



COUNTY OF PLACER
Community Development/Resource Agency

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Planning Services
Division

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HEARING DATE: October 10, 2013
ITEM NO.: 2
TIME: 10:20 AM

TO: Placer County Planning Commission

FROM: Development Review Committee

DATE: October 10, 2013

**SUBJECT: VESTING TENTATIVE SUBDIVISION MAP AND CONDITIONAL USE PERMIT
MODIFICATION (PSM 20130245)
THE ENCLAVE AT GRANITE BAY
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION**

COMMUNITY PLAN AREA: Granite Bay Community Plan

COMMUNITY PLAN DESIGNATION: Rural Low Density Residential (0.9-2.3 acre minimum)

ZONING: RS-AG-B-40 PD 1.3 (Residential Single Family, combining Agriculture, combining minimum Building Site of 40,000 square feet, combining Planned Residential Development 1.3 units per acre)

ASSESSOR PARCEL NUMBERS: 050-020-009, 050-020-010, 050-020-011 and 466-080-013

STAFF PLANNER: E.J. Ivaldi, Supervising Planner

LOCATION: The project is located on the north side of Elmhurst Drive, east of the Ridgeview Elementary and Oakhills schools, and west of Pastor Drive, in the Granite Bay area.

APPLICANT: Daron Anderson on behalf of Granite Bay Development, LP

PROPOSAL:

The applicant is requesting approval of a modification to the "Enclave at Granite Bay" Vesting Tentative Subdivision Map and Conditional Use Permit to allow for minor changes to the project, including reconfiguration of lot lines, the minor extension of Street A, elimination of water and sewer lines through Open Space Lot A, incorporation of a STEP sewer system, and elimination of the 4' sidewalk on the easterly side of Street A. The original Enclave at Granite Bay project was approved as a 12-lot Planned Residential Development, including two open space lots. No changes are proposed to the number of residential lots or amount of open space provided.

CEQA COMPLIANCE:

The Environmental Review Committee has reviewed the proposed modifications to the Vesting Tentative Subdivision Map and Conditional Use Permit and determined that the modifications are within the scope of the previously adopted Mitigated Negative Declaration and Addendum. No new impacts or increases in previously disclosed impacts will result from the proposed modifications and no new mitigation measures are required. The decision-making body must find that the previously adopted Mitigated Negative Declaration and Addendum satisfies the requirements of CEQA. A recommended finding for this purpose is attached.

PUBLIC NOTICES AND REFERRAL FOR COMMENTS:

Public notices were mailed to property owners of record within 300 feet of the project site. A public hearing notice was also published in the *Sacramento Bee* newspaper. Other appropriate public interest groups and citizens were sent copies of the public hearing notice and the Granite Bay Municipal Advisory Council. Copies of the project plans and application were transmitted to the Community Development Resource Agency staff and the Departments of Public Works and Environmental Health Services, the Air Pollution Control District and Facility Services for their review and comment.

BACKGROUND (PROJECT/CEQA):

On December 14, 2010, the Board of Supervisors adopted a Mitigated Negative Declaration (Attachment E) and approved a General Plan Amendment to change the land use designation on the project site from Rural Residential (2.3 to 4.6 acres per dwelling unit) to Rural Low Density Residential (0.9 to 2.3 acres per dwelling unit) and approved a Rezoning from RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet) and RS-AG-B-40 (Residential Single-Family, combining Agricultural, combining minimum Building Site of 40,000 square feet) to RS-AG-B-40 PD 1.3 (Residential Single-Family, combining Agricultural, combining minimum Building Site of 40,000 square feet, combining Planned Residential Development 1.3 units per acre).

On June 9, 2011, the Planning Commission adopted an Addendum to the Mitigated Negative Declaration (Attachment E) and approved a Vesting Tentative Subdivision Map, Conditional Use Permit and Tree Permit to allow a 12-lot Planned Residential Development on an infill site, with parcels ranging in area from 15,000 to 26,911 square feet. Forty-six percent of the project site (± 5.6 acres) was approved to be set aside as open space/common lot areas for wetland preservation, recreational facilities, sidewalks, a pedestrian path connecting to the Ridgeview and Oakhills Schools, landscaping, and a detention basin. Access would be provided by the continuation of Pastor Drive (public road) at the north east portion of the site. The Planning Commission also approved an emergency vehicle access (EVA) road that would connect to Elmhurst Drive at the intersection with Swan Lake Drive, in place of an alternative EVA road proposed at the terminus of Sky View Lane.

On November 8, 2012, the Planning Commission approved a modification to the Vesting Tentative Subdivision Map and Conditional Use Permit to remove Court B and to modify the emergency vehicle access (EVA) road so emergency access is provided at the terminus of Sky View Lane. The Planning Commission also found that the modification was within the scope of the previously adopted Mitigated Negative Declaration and Addendum (Attachment E).

SITE CHARACTERISTICS:

The project site comprises 12.07 acres of undeveloped land characterized as open with relatively flat terrain at an elevation of about 300 feet. Vegetation onsite includes annual non-native grasslands, scattered trees including Blue and Interior Live Oaks, Red and Arroyo Willow, and Fremont Cottonwood. There are several seasonal wetlands and a large emergent marsh located in the southern portion of the property. The two large Fremont Cottonwood trees are designated "Landmark Trees" by resolution of the Placer County Board of Supervisors and are located within the County right-of-way along Elmhurst Drive.

Surrounding properties include large-lot rural residential land uses to the north (2.7 acre parcels), including the terminus of Skyview Lane. There are rural low density residential uses to the east (0.25 to 0.75 acre parcels) including the terminus of Pastor Drive. Elmhurst Drive and Linda Creek Court border the project site to the south along with low density residential uses (0.25 to 0.50 acre parcels). The Ridgeview Elementary and Oakhills schools are located to the west along with some rural low density residential uses (0.9 to 2.7 acre parcels).

EXISTING GENERAL PLAN DESIGNATIONS, ZONING AND LAND USE:

Location	Zoning	General Plan/Community Plan	Existing Conditions and Improvements
Site	RS-AG-B-40 PD 1.3 (Residential Single-Family, Combining Agricultural, Combining Minimum Building Site of 40,000 square feet, Combining Planned Residential Development 1.3 units per acre)	Rural Low Density Residential (0.9-2.3 acre minimum)	Undeveloped
North	RA-B-100 (Residential Agricultural, Combining Minimum Building Site of 100,000 square feet)	Same as project site	Rural, large-lot, residential use
South	RS-AG-B-40 (Residential Single-Family, Combining Agricultural, Combining Minimum Building Site of 40,000 square feet)/ RS-AG-B-X 20 acre min. PD 2.27 (Residential Single-Family, Combining Agricultural, Combining Minimum Building Site of 20 acres, Planned Residential Development 2.27 units per acre)	Rural Low Density Residential (0.9-2.3 acre minimum)/Low Density Residential (.4-.9 acre minimum)	Low density residential use
East	RS-AG-B-100 PD 2.1 (Residential Single-Family, Combining Agricultural, Combining Minimum Building Site of 100,000 square feet, Planned Residential Development 2.1)	Rural Low Density Residential (0.9-2.3 acre minimum)	Rural low density residential use

West	<p style="text-align: center;">RS-AG-B-40</p> <p style="text-align: center;">Residential Agricultural, Combining Minimum Building Site of 100,000 square feet (RA-B-100)/Residential Single-Family, Combining Agricultural, Combining Minimum Building Site of 40,000 square feet)</p>	<p style="text-align: center;">Rural Residential (2.3-4.6 acre minimum)/Rural Low Density Residential (0.9-2.3 acre minimum)</p>	<p style="text-align: center;">Rural low density residential use/ Ridgeview Elementary and Oakhills Schools</p>
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PROJECT DESCRIPTION:

The Enclave at Granite Bay project site was acquired by Granite Bay Development, LP in June 2013. The new owner is proposing to modify the Vesting Tentative Subdivision Map and Conditional Use Permit to improve the layout and functionality of the project. The proposed changes include reconfiguring some of the lot lines, a minor extension of Street A, elimination of water and sewer lines through Open Space Lot A, incorporation of a STEP sewer system, and elimination of the 4' sidewalk on the easterly side of Street A. No other changes are proposed. The total number of lots originally approved remain the same (12 lots), as well as, the amount of open space provided. Access to the site would still be provided by the continuation of Pastor Drive and the emergency vehicle access would be situated over Lot 1 and connect to Sky View Lane, an existing paved private roadway to the north of the project site.

DISCUSSION OF ISSUES:

Reconfiguration of Lot Lines

The applicant is proposing to remove the flag lot (previous Lot 10) and reconfigure lot lines so that the residential lot now fronts on Street A (renumbered as Lot 8). Open Space Lot A would be expanded into the area where the flag lot was removed and would provide an open space buffer next to the adjacent property to the east (APN: 466-270-006). There is also a small wetlands area originally intended to be filled that would now be preserved within the open space lot.

Open Space Lot B is proposed to be shifted to the south so that it better incorporates the natural drainage and planned detention facility. This would result in the slight extension of Street A as to accommodate residential Lots 5, 6, and 7 that also shifted south with the reconfigured Open Space Lot B. No changes are proposed to the number of residential lots originally approved (12) or amount of open space provided. Although the Revised Vesting Tentative Subdivision Map included 0.08 acres of sidewalk in the open space calculation, the applicant is proposing to adjust the lot line between Open Space Lot B and residential Lot 4 so that the total open space provided equals the 5.6 acres as originally approved. This would be reconciled with the submittal of the approved Vesting Tentative Subdivision Map as required by Condition #2.

Elimination of Sewer and Water lines between Elmhurst Drive and the end of Street A

The original project engineering did not account for two existing large City of Roseville water mains that runs parallel to the north of Elmhurst Drive and physically obstruct new sewer and water connections for the Enclave project. As such, the applicant has been diligently working with the public water and sewer service providers on alternative water and sewer connections. Originally, water and sewer lines were proposed to be installed through Open Space Lot A, between Elmhurst Drive and the end of Street A. Water and sewer lines are now proposed to connect at the north end of the project site at the terminus of Pastor Drive.

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The San Juan Water District has agreed to eliminate the planned southerly water line through Open Space Lot A and has indicated that the existing 8-inch water line at the westerly end of Pastor Drive has a sufficient supply of potable water for both domestic and fire flow service (Attachment F).

Placer County Environmental Engineering has also agreed to a Low Pressure STEP system that would connect to the existing sewer in Pastor Drive (Attachment G). Any additional site disturbance that would be required for the STEP sewer system would occur in areas where grading activities are already planned to occur with lot grading and construction of road improvements. Additionally, the Linda Creek North tributary would no longer be impacted as the water and sewer lines previously proposed through Open Space Lot A have been eliminated. As a result, public utility easements are no longer proposed or required to be dedicated over Lot A.

Removal of Sidewalk on East Side of Street A

The applicant has requested to construct a sidewalk on one side of Street A, instead of both sides of the street as required by the Project's conditions of approval (old COA 28). The 4 foot wide sidewalk would be constructed on the west side of Street A from the end of Pastor Drive south to the end of Lot 7. The Development Review Committee is in support of this request as Street A is a cul-de-sac that terminates at the open space lot. Old COA 28 has been modified accordingly, as well as old COA 39.a, to reduce the public road easement width from 42 feet to a minimum right-of-way width of 40 feet.

RECOMMENDATION:

The Development Review Committee recommends that the Planning Commission 1) find that the previously adopted Mitigated Negative Declaration and Addendum, and Mitigation Monitoring Program satisfies the requirements of CEQA, and 2) approve the modification to the Vesting Tentative Subdivision Map and Conditional Use Permit as described in this report, subject to the following findings and attached modified conditions of approval:

FINDINGS:

CEQA:

The Planning Commission has reviewed the proposed modification to the Vesting Tentative Subdivision Map and Conditional Use Permit and determined that the modifications are within the scope of the previously adopted Mitigated Negative Declaration and Addendum (Attachment E). No new impacts or increases in previously disclosed impacts will result from the proposed modifications and no new mitigation measures are required. The Planning Commission finds that the previously adopted Mitigated Negative Declaration and Addendum satisfies the requirements of CEQA.

Vesting Tentative Subdivision Map Modification:

1. The proposed subdivision modification, together with the provisions for its design and improvements, is consistent with the Granite Bay Community Plan, the Placer County General Plan and with applicable County Zoning Ordinances.
2. The site of the subdivision modification is physically suitable for the type and proposed density of development.

3. The subdivision modification, with the recommended conditions, is compatible with the neighborhood and adequate provisions have been made for necessary public services and mitigation of potential environmental impacts.
4. The design and proposed improvements of the subdivision modification are not likely to cause substantial environmental damage or public health problems. The Environmental Review Committee determined that the modifications are within the scope of the previously adopted Mitigated Negative Declaration and Addendum and satisfies all requirements of CEQA.
5. The roadway proposed for this subdivision modification (Land Development Manual, modified Rural Minor Residential R-5) is consistent with current County standards for public roadways.

Conditional Use Permit

1. The proposed Conditional Use Permit modification is consistent with applicable policies and requirements of the Granite Bay Community Plan and the Placer County General Plan.
2. The establishment, maintenance or operation of the proposed modification will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort and general welfare of people residing in the neighborhood of the proposed use, or be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the County.
3. The proposed modification will not generate a volume of traffic beyond the capacity of roads providing access to the use, consistent with the applicable requirements of the Placer County General Plan and the Granite Bay Community Plan.

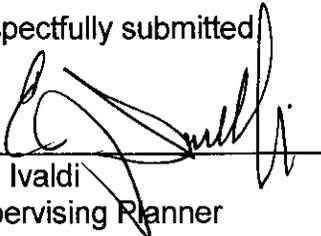
Planned Residential Development

1. The proposed modification and development of the property as a Planned Residential subdivision, together with the provisions for its design and improvements, is consistent with objectives, policies, general land uses and programs as specified in the Placer County General Plan and the Granite Bay Community Plan as well as with all applicable provisions of the Placer County Code. These include consistency with goals and policies relating to the use of Planned Residential Developments to retain/protect natural features on site and design the subdivision to provide for the least amount of site disturbance.
2. The proposed modification is consistent with respect to the purposes of a Planned Residential Development in that it will further the public health, safety, peace, morals, comfort, and general welfare by addressing the simultaneous needs of the County for: protecting environmentally sensitive areas; preserving natural resources; and conserving visual and aesthetic resources.
3. The proposed modification is consistent with the base zoning of RS-AG-B-40 PD 1.3 (Residential Single-Family, Combining Agricultural, Combining Minimum Building Site of 40,000 square feet, Planned Development 1.3), and is within the density limits of the

Rural Low Density Residential (0.9-2.3 acre minimum) land use designation in the Granite Bay Community Plan.

4. The proposed Planned Residential Development subdivision includes two open space/common area lots (± 5.6 acres) that provide for resource protection, recreational amenity, as well as visual enjoyment. The open space/common area lots would be held in common ownership by the Homeowners Association, for the benefit of Placer County.
5. The proposed modification has been designed in a manner such that adequate public services are provided.
6. The design and density of the proposed modification is consistent and compatible with the character of the immediate neighborhood and will not be contrary to its orderly development.

Respectfully submitted

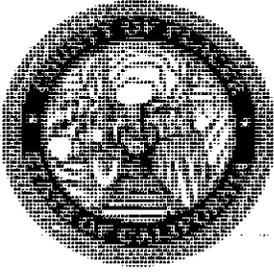


E.J. Ivaldi
Supervising Planner

ATTACHMENTS:

- Attachment A – Recommended Conditions of Approval
- Attachment B – Vicinity Map
- Attachment C – Revised Vesting Tentative Subdivision Map
- Attachment D – Vesting Tentative Subdivision Map Approved November 8, 2012
- Attachment E – Mitigated Negative Declaration, Addendum, and Mitigation Monitoring Program
- Attachment F – San Juan Water District Letter Dated September 30, 2013
- Attachment G – Placer County Facility Services Letter Dated September 17, 2013
- Attachment H – South Placer Fire District Letter Dated September 19, 2013
- Attachment I – Correspondence

cc: Daron Anderson, Granite Bay Development, LP – Owner/Applicant
Rebecca Taber – Engineering and Surveying Division
Heather Knutson – Department of Facility Services, Environmental Engineering Division
Laura Rath – Environmental Health Services
Angel Rinker – Air Pollution Control District
Andrew Darrow – Flood Control District
Andy Fisher – Parks Department
Paul Thompson – Deputy Planning Director
Michael Johnson – Community Development Resources Agency Director
Karin Schwab – County Counsel
Subject/chrono files



**CONDITIONS OF APPROVAL - VESTING TENTATIVE
SUBDIVISION MAP/CONDITIONAL USE PERMIT/TREE PERMIT
"THE ENCLAVE AT GRANITE BAY " (PSUB20080329; PSM
20120259; PSM 20130245)**

THE FOLLOWING CONDITIONS SHALL BE SATISFIED BY THE APPLICANT, OR AN AUTHORIZED AGENT. THE SATISFACTORY COMPLETION OF THESE REQUIREMENTS SHALL BE DETERMINED BY THE DEVELOPMENT REVIEW COMMITTEE (DRC), COUNTY SURVEYOR, AND/OR THE PLANNING COMMISSION.

1. This Vesting Tentative Map, Conditional Use Permit and Tree Permit is approved to allow a 12-lot Planned Residential Development, with parcels ranging in area from 15,000 to ±27,4436,911 square feet. A minimum of 46 percent of the project site (±5.6 acres) is to be set aside in open space/common area lots for wetland preservation, recreational facilities, sidewalks, a pedestrian path connecting to the Ridgeview and Oakhills Schools, landscaping, and a detention basin.

On November 8, 2012, the Planning Commission approved a modification to the Vesting Tentative Subdivision Map and Conditional Use Permit to remove Court B and to modify the emergency vehicle access (EVA) road so emergency access is provided at the terminus of Sky View Lane. (Conditions 1, 13, 32, 34 C), 38, 39 B) G), 44, 60, 94 b) c) and 109 were modified.)

On October 10, 2013, the Planning Commission approved a modification to the Vesting Tentative Subdivision Map and Conditional Use Permit to reconfigure lot lines, extend Street A, eliminate water and sewer lines through Open Space Lot A, incorporate a STEP sewer system, and eliminate the 4' sidewalk on the easterly side of Street A. (old Conditions 1, 12, were modified; old Conditions 22 was deleted; newly numbered 36 b was deleted; newly numbered Conditions 27, 33c, 37, 38a, 38b, 55, 93f, 93g, 105 and 108 were modified;).

2. Following Tentative Map approval, but before submittal of Improvement Plans, the applicant shall provide the Planning Department with five full-size prints of the approved Tentative Map for distribution to other County departments, if the approval of the project requires changes to the map. **(CR) (PD)**

IMPROVEMENT PLAN

3. The project is subject to review and approval by the Placer County Development Review Committee. Such a review shall be conducted prior to the submittal of the Improvement Plans for

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the project and shall include, but not be limited to architectural colors, materials, and textures of all structures; landscaping; irrigation; signs; exterior lighting; pedestrian and vehicular circulation; recreational facilities; fences and walls; all open space amenities; tree impacts, tree removal, tree replacement areas, entry features, sidewalks, wetland impacts, wetland replacement areas, etc.

4. Sidewalks: The Improvement Plans shall provide details of the location and specifications of all proposed sidewalks, as approved by the Development Review Committee and Parks Division. Said sidewalks shall be installed prior to the County's acceptance of the subdivision's improvements and all easements shall be shown on the Final Map.

5. Landscape Plan: The Improvement Plans shall provide details of the location and specifications of all proposed landscaping and irrigation; including the size, species and number of evergreen trees required within the 10' wide landscape easements, as approved by the Development Review Committee and Parks Division. Said landscaping shall be installed prior to the County's acceptance of the subdivision's improvements, with the exception that front yard landscaping on individual lots be installed prior to building permit final.

6. 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. 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. (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 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 electronic and printed hard copy format as required 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 5 copies of the approved Tentative Map and 2 copies of the approved conditions with the plan check application. After the 1st Improvement Plan submittal

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and review by the ESD, the applicant may submit the Final Map to the ESD for initial technical review. Technical review of the Final Map shall not conclude until the Improvement Plans are approved by the ESD. **(MM VI.1) (ESD)**

7. All proposed grading, drainage improvements, vegetation and tree removal shall be shown on the Improvement Plans and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, 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 DRC. All cut/fill slopes shall be at 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Department (ESD) concurs with said recommendation.

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 assure proper installation and maintenance of erosion control/winterization during project construction. Where soil stockpiling or borrow areas are to remain for more than one construction season, proper erosion control measures shall be applied as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the ESD.

Submit to the ESD a letter of credit or cash deposit in the amount of 110% 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.2) (ESD)**

8. Stockpiling and/or vehicle staging areas shall be identified on the Improvement Plans and located as far as practical from existing dwellings and protected resources in the area. **(MM VI.4) (ESD)**

9. Prepare and submit with the project Improvement Plans, a drainage report in conformance with the requirements of Section 5 of the LDM and the Placer County Storm Water Management

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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 drainage 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" (BMP) measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable. **(MM VIII.1) (ESD)**

10. Water quality Best Management Practices (BMPs) shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and/or for Industrial and Commercial, (and/or other similar source as approved by the Engineering and Surveying Department (ESD)).

Construction (temporary) BMPs for the project include, but are not limited to: Fiber Rolls (SE-5), Hydroseeding (EC-4), Stabilized Construction Entrance (LDM Plate C-4), Storm Drain Inlet Protection (SE-10), Silt Fence (SE-1), straw bales, revegetation techniques, gravel bags, dust control measures, weekly street sweeping, limiting the soil disturbance, and concrete truck washout areas.

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 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: catch basin inserts, slope stabilization, revegetation, and a sedimentation basin. 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. Prior to Improvement Plan or Final 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. Maintenance of these facilities shall be provided by the project owners/permittees. **(MM VI.6, MM VIII.6) (ESD)**

11. This project's ground disturbance exceeds one-acre and is subject to construction stormwater quality permit requirements of the National Pollutant Discharge Elimination System

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(NPDES) program. Prior to issuance of a Building Permit, the applicant shall obtain a permit from the State Regional Water Quality Control Board and shall provide to the Engineering and Surveying Department evidence of a state-issued WDID number or filing of a Notice of Intent and fees. **(MM VI.7) (ESD)**

12. This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000004, Order No. 2013-0001-DWQ), pursuant to the NPDES Phase II program.- Project-related stormwater discharges are subject to all applicable requirements of said permit. 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. 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). **(MM VIII.7) (ESD)**

13. Storm water run-off shall be reduced to pre-project conditions through the installation of detention facilities. 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 (ESD). Maintenance of detention facilities by the homeowners association shall be required. No detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. **(MM VIII.2) (ESD)**

14. Show the limits of the future, unmitigated, fully developed, 100-year flood plain (after grading) for the Treelake tributary to Linda Creek North on the Improvement Plans and Informational Sheet(s) filed with the Final Map(s) and designate same as a building setback line unless greater setbacks are required by other conditions contained herein. **(ESD)**

15. Provide the Engineering and Surveying Department with a letter from the South Placer Fire District describing conditions under which service will be provided to this project. Said letter shall be provided prior to the approval of Improvement Plans, and a fire protection district representative's signature shall be provided on the plans. **(ESD)**

16. 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 and pavement design

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- 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, presence of smectite clays, etc.)
- F) Slope stability

Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Department for their 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 CC&Rs and on the Informational Sheet filed with the Final 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.3) (ESD)**

17. An agreement or letter shall be entered into between the developer and the utility companies specifically listing the party(ies) responsible for performance and financing of each segment of work relating to the utility installation. A copy of this agreement or a letter from the utilities stating such agreement has been made shall be submitted to the Engineering and Surveying Department prior to the filing of the Final Map(s). Under certain circumstances, the telephone company may not require any agreement or financial arrangements be made for the installation of underground facilities. If so, a letter shall be submitted which includes the statement that no agreement or financial arrangements are required for this development. **(ESD)**

18. Prior to Improvement Plan approval, the applicant shall submit an engineer's estimate detailing costs for facilities to be constructed with the project which are intended to be County-owned or maintained. County policy requires the applicant prepare their cost estimate(s) in a format that is consistent with the Governmental Accounting Standards Board, 34th Standard (GASB 34). The engineer preparing the estimate shall use unit prices approved by the Engineering and Surveying Department for line items within the estimate. The estimate shall be in a format approved by the County and shall be consistent with the guidelines of GASB 34. **(ESD)**

19. All storm drain inlets and catch basins within the project area shall be permanently marked/embossed with prohibitive language such as "No Dumping! Flows to Creek" or other language as approved by the Engineering and Surveying Department and/or graphical icons to discourage illegal dumping. Message details, placement, and locations shall be included on the Improvement Plans. ESD-approved signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, shall be posted at public access points along channels and creeks within

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the project area. The Homeowners' Association is responsible for maintaining the legibility of stamped messages and signs. (ESD)

20. If applicable, install cable TV conduit(s) in accordance with company or County specifications, whichever are appropriate. (ESD)

21. Extend a pressurized water system into the subdivision to County (Section 7 of the LDM) or fire district standards, whichever are greater. (ESD)

~~22. Deleted Prior to Improvement Plan approval, the connection of each existing residence to public sanitary sewers, shall be shown on the Improvement Plans, and shall be included in the engineer's estimate of costs for subdivision improvements. Note: Hook-up fees are not to be included in the Engineer's Estimate. The connection of each existing residence within this project to public sanitary sewers is required. (EHS/ESD)~~

~~23~~22. Recreational Facilities: The Improvement Plans shall provide details of the construction of the proposed recreational facilities, public and/or private, including trails (both on- and off-site), for the review and approval of the DRC and County Parks Division. All recreation facilities shall be designed to meet Americans with Disabilities Act (ADA) Federal Guidelines and, where appropriate, the Consumer Product Safety Commission Guidelines, and the requirements of the American Society for Testing and Materials. Approval shall be evidenced by signature of a Parks Division representative on the Improvement Plans. (PD/DFS)

GRADING

~~24~~23. In order to protect site resources, no grading activities of any kind may take place within the 100-year flood plain of the Treelake tributary to Linda Creek North unless otherwise approved as a part of this project. (ESD)

~~25~~24. If blasting is required for the installation of site improvements, the developer will comply with applicable County Ordinances that relate to blasting and use only State licensed contractors to conduct these operations. (MM VI.5) (ESD)

ROADS/TRAILS

~~26~~25. Streetlights shall not exceed the minimum number required by DPW unless otherwise approved by the Development Review Committee; and shall be of a type, height, and design to direct lighting downward, shielding, to the greatest extent practical, light exposure beyond that needed for proper intersection lighting.

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2726. Where the Development 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 protecting the night sky from excessive light pollution. Other resources providing technical support include publications of the Illuminating Engineering Society of North America (IESNA) and the IESNA Lighting Handbook, Reference & Application, Ninth Edition and Recommended Practices (RP). 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 Development Review Committee for design, location, photometrics, etc.

2827. Construct an on-site subdivision road for the extension of -Pastor Drive (Street A) to a ~~modified~~ Urban Minor Plate R-5 LDM standard with rolled curb and gutter and a 4-foot wide sidewalks on the western side only, from Pastor Drive to the end of Lot 7, as depicted on the approved Tentative Map. The sidewalk shall end in an accessible ramp to the paved roadway. Construct a minimum offset Cul-de-sac LDM Standard Plate R-910 for each roadway terminus. All subdivision roads shall be designed to meet 25 mph design speed criteria, as specified in the latest version of the Caltrans Highway Design Manual unless otherwise approved by DPW. The roadway structural sections shall be designed for a Traffic Index of 5.5 (Ref. Section 4, LDM). **(ESD)**

2928. Final approval of on-site and off-site waterline, sewerline, storm drain routes, and road locations must be obtained from the DRC. **(ESD/PD)**

3029. An Encroachment Permit shall be obtained from the Department of Public Works prior to Improvement Plan approvals for any landscaping within public road rights-of-way. **(ESD)**

3130. Proposed road names shall be submitted to the Engineering and Surveying Department (ESD) - Addressing (530-745-7530) for review and shall be approved by the ESD prior to Improvement Plan approval. **(ESD)**

3231. Construct a minimum 20-foot wide all-weather surface emergency vehicle access (EVA) road over Lot 1 from Street A to Skyview Lane, to be gated at both ends with 24-hour access provisions in both directions as required by the South Placer Fire District. No parking shall be allowed at any time on the emergency vehicle access road. "No Parking" signage shall be shown on the Improvement Plans to the satisfaction of the ESD. **(ESD)**

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3332. All sidewalks shall be constructed to a minimum width of 4-feet with Portland Cement Concrete (PCC) and meet accessibility requirements. The Homeowner's Association shall maintain all sidewalks that are located outside of the public right-of-way. **(PD/ESD/DFS)**

PUBLIC SERVICES

3433. Provide to DRC "will-serve" letters from the following public service providers prior to Improvement Plan and Final Map approvals, as required:

- A) P.G. & E.
- B) San Juan Water District for domestic water service. The applicant shall connect the project to this treated domestic water supply. **(EHS)**
- C) Placer County Facility Services - Sewer Maintenance District #2 -Connection of each lot in this project to sanitary sewers is required. (Will Serve Requirements Letter dated ~~10/18/12~~12/17/13)
- D) Auburn Placer Disposal Service the franchised refuse collector for weekly or more frequent refuse collection service. **(EHS)**
- E) AT&T

If such "will serve" letters were obtained as a part of the environmental review process, and are no older than one year, they shall not be required again. **(ESD)**

3534. Prior to the approval of the Improvement Plans, provide the DRC with proof of notification (in the form of a written notice or letter) of the proposed project to:

- A) Eureka School District and Roseville Joint Union High School District
- B) The Placer County Sheriff's Office **(ESD)**

3635. Prior to the approval of the Improvement Plans, confer with local postal authorities to determine requirements for locations of cluster mailboxes, if required. The applicant shall provide a letter to DRC from the postal authorities stating their satisfaction with the development box locations, or a release from the necessity of providing cluster mailboxes prior to Improvement Plan approval. If clustering or special locations are specified, easements, concrete bases, or other mapped provisions shall be included in the development area and required improvements shall be shown on project Improvement Plans. **(ESD)**

3736. Concurrent with the approval of the final map by the Board of Supervisors, the developer shall establish a new Zone of Benefit (ZOB) within an existing County Service Area (CSA) or annex to a pre-existing ZOB, as directed by County, to provide adequate funding for services to the project. The ZOB shall be created in accordance with the procedures required by Proposition 218 and related statutory provisions. With the proposed final map, the developer shall submit to the County for review and approval a complete and adequate engineer's report supporting the level

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of assessments necessary for the establishment of the ZOB. The report shall be prepared by a registered engineer in consultation with a qualified financial consultant and shall establish the basis for the special benefit appurtenant to each lot to be established by the final map.

In the event the ZOB is for any reason abolished or otherwise unable to provide the necessary funding to support the services, a Homeowner's Association shall be established and shall be responsible for providing all services previously funded by the ZOB.

The ZOB shall fund the following services at a service level defined by County: (DFS)

A) Road maintenance

~~B) Storm drainage maintenance for facilities located within public easements including structural stormwater quality enhancement facilities (BMP's). Maintenance of BMP facilities shall be provided by the HOA unless the facilities are accepted by the County for maintenance. The CSA assessments for BMPs shall only be charged if the HOA fails to provide the required maintenance.~~

ADVISORY COMMENT: Maintenance of detention facilities by the Homeowners' Association will be required.

~~3837. The Improvement Plans shall identify the STEP system locations and paved access to each and the Developer's Notebook shall include the requirement to locate all STEP tanks within 50 feet of a public road while meeting all setback requirements. In order to service the STEP tank, paved access to accommodate a large septic pumper truck is necessary. In some instances, the STEP system will be located near the street with a secondary private pump near the residence to lift the sewage to the STEP system. Paved access for utility vehicles and turnarounds, as required by the District, shall be provided to each sanitary sewer manhole/air relief/blow-off valves (See Placer County General Specifications, Plates U-21, U-22.1 and U-22.2). The distance between sewer manholes shall be no greater than 440 feet where a design exception to the LDM Section 6.07(2)(b) (400 foot spacing requirement) is obtained by the applicant's engineer from Placer County Department of Facility Services, Environmental Engineering Division, during the Improvement Plan review process. (ESD/EED)~~

GENERAL DEDICATIONS/EASEMENTS

3938. Provide the following easements/dedications on the Improvement Plans and Final Map to the satisfaction of the Engineering and Surveying Department (ESD) and DRC:

- a. Dedicate to Placer County a ~~4240~~-foot wide highway easement (Ref. Chapter 16, Article 16.08, Placer County Code) along on-site subdivision roadways as shown on the

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approved Tentative Map for road and utility purposes. After completion of improvements, said roads may be accepted into the County's maintained mileage system. (ESD)

b. Public utility easements as required by the serving utilities, excluding wetland preservation easements, including a minimum 25-foot wide public utility easement over Lot 1 from Street A to the northern property boundary and ~~a minimum 25-foot wide public utility easement over the sewer and water lines proposed in Lot A (from the on-site cul-de-sac to Elmhurst Drive),~~ as shown on the approved Tentative Map dated ~~August 2012~~September 2013, including dedications of public sewer easement areas, if applicable, over any required turnarounds. (ESD)

c. Dedicate 12.5 foot multi-purpose easements adjacent to all highway easements. (ESD)

d. Drainage easements as appropriate. (ESD)

e. An Irrevocable Offer of Dedication for easements as required for access to, and protection and maintenance of post-construction water quality enhancement facilities (BMPs). Said facilities shall be privately maintained until such time as the Board of Supervisors accepts the offer of dedication. (MM VIII.3) (ESD)

f. Easements as required for installation and maintenance of neighborhood identification/ entrance structures and/or fences by the Homeowners' Association.

ADVISORY COMMENT: A hold harmless Encroachment Permit will be required of the developer during the Improvement Plan process for maintenance activities within highway easements. (ESD/PD)

g. Dedicate a 25-foot wide emergency vehicle access and public support easement over Lot 1 from Street A to Skyview Lane, or as otherwise required by the South Placer Fire District. (ESD)

h. Private landscape and sidewalk maintenance easements to the Homeowner's Association as appropriate to include all sidewalks located outside of the public right-of-way. The Homeowner's Association shall maintain these facilities.

i. Landscape easements a minimum 10' wide where residential lot lines abut adjacent properties not part of this Planned Residential Development.

VEGETATION & OTHER SENSITIVE NATURAL AREAS

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4039. This project may be subject to review and approval by the State Dept. of Fish & Game, National Marine Fisheries Services (NMFS), and/or the U. S. Army Corps of Engineers. It is the applicant's responsibility to obtain such approvals, if necessary, prior to any grading, clearing, or excavation.

4140. Temporary Construction Fencing: The applicant shall install a 4' tall, brightly colored (usually yellow or orange), synthetic mesh material fence (or an equivalent approved by the Development Review Committee) at the following locations prior to any construction equipment being moved on-site or any construction activities taking place:

- 1) Adjacent to any and all wetland preservation easements that are within 50' of any proposed construction activity;
- 2) At the limits of construction, outside the dripline of all trees 6" dbh (diameter at breast height), or 10" dbh aggregate for multi-trunk trees, within 50' of any grading, road improvements, underground utilities, or other development activity, or as otherwise shown on the Tentative Map;
- 3) Around any and all "special protection" areas as discussed in the project's environmental review documents.
- 4) Around all Open Space lots within 50 feet of any development activity.

No development of this site, including grading, will be allowed until this condition is satisfied. Any encroachment within these areas, including driplines of trees to be saved, must first be approved by the Development Review Committee. Temporary fencing shall not be altered during construction without written approval of the Development Review Committee. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the Development Review Committee has inspected and approved all temporary construction fencing. This includes both on-site and off-site improvements. Efforts should be made to save trees where feasible. This may include the use of retaining walls, planter islands, pavers, or other techniques commonly associated with tree preservation. Said fencing and a note reflecting this Condition shall be shown on the Improvement Plans.

4241. Permanent Protective Fencing: The applicant shall install permanent fencing, as may be approved by the Development Review Committee, with upright posts embedded in concrete along and around all wetland preservation easement boundaries on Lot A, and around the detention facility to the satisfaction of the Development Review Committee. Such fencing shall provide a physical demarcation to future homeowners of the location of protected easement area or Common Lot areas as required by other conditions of this project. Gates for maintenance purposes shall also be provided as required by the Development Review Committee. Such fencing shall be shown on

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the Information Sheet recorded concurrently with the Final Map as well as on the project Improvement Plans.

4342. Wetland Preservation Easement: The area within the limits of the 100-year floodplain located on Lot A, as depicted on the Vesting Tentative Map, shall be defined and monumented as a "Wetland Preservation Easement", and shown on the project Improvement/Grading Plans and Final Map. The purpose of said easement is for the protection and preservation of on-site wetland/stream corridor habitats. A note shall be provided on the Final Map prohibiting any disturbances within said easement, 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. 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 the Development Review Committee. A provision for the enforcement of this restriction by the homeowners' association shall be provided.

4443. On the Final Subdivision Map, Lots A and B shall be defined as common area lots to be owned and maintained (including the removal of unauthorized debris) by the homeowners' association, and shown on the project Improvement/Grading Plans and Final Map. The purpose of these lots is to: (1) Protect existing wetlands; (2) protect wildlife and creek tributaries; (3) provide recreational facilities; (4) provide for emergency access; (5) provide for on-site detention; (6) provide for landscaping, utilizing native drought-tolerant plant species, and (7) provide for pedestrian connectivity and walking trails.

4544. The wetlands report shall be field verified by the US Army Corps of Engineers, the US Fish & Wildlife Service, and the California Department of Fish & Game as deemed necessary by the Development Review Committee prior to the filing of the Final Map. If significant discrepancies arise between the report and the field investigation of these agencies, the Development Review Committee shall schedule a hearing before the Planning Commission to consider revocation or modification of the project's permit approvals. (MM)

4645. Provide written evidence that compensatory habitat has been established through the purchase of mitigation credits at a County qualified wetland mitigation bank. The amount of money required to purchase credits shall be equal to the amount necessary to replace wetland or riparian habitat acreage and resource values including compensation for temporal loss. The total amount of habitat to be replaced is 0.30 acres of wetland habitat (the regulatory agencies may require a different ratio that will need to be satisfied). Evidence of payment, which describes the amount and type of habitat purchased at the bank site, must be provided to the County prior to issuance of Improvement Plans or Building Permits which would result in the degradation or

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loss of the habitat. The amount to be paid shall be the fee in effect at the time the Final Map is recorded. (MM)

4746. Provide the Development Review Committee with a tree survey and arborist report (by an ISA Certified Arborist) depicting the exact location of all trees 6" dbh (diameter at breast height) or greater, or multiple trunk trees with an aggregate diameter of 10" dbh or greater, within 50' of any grading, road improvements, underground utilities, driveways, building envelopes etc., and all trees 18" dbh or greater, located on the entire site, and any trees disturbed from off-site improvements (*i.e.*, road improvements, underground utilities, etc.). The tree survey shall include the sizes (diameter at 4' above ground), species of trees, spot elevations, and approximate driplines. Trees to be saved, or removed shall be shown on the survey, and superimposed over the site/grading plan, as well as all proposed improvements, including any underground utilities. The survey report shall be reviewed and approved by the Development Review Committee prior to the submittal of Improvement Plans or -grading plans. Trees may not be disturbed or removed prior to the approval of Improvement Plans.

4847. Trees identified for removal, and/or trees with disturbance to their driplines, shall be replaced with comparable species onsite, in an area to be reviewed and approved by the Design Review Committee, as follows: a) For each diameter inch of a tree removed, replacement shall be on an inch-for-inch basis. For example, if 100 diameter inches are proposed to be removed, the replacement trees would equal 100 diameter inches (aggregate). If replacement tree planting is required, the trees must be installed by the applicant and inspected and approved by the Design Review Committee, prior to the acceptance of improvements by the Engineering and Surveying Department. At its discretion, the Design Review Committee, may establish an alternate deadline for installation of mitigation replacement trees if weather or other circumstances prevent the completion of this requirement; or b) In lieu of the tree planting mitigation for tree removal listed above, a contribution of \$100 per diameter inch at breast height for each tree removed or impacted or the current market value, as established by an Arborist, Forester or Registered Landscape Architect, of the replacement trees, including the cost of installation, shall be paid to the Placer County Tree Preservation Fund. If tree replacement mitigation fees are to be paid in the place of tree replacement mitigation planting, these fees must be paid prior to acceptance of improvements. (MM)

4948. No watering or irrigation of any kind shall be allowed within the dripline of native oak trees within the project boundaries.

5049. A Mitigation Monitoring Implementation Program (MMIP) for the replacement of native oaks and other trees, prepared by an ISA certified arborist, Registered Forester, or Landscape Architect, shall be submitted to the Planning Department, prior to the submittal of the project's

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Improvement Plans for review and approval by the Development Review Committee. Said plan shall provide for mitigation trees to be planted by the project developer within Common Area Lots and any other areas determined appropriate by the Development Review Committee. The Plan shall include a site plan that indicates the trees' location, installation and irrigation requirements and other standards to ensure the successful planting and continued growth of these trees. Installation of all trees and irrigation systems must be completed prior to the County's acceptance of the subdivision's improvements. Access rights for monitoring and maintenance, if necessary, shall be provided to the Homeowners' Association. An annual monitoring report for a minimum period of 5 years from the date of installation, prepared by the above-cited professional, shall be submitted to the Development Review Committee for review and approval. Any corrective action shall be the responsibility of the homeowners' association. Prior to the approval of the Improvement Plans, a Letter of Credit, Certificate of Deposit, or cash deposit in the amount of 100% of the accepted proposal shall be deposited with the Placer County Planning Department to assure on-going performance of the monitoring program. Evidence of this deposit shall be provided to the satisfaction of the Development Review Committee prior to the approval of Improvement Plans. For the purposes of administrative and program review by Placer County, an additional 25% of the estimated cost of the Monitoring Program shall be paid to the County, in cash, at the time that the 100% deposit is made. With the exception of the 25% administrative fee, 100% of the estimated costs of implementing the monitoring program shall be returned to the applicant once the applicant has demonstrated that all 5 years of monitoring have been completed to the satisfaction of the Development Review Committee. Refunds will only be available at the end of the entire review period. It is the applicant's responsibility to ensure compliance with the MMIP. Violation of any components of the approved MMIP may result in enforcement activities per Placer County Environmental Review Ordinance, Article 18.28.080 (formerly Section 31.870). If a monitoring report is not submitted for any one year, or combination of years, as outlined in these conditions, the county has the option of utilizing these funds and hiring a consultant to implement the MMIP. Failure to submit annual monitoring reports could also result in forfeiture of a portion of, or all of, the deposit. An agreement between the applicant and County shall be prepared which meets Development Review Committee approval that allows the County use of this deposit to assure performance of the MMIP in the event the homeowners' association reneges.

~~5450.~~ Prior to any grading or tree removal activities, during the raptor nesting season (March 1-September 1), a focused survey for raptor nests shall be conducted by a qualified biologist. A report summarizing the survey shall be provided to Placer County and the California Department of Fish & Game within 30 days of the completed survey. If an active raptor nest is identified appropriate mitigation measures shall be developed and implemented in consultation with California Department of Fish & Game. If construction is proposed to take place between March 1st and September 1st, no construction activity or tree removal shall occur within 500 feet of an active nest (or greater distance, as determined by the California Department of Fish &

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Game). Construction activities may only resume after a follow up survey has been conducted and a report prepared by a qualified raptor biologist indicating that the nest (or nests) is no longer active, and that no new nests have been identified. A follow up survey shall be conducted two months following the initial survey, if the initial survey occurs between March 1st and July 1st. Additional follow up surveys may be required by the Design Review Committee, based on the recommendations in the raptor study and/or as recommended by the California Department of Fish & Game. Temporary construction fencing and signage as described herein shall be installed at a minimum 500 foot radius around trees containing active nests. If all project construction occurs between September 1st and March 1st no raptor surveys will be required. Trees previously approved for removal by Placer County, which contain stick nests, may only be removed between September 1st and March 1st. A note which includes the wording of this condition of approval shall be placed on the Improvement Plans. Said plans shall also show all protective fencing for those trees identified for protection within the raptor report. (MM)

5251. A focused survey for the western spadefoot toad shall be conducted by a qualified biologist in all suitable habitats on the project site 30 days prior to commencement of ground disturbing activities to determine the presence or absence of the species. A report summarizing the survey findings shall be provided to the Placer County Planning Department and the California Department of Fish & Game within 30 days of the completed survey. If the species is found on the site, appropriate mitigation measures shall be developed and implemented in consultation with the California Department of Fish & Game. Construction activities may only resume after a follow up survey has been conducted and a report prepared by a qualified biologist indicating the impacts to the species have been mitigated in accordance with California Department of Fish & Game requirements. (MM)

CULTURAL RESOURCES

5352. If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any onsite construction activities, all work must stop immediately in the area and a qualified archaeologist shall be retained to evaluate the deposit. The Placer County Planning Department and Department of Museums must also be contacted for review of the archaeological find(s). If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect shall be provided on the Improvement Plans for the project. Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide

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protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site.

5453. A note shall be placed on the improvement plans that if paleontological resources are discovered onsite, the applicant shall retain a qualified paleontologist to observe grading activities and salvage fossils as necessary. The paleontologist shall establish procedures for paleontological resource surveillance and shall establish, in cooperation with the project developer, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. If major paleontological resources are discovered, which require temporary halting or redirecting of grading, the paleontologist shall report such findings to the project developer, and to the Placer County Department of Museums and Planning Department. The paleontologist shall determine appropriate actions, in cooperation with the project developer, which ensure proper exploration and/or salvage. Excavated finds shall be offered to a State designated repository such as Museum of Paleontology, UC Berkeley, the California Academy of Sciences, or any other State designated repository. Otherwise, the finds shall be offered to the Placer County Department of Museums for purposes of public education and interpretive displays. These actions, as well as final mitigation and disposition of the resources shall be subject to approval by the Department of Museums. The paleontologist shall submit a follow-up report to the Department of Museums and Planning Department which shall include the period of inspection, an analysis of the fossils found, and present repository of fossils.

FEES

5554. Pursuant to Section 21089 (b) of the California Public Resources Code and Section 711.4 et. seq. of the Fish and Game Code, the approval of this permit/project shall not be considered final unless the specified fees are paid. The fees required are \$2,094 (\$2,044 for Fish & Game, \$50 for Recorders) for projects with Negative Declarations. Without the appropriate fee, the Notice of Determination is not operative, vested or final and shall not be accepted by the County Clerk. NOTE: The above fee shall be submitted to the Planning Department within 5 days of final project approval.

5655. This project will be subject to the payment of traffic impact fees that are in effect in this area (Granite Bay Fee District), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) will be required and shall be paid to Placer County DPW prior to issuance of any Building Permits for the project:

- A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code
- B) South Placer Regional Transportation Authority (SPRTA)

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C) Placer County / City of Roseville JPA (PC/CR)

The current estimated fee is ~~\$6,833~~\$6,776 per single family residential unit. The fees were calculated using the information supplied. If either the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs. (MM XV.1) (ESD)

5756. This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code.) The current estimated development fee is \$250 per single-family residence, payable to the Engineering and Surveying Department prior to Building Permit issuance. The actual fee shall be that in effect at the time payment occurs. (MM VIII.4) (ESD)

5857. This project is subject to payment of annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code). Prior to Building Permit issuance, the applicant shall cause the subject property to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting these annual assessments. The current estimated annual fee is \$89 per single-family residence. (MM VIII.5) (ESD)

5958. The applicant shall pay a mitigation fee of one thousand, seven hundred dollars (\$1,700.00) per equivalent dwelling unit, or as otherwise approved by the Environmental Engineering Division, prior to Improvement Plan approval, toward the cost of the future Capital Improvement Project 1 (including design and construction management along with actual construction costs) as identified in the RMC Technical Memorandum Trunk Sewer Hydraulic Analysis (TM 3b). The Environmental Engineering Division will use this money to reduce surcharging within Area A by replacement, and /or rehabilitation of existing sewer infrastructure in Area A. The payment of this mitigation fee will be required prior to Improvement Plan approval. (MM XVI.1) (ESD)

6059. Pursuant to County Code Sections 15.34, 16.08.100 and 17.54.100 (D), a fee must be paid to Placer County for the development of park and recreation facilities. The fee to be paid is the fee in effect at the time of final map recordation/building permit issuance. (For reference, the current fee for single family dwelling units in planned developments is \$1,300 per unit at final map and \$6,910 per unit due when a building permit is issued). The fee to be paid is the fee in effect at the time of final map recordation/building permit issuance. (DFS)

ENVIRONMENTAL HEALTH

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6460. Construction noise emanating from any construction activities for which a Grading or Building Permit is required is prohibited on Sundays and Federal Holidays, and shall only occur:

- a) Monday through Friday, 6:00 am to 8:00 pm (during daylight savings),
- b) Monday through Friday, 7:00 am to 8:00 pm (during standard time),
- c) Saturdays, 8:00 am to 6:00 pm.

In addition, temporary signs four foot by four foot shall be located throughout the project, as determined by the Design Review Committee, at key intersections depicting the above construction hour limitations. Said signs shall include a toll free public information phone number where surrounding residents can report violations and the developer/builder will respond and resolve noise violations. This condition shall be included on the Improvement Plans. Essentially, quiet activities which do not involve heavy equipment or machinery may occur at other times. Work occurring within an enclosed building, such as a house under construction with the roof and siding completed, may occur at other times as well. The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions. (MM)

6261. Prior to Final Map approval, a mosquito control management/maintenance program shall be approved by the Placer Mosquito Abatement District. In addition, the Improvement Plans will be required to be reviewed by the PMAD. (MM) (EHS)

6362. Prior to Improvement Plans approval, a Note shall be placed on Improvement Plans to indicate that if at any time during the course of constructing the proposed project, evidence of soil and/or groundwater contamination with hazardous material is encountered, the applicant shall immediately stop the project and contact the EHS Hazardous Materials Section. The project shall remain stopped until there is resolution of the contamination problem to the satisfaction of EHS and to the Central Valley Regional Water Quality Control Board. (EHS)

6463. The owner or occupant of each residence shall subscribe to weekly mandatory refuse collection services from the refuse collection franchise holder. The homeowners' association shall be responsible for refuse collection service to all non-residential facilities within the project on the same basis. (EHS)

6564. The drilling of individual water wells on any lot within the project area is prohibited. (EHS)

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6665. If Best Management Practices (BMP) are required by the Engineering and Surveying Department for control of urban runoff pollutants, then any hazardous materials collected during the life of the project shall be disposed of in accordance with all applicable hazardous materials laws and regulations. (EHS)

AIR POLLUTION

6766. Prior to the approval of Improvement Plans, the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. This plan must address the minimum Administrative Requirements found in section 300 and 400 of APCD Rule 228, Fugitive Dust. The applicant shall not break ground prior to receiving APCD approval of the Construction Emission / Dust Control Plan.

6867. Include the following standard note on the Improvement Plan: The prime contractor shall submit to the District a comprehensive inventory (i.e. make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for the construction project. The inventory shall be updated, beginning 30 days after any initial work on site has begun, and shall be submitted on a monthly basis throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, and name and phone number of the property owner, project manager, and on-site foreman.

6968. Prior to the approval of Improvement Plans the applicant shall provide a plan to the Placer County APCD for approval by the District demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available.

7069. Include the following standard note on the Improvement Plans: Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified to cease operations and the equipment must be repaired within 72 hours. Additional information regarding Rule 202 can be found at: <http://www.placer.ca.gov/Departments/Air/Rules.aspx>

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7170. Include the following standard note on the Improvement Plans: 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 property boundary at any time. If lime or other drying agents are utilized to dry out wet grading areas they shall be controlled as to not to exceed Placer County APCD Rule 228 Fugitive Dust limitations

7271. Prior to approval of Improvement Plans, an enforcement plan shall be established, and submitted to the APCD for review, in order to weekly evaluate project-related on-and-off- road heavy-duty vehicle engine emission opacities, using standards as defined in California Code of Regulations, Title 13, Sections 2180 - 2194. An Environmental Coordinator, CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road and heavy duty on-road equipment emissions for compliance with this requirement. Operators of vehicles and equipment found to exceed opacity limits will be notified and the equipment must be repaired within 72 hours.

7372. Include the following standard note on the Improvement Plans: During construction, no open burning of removed vegetation shall be allowed. All removed vegetative material shall be either chipped on site or taken to an appropriate disposal site.

7473. Include the following standard note on the Improvement Plans: The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall “wet broom” if silt, dirt, mud or debris is carried over to adjacent public thoroughfares. Dry mechanical sweeping is prohibited.

7574. Include the following standard note on the Improvement Plans: During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less.

7675. Include the following standard note on the Improvement Plans: The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) exceed 25 miles per hour and dust is impacting adjacent properties.

7776. Include the following standard note on the Improvement Plans: The contractor shall apply water to control dust, as required by Rule 228, Fugitive Dust, to prevent dust impacts offsite. Operational water truck(s), shall be onsite, at all times, to control fugitive dust. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.

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7877. Include the following standard note on the Improvement Plans: During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.

7978. Include the following standard note on the Improvement Plans: The contractor shall use CARB ultra low diesel fuel for all diesel-powered equipment. In addition, low sulfur fuel shall be utilized for all stationary equipment

8079. Include the following standard note on the Improvement Plans: The contractor shall utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary power generators.

8180. Include the following standard note on the Improvement Plans: All on-site stationary equipment shall be classified as "low emission" equipment.

8281. Prior to building permit approval, the applicant shall show that electrical outlets shall be installed on the exterior walls of both the front and back of all residences or all commercial buildings to promote the use of electric landscape maintenance equipment.

8382. Prior to building permit approval, the applicant shall show provisions for construction of new residences, and where natural gas is available, the installation of a gas outlet for use with outdoor cooking appliances, such as a gas barbecue or outdoor recreational fire pits.

8483. Prior to building permit approval, in accordance with District Rule 225, only U.S. EPA Phase II certified woodburning 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 a EPA certified Phase II woodburning device or shall be a U.L. Listed Decorative Gas Appliance.

8584. Include the following standard note on the Improvement Plans: The demolition or remodeling of any structure may be subject to the National Emission Standard for Hazardous Air Pollutants (NESHAPS) for Asbestos. This may require that a structure to be demolished be inspected for the presence of asbestos by a certified asbestos inspector, and that all asbestos materials be removed prior to demolition. For more information, call the California Air Resources Board at (916) 916) 322-6036 or the U. S. EPA at (415) 947-8704.

MISCELLANEOUS CONDITIONS

8685. No lot shall be further divided.

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8786. No Lot shall be divided by a tax district boundary.

8887. Any future gated entry feature proposed by the applicant shall be returned to the Planning Commission for approval of a modification of the discretionary permit.

8988. The applicant shall, upon written request of the County, defend, indemnify, and hold harmless the County of Placer (County), the County Planning Commission, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorneys fees awarded by a court, arising out of or relating to the processing and/or approval by the County of Placer of that certain development project known as The Enclave at Granite Bay. The applicant shall, upon written request of the County, pay or, at the County's option, reimburse the County for all costs for preparation of an administrative record required for any such action, including the costs of transcription, County staff time, and duplication. The County shall retain the right to elect to appear in and defend any such action on its own behalf regardless of any tender under this provision. This indemnification obligation is intended to include, but not be limited to, actions brought by third parties to invalidate any determination made by the County under the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for the Project or any decisions made by the County relating to the approval of the Project. Upon request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provisions of this condition.

9089. Prior to the filing of the Final Map, Conditions, Covenants, and Restrictions (CC&Rs) shall be prepared and submitted to and approved by the Engineering and Surveying Department, County Counsel, and other appropriate County Departments and shall contain provisions/notifications related to those issues included in these Conditions of approval.

9190. Prior to recordation of the Final Map, the applicant shall submit lighting development standards for inclusion in the CC&R's. The standards shall be reviewed and approved by the Development Review Committee and shall include General Lighting Standards, Residential Standards, Prohibited Lighting and Exemptions, and shall ensure that individual fixtures and other lighting in the subdivision will be designed, constructed, and installed in a manner that controls glare and light trespass, minimizes obtrusive light, and conserves energy and resources.

9291. During project construction, staking shall be provided pursuant to Section 5-1.07 of the County General Specifications. (ESD)

9392. Any entrance structure, if proposed by the applicant shall be reviewed and approved by the DRC, shown on the project Improvement Plans, and shall be located such that there is no

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interference with driver sight distance as determined by the Engineering and Surveying Department, and shall not be located within the public right-of-way. (PD/ESD)

CONDITIONS, COVENANTS, & RESTRICTIONS

9493. Prior to approval of the Final Map, Conditions, Covenants, and Restrictions (CC&Rs) shall be prepared and submitted to and approved by the Engineering and Surveying Department, County Counsel, and other appropriate County Departments. They shall be recorded concurrently with the filing of the Final Map and shall contain provisions/notifications for:

- a. The applicants shall create a Homeowners' Association with certain specified duties/responsibilities including the enforcement of all of the following notifications.
- b. Maintenance of water quality BMPs and stormwater detention facilities by the Homeowner's Association.
- c. Maintenance of common areas including sidewalks, trails, "No Parking signage," and emergency vehicle access roads and associated gates by the Homeowner's Association.
- d. Notification that the owner or occupant of each residence in this project shall subscribe to weekly mandatory refuse collection services from the refuse collection franchise holder. The homeowner's association shall be responsible for refuse collection service to all non-residential facilities within the project on the same basis.
- e. Development standards, including building setbacks, height limitations, and maximum lot coverage.

f. Homeowner's association shall provide access to the Environmental Engineering Division (EED) on a 24-hour basis for regular sewer maintenance and emergency response. Any gate combination/code shall be identified by the EED, implemented by the applicant and verified by the EED prior to the final acceptance of the gate improvements. The combination/code identified by the EED shall not be changed unless otherwise approved by the EED prior to the change occurring.

g. Notification shall be made in the CC&R's for the STEP lots disclosing to the homeowners of the particulars of the STEP system. Information in the CC&R's and Development Notebook shall indicate that the property owners of STEP system lots shall provide unencumbered access to all STEP sewer infrastructure for the purpose of inspection, maintenance and repair of these systems and that the property owners shall

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hold the County harmless for any damages that may occur from performing these activities. The cost of materials and installation of the STEP system is a homeowner responsibility. Also, there is an additional recurring service maintenance user fee to the Sewer District for the maintenance and emergency response for the STEP system that will be due upon receipt of the permit and included on homeowner's annual taxes for payment after the permit is issued. Each property owner will be required to obtain a second sewer permit for the installation and inspection of the STEP system. (EED)

None of the provisions required by this condition of approval shall be altered without the prior written consent of Placer County. **(PD/ESD/EHS/APCD)**

NOTIFICATION TO FUTURE BUYERS

9594. Notification to all future owners and builders that removal or disturbance of oak trees 6" dbh or greater or multiple trunk trees with an aggregate diameter of 10" dbh or greater and not previously approved for removal by Placer County is prohibited unless prior approval is received by the Placer County Development Review Committee. A provision for the enforcement of this restriction by the homeowner's association shall be provided.

9695. Notification to all future owners that all outdoor lighting shall be shielded such that direct rays from the lamp are directed downward and do not cross property lines. Motion sensor lighting shall be encouraged to minimize night sky light pollution.

9796. Notification to all future owners of the requirements to submit all building plans and site/grading plans to the Homeowners' Association Architectural Review Committee and obtain approval prior to submittal to Placer County for Building Permits. Building plans shall comply with architectural guidelines, building setbacks, height restrictions, building coverage, grading restrictions (i.e., concrete slab foundation).

9897. Notification to all future owners of affected lots that are located adjacent to common area lots, regarding the provision of easements to the Homeowners' Association for maintaining such lots. A minimum 24-hour notification to affected homeowners shall be provided prior to any work by the homeowners' association.

9998. Notification to all future owners of affected lots with 10' landscape easements that these areas must be maintained by the homeowner, including irrigation, and replacement trees (evergreens) planted, if necessary due to dead or dying trees. A provision for the enforcement of this restriction by the homeowner's association shall be provided.

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~~10099~~. Notification to all future owners of a listing of drought tolerant plant materials and information regarding drip irrigation systems designed to conserve water.

~~101100~~. Notification to all future owners that no structures, including solid fencing over 3' in height, may be installed in front setback areas, including any property frontages along roadways (unless otherwise allowed under section 17.54.030(B)(1) of the Placer County Zoning Ordinance).

~~102101~~. Notification to all future owners that no storage of boats, trailers, recreational vehicles, campers, or inoperable vehicles within the project except to the side or rear of a residence, and screened from street view is allowed.

~~103102~~. Notification to all future owners and occupants that the keeping of horses and other livestock is prohibited within the project site.

~~104103~~. Notification to all future owners and builders that prior to issuance of any Certificate of Occupancy, the applicant shall submit evidence to the Planning Department demonstrating that the required street shade trees have been installed with irrigation. Said evidence may include any of the following:

- a. A site plan depicting the location, size, species and number of required trees, and irrigation prepared and signed by a licensed landscape architect with a statement that installation has occurred.
- b. A photograph(s) depicting the above information that includes the date and shows the address of the property.
- c. A field verification by a Placer County employee determining the above requirements have been satisfied.

~~105104~~. Notification to all future owners of the County's Right to Farm Ordinance, which discloses the potential effects of residing near on-going agricultural operations. This statement shall inform the property owner(s) that farm operators have a "right to farm" their lands despite potential nuisance to neighboring properties, including noise, odors, and use of toxic and hazardous materials". A statement to this effect shall also be included in the project's CC&R's.

~~106105~~. An "Informational Sheet" identifying general and specific lot development restrictions, setbacks, easements, STEP sewer system provisions/access, tree protection, architectural guidelines, etc., as defined within the conditions herein, shall be prepared, filed, and

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recorded with the subdivision Final Map. The specific content and form of this information shall be subject to Development Review Committee approval.

~~407~~106. Applicant or Homeowners' Association shall distribute printed educational materials highlighting information regarding the stormwater facilities/BMPs, recommended maintenance, and inspection requirements, as well as conventional water conservation practices and surface water quality protection, to future buyers. (ESD/EHS)

~~408~~107. Inspections of stormwater facilities/BMPs shall be conducted by the Homeowner's Association at least annually and maintenance records and proof of inspections shall be retained. (ESD)

DEVELOPMENT STANDARDS

~~409~~108. Minimum setback requirements for all structures shall be as follows: A) Front - 20'; B) Side - 5' (except 35' along the east property lines for lots 1 and 120 and 12); C) Rear - 35'. The distance between the face of the garage door and the back of sidewalk shall be a minimum driveway length of 20 feet for each residential lot. ~~The residence on Lot 10 shall be constructed with the front of the house facing south towards Lot A.~~ Setbacks for pools and related equipment areas are defined in Section 17.54.140 of the Placer County Zoning Ordinance.

~~410~~109. Maximum building height for this Planned Development is 30'.

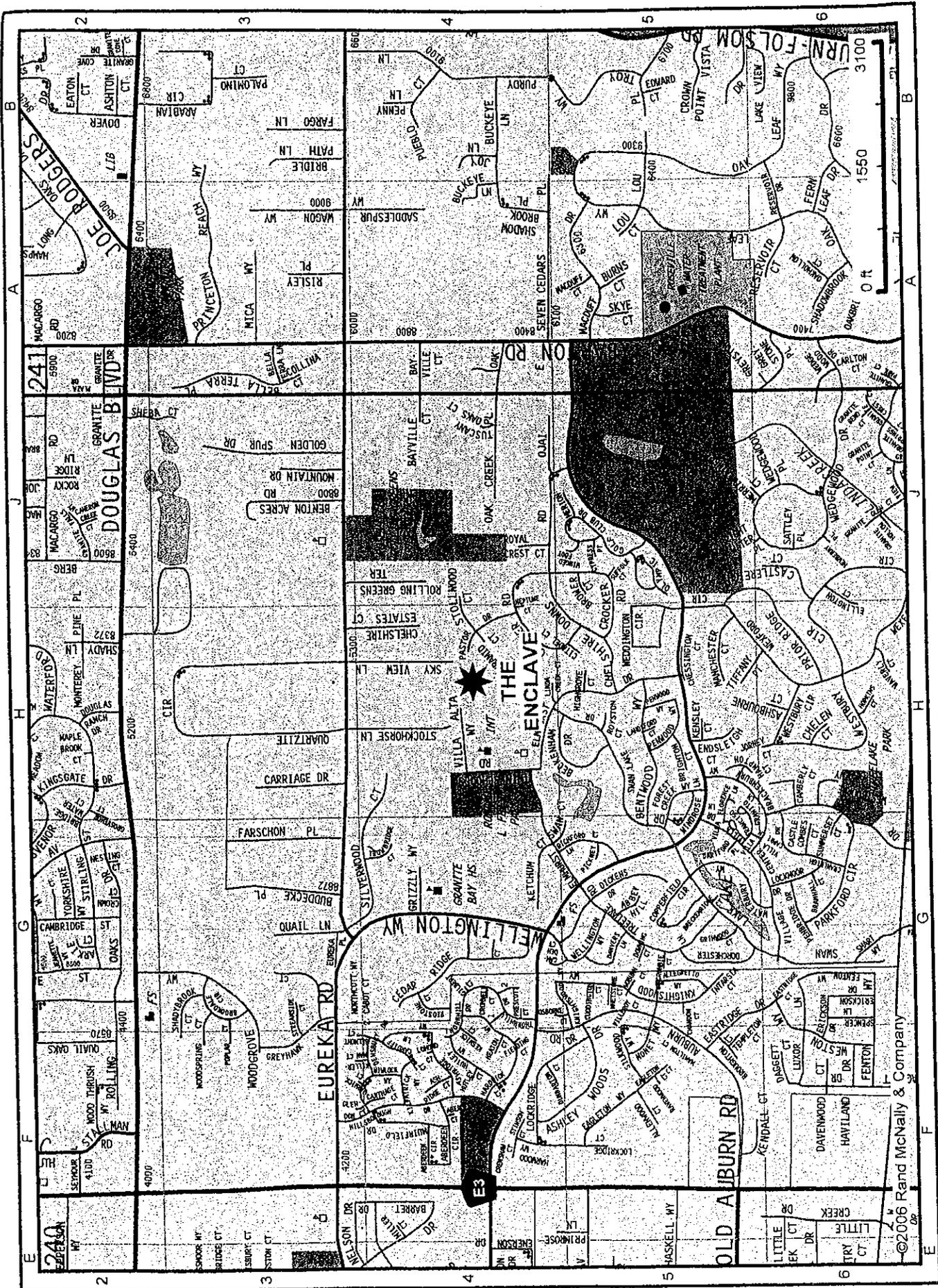
~~411~~110. Notification to all future owners and builders that the maximum building coverage per residential lot in this Planned Development shall comply with Section 17.54.100 of the Placer County Zoning Ordinance.

EXERCISE OF PERMIT

~~412~~111. The applicant shall prepare and submit to the Engineering and Surveying Department (ESD), a Final Subdivision Map which is in substantial conformance to the approved Tentative Map in accordance with Chapter 16 of the Placer County Code; pay all current map check and filing fees. (ESD)

~~413~~112. The applicant shall have 36 months to exercise this Vesting Tentative Map and Conditional Use Permit; unless exercised, this approval shall expire on June 9, 2014.

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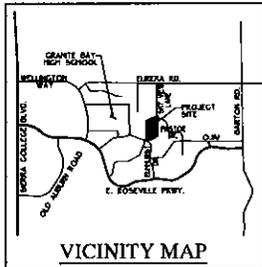


THE ENCLAVE: 5100 Pastor Dr, Unknown City, CA 95746, 240 - H4

Revised Tentative Map

ENCLAVE AT GRANITE BAY

PLACER COUNTY, CALIFORNIA
SEPTEMBER, 2012



LEGEND

AG	AGRES
A.E.	ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
E.V.A.	EMERGENCY VEHICLE ACCESS
CT.	COURT
DR.	DRIVE
DA	OVERALL
D.E.	OFFICIAL REGIONS OF PLACER COUNTY
P.E.	PEDESTRIAN EASEMENT
P.K.	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
M.P.E.	MULTI-PURPOSE EASEMENT
W.L.E.	WATER LINE EASEMENT
S.W.F.M.	SANITARY SEWER FORCE MAIN
W	WATER MAIN

PROJECT NOTES

OWNER
GRANITE BAY DEVELOPMENT, LP
4210 DOUGLAS BLVD.
GRANITE BAY, CA 95746
ATTN: CLAY LOCKER

APPLICANT
GRANITE BAY DEVELOPMENT, LP
4210 DOUGLAS BLVD.
GRANITE BAY, CA 95746
ATTN: DARRON ANDERSON

DESIGNER/PLANNER/SURVEYOR
RUGGERI-JENSEN-AZAR ENGINEERS
2541 WARDEN DRIVE, SUITE 100
ROCKLIN, CA 95765
(916) 830-8800

ASSASSIN'S PARADE NUMBER
050-020-004, 010, 011 + 466-080-013

AREA
12.07 ACRES

EXISTING ZONING
R5-AG-8-40 PD 1.3

PROPOSED ZONING
R5-AG-8-40 PD 1.3

EXISTING GENERAL PLAN DESIGNATION
RUR

PROPOSED GENERAL PLAN DESIGNATION
RUR

PRESENT USE
VACANT

PROPOSED USE
RESIDENTIAL LOTS

NUMBER OF LOTS
12 RESIDENTIAL LOTS

PUBLIC SERVICES & FACILITY PROVIDERS

SEWER
PLACER COUNTY SEWER DISTRICT NO. 23
175 PASTOR AVENUE
ALBANY, CA 95623
(530) 884-4070

WATER
SAN JUAN WATER DISTRICT
1910 WARDEN-FOLSON ROAD
GRANITE BAY, CA 95746
(916) 791-0110

SEWERAGE
PRIVATE - MAINTAINED BY HOA

ELECTRICITY
PG&E
3415 SACRAMENTO STREET
ALBANY, CA 95621
(530) 864-3170

MAIL
PG&E
P.O. BOX 770000
SAN FRANCISCO, CA 94177
(415) 933-7000

SCHOOL DISTRICT
ELIZABETH WARDEN DISTRICT I
5400 WARDEN ROAD
GRANITE BAY, CA 95746
(916) 791-4044

HIGH SCHOOL DISTRICT
KENDRICK JOHN LINDEN HIGH SCHOOL DISTRICT
1750 ORBY WAY
ROCKLIN, CA 95762
(916) 706-2081

FIRE DISTRICT
SOUTH PLACER FIRE DISTRICT
6900 ELIZABETH ROAD
GRANITE BAY, CA 95746
(916) 791-7054

PARK DISTRICT
PLACER COUNTY FACILITY SERVICES
13476 E AVENUE
ALBANY, CA 95623
(530) 868-1000

PERMITTED DENSITY

BASE ZONE - R5-AG-8-40 PD 1.3

PARCEL SIZE IS 22.00 ACRES
1,750 SQUARE FEET OF FLOODPLAIN AREA + 30.24 AC NET
RESIDABLE AREA 12.5% STANDARD DEDUCTION FOR
SUBDIVISION BONUS = 1.32 BARELY AREA = 0.24 AC -
1.45 AC = 0.79 AC

0.79 AC/DU BU PER AC - 4 UNITS PERMITTED BY BASE
ZONING

MAXIMUM UNITS PERMITTED BY PD DESIGNATION
NET RESIDABLE AREA 12.5% = 0.24 ACRES
= THE PD DESIGNATION OF PARCEL 1.3 DWELLING UNITS
PER ACRES = 12 UNITS

WITH A 50% CAP ON PERMITTED DENSITY OVER THE BASE
ZONING, THE MAXIMUM PERMITTED NUMBER OF UNITS = 2
= 1.34 UNITS

NUMBER OF UNITS PROPOSED = 12 UNITS

REQUIRED OPEN SPACE = 204,241 SQUARE FEET

PROPOSED OPEN SPACE = 462,530 SQUARE FEET

LOT A = 5,06 ACRES
LOT B = 0.46 ACRES
SERVICELAND = 0.08 ACRES
TOTAL = 5.60 ACRES

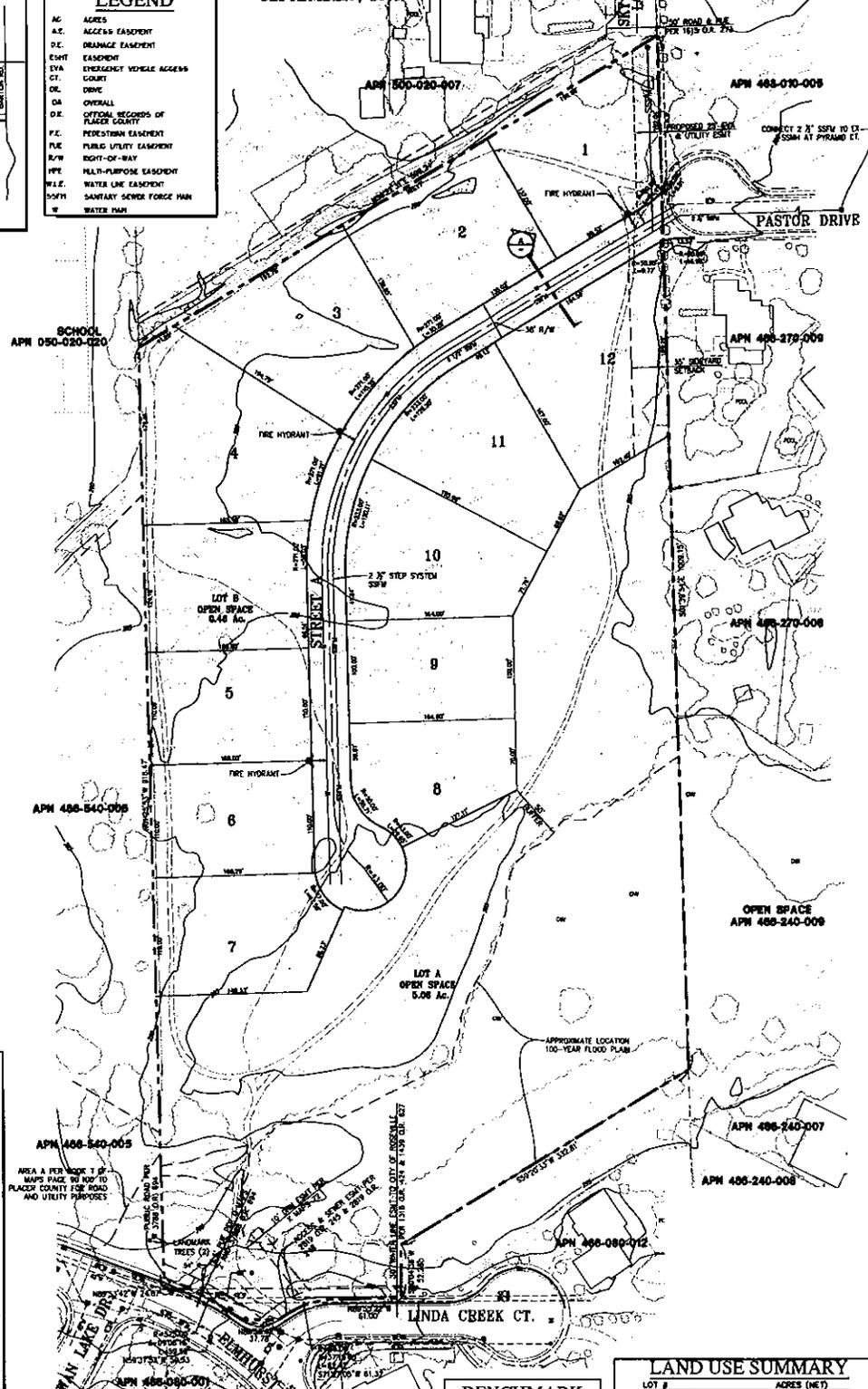
ADDITIONAL DENSITY ALLOWED OVER 12.5% DEDUCTION
50% OVER OPEN SPACE = 3% DENSITY BONUS = 0.66 = 1 UNIT
50% ADDITIONAL OPEN SPACE PROVIDED = 36% DENSITY
BONUS = 0.66 = 2 UNITS

REQUIRED PARKING = 2 SPACES/LOT/UNIT = 24
PARKING SPACES

PROPOSED PARKING = 24 GARAGE SPACES, 24 DRIVEWAY
SPACES, 40 PARKING SPACES, PLUS ON-STREET PARKING

NOTES

THIS REVