proposed Belcara Planned Development, submitted on behalf of Protect American River Canyons (PARC). As set forth below, we disagree with the Planning Department's conclusion that the subject mitigated negative declaration includes legally sufficient mitigation measures; instead we believe the proposed project continues to have potentially significant environmental impacts and that therefore preparation of an environmental impact report (EIR) is mandated by the California Environmental Quality Act (CEQA).

Our principal objection to the Mitigated Negative Declaration is that it fails to adequately mitigate the project's potentially significant impacts to the scenic resources of the North Fork of the American River canyon. As you know, the proposed building envelopes for Lots 20, 21, and 22 lie within the "Important Viewshed" area identified in the Foresthill Divide Community Plan. Additionally, the proposed building envelope for lot 23 lies just outside the Important Viewshed boundary. All four of those lots are located on steep, canyon-facing slopes. Homes built anywhere on these lots are likely to be visible from various locations on public lands within the canyon, including from portions of the popular Codfish Falls Trail. The proposed location of the building envelope for Lot 21 is particularly concerning, given its position on the northernmost, cliffhanging, and visually prominent portion of the parcel.

PARC proposed that these four lots be eliminated from consideration for development and dedicated to open space purposes, as we see no way to adequately mitigate the adverse impact on scenic resources that would result from home construction in these locations. Such a solution would prevent unnecessary impacts on the scenic qualities of the North Fork of the American River canyon, and would help advance the scenic resource protection goals of the Placer County General Plan and the Foresthill Divide Community Plan. Absent such a solution we believe, as noted above, that preparation of an EIR is mandated by CEQA.

P.O. Box 9312 · Auburn, CA 95604 · www.parc-auburn.org

Protect American River Canyons is dedicated to the protection and conservation of natural, recreational, cultural and historical resources of the North and Middle Forks of the American River and its canyons for all to care for and enjoy.

120

The scenic resources in jeopardy because of this proposal are far from insubstantial. The North Fork canyon in this location is part of the Auburn State Recreation Area (ASRA), a 30,000 acre wilderness and recreational treasure comprising nearly 50 miles of the canyons of the North and Middle Forks of the American River. The North Fork canyon is particularly pristine, having been found eligible for federal Wild and Scenic River status as well as National Recreation Area designation, in no small measure due to its outstanding and largely unspoiled scenic qualities.

The Modified Mitigated Negative Declaration proposed a number of mitigation measures to lessen the impact on scenic resources from development of Lots 20, 21, and 22. (Modified Mitigated Negative Declaration, page 7) Unfortunately, the proposed mitigation measures fall well short of what CEQA requires to avoid the preparation of an EIR. Under CEQA, a lead agency (in this case, the Planning Department) must prepare an EIR whenever substantial evidence in light of the entire record supports a "fair argument" that a proposed project may have a significant adverse impact on the environment. [Pub. Resources Code, §21080, subs. (c) & (d); CEQA Guidelines, §§15064 subd. (a)(1); 15070, subd. (a); *Stanislaus Audubon Society, Inc. v. County of Stanislaus* (1995) 33 Cal.App.4th 144, 150-151.]

Preparation of an EIR may be avoided under such circumstances only if: 1) a mitigated negative declaration is prepared that includes revisions agreed to by the project applicant that avoid the impacts to the environment or mitigate those impacts to the point where clearly no significant effects on the environment will occur, and 2) there is no substantial evidence in light of the entire record that the project, as revised, may still have a significant effect on the environment. (Public Resources Code section 21064.5)

If there is substantial evidence in the record that the proposed project, even as modified, may have a significant effect on the environment, the lead agency must either further modify the project to eliminate or reduce the potential significant environmental effect or prepare an EIR for the proposed project prior to approving or carrying out the project. (CEQA Guidelines, section 15070, subd. (b)(2).)

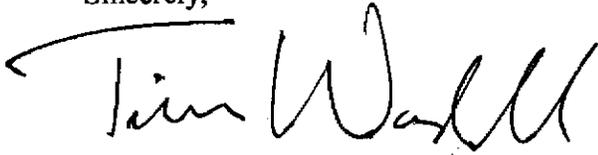
Moreover, mitigated negative declarations cannot be used when they rely upon the presumed success of future mitigation measures that have not been formulated at the time of project approval (*Sundstrom v. County of Mendocino* (1988) 202 Cal App 3d 296, 306-314.)

The proposal mitigation measures here at issue do not meet these legal requirements. In particular, reliance on vegetative screening "where necessary" to screen structures so they do not "unduly intrude" into the viewshed is not a legally sufficient mitigation measure.

In sum, the proposed mitigation measures, when viewed in the context of the proposed boundaries of Lots 20, 21, 22 and 23, fail to provide a legally adequate assurance that homes constructed on these parcels will not have a significant effect on the scenic resources of the North Fork canyon. The proposed lots are visually prominent, positioned on the edge of a pristine stretch of the canyon. That fact, coupled with the

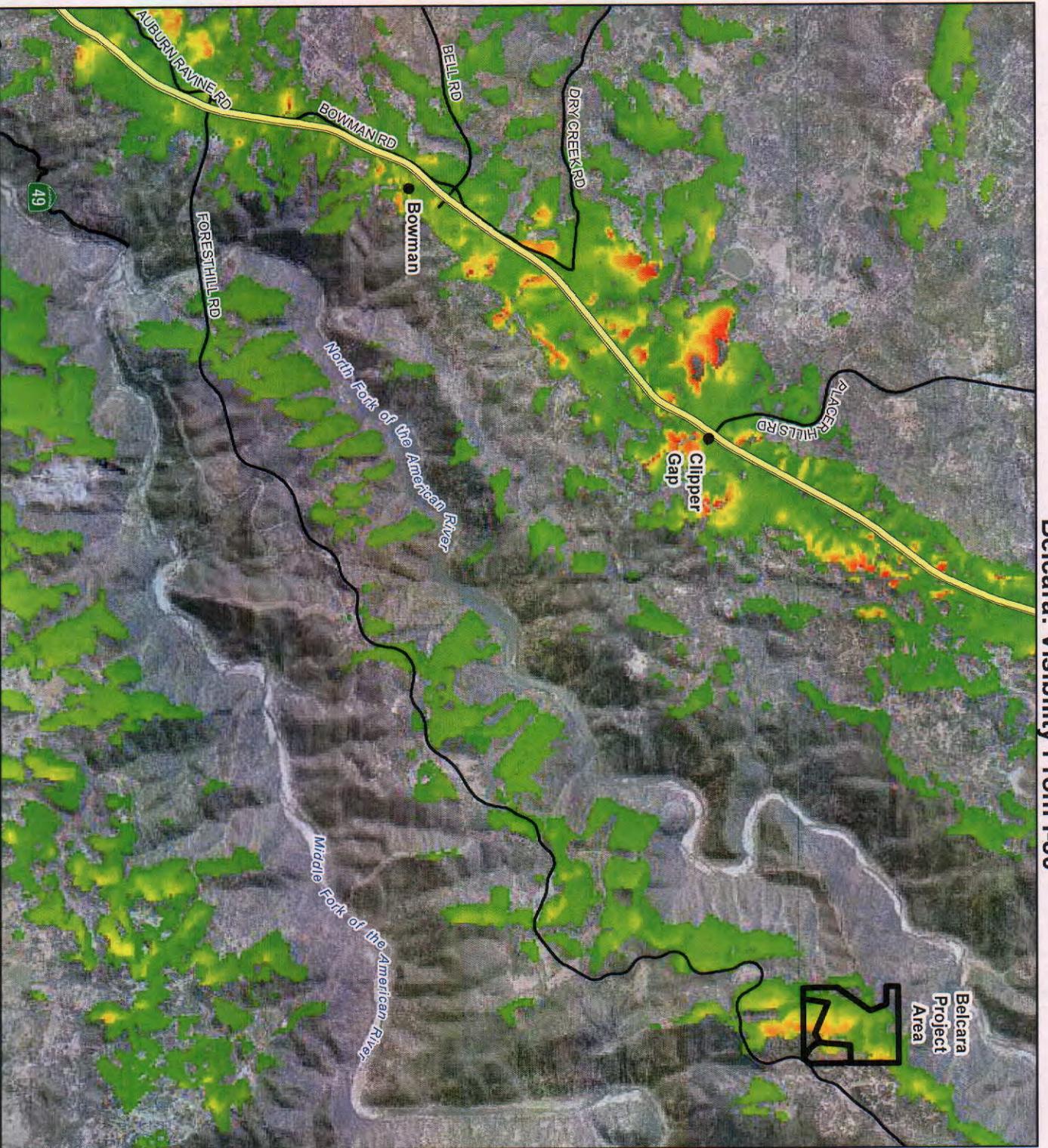
inadequacy of the proposed mitigation measures, leads to only one rational conclusion: the proposed project, even with the proposed revisions, continues to have the potential to cause significant impacts to the viewshed of the North Fork American River canyon. As such, the Modified Mitigated Negative Declaration is inconsistent with the Placer County General Plan and the Foresthill Divide Community Plan, and is in violation of California law, requiring that an EIR be prepared for this proposed project if Lots 20 through 23 are not eliminated.

Sincerely,

A handwritten signature in black ink that reads "Tim Woodall". The signature is written in a cursive style with a long horizontal stroke at the beginning.

Tim Woodall
Board President
Protect American River Canyons

Belcara: Visibility From I-80



S:\CDR\REQUESTS\PLN_Madison\Belcara_Viewshed_110926\ARCMAP\Belcara_VS_180_131125.mxd

LEGEND

-  INTERSTATE 80
-  FOCUS PARCELS
-  BELCARA PROJECT AREA
- POINTS VISIBLE FROM I-80**
-  2 - 10
-  >10 - 20
-  >20 - 30
-  >30 - 40
-  >40 - 50
-  >50 - 60
-  >60 - 70
-  >70 - 80
-  >80 - 90
-  >90 - 100
-  >100 - 110
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-  >170 - 180
-  >180 - 190
-  >190 - 200
-  >200

ATTACHMENT H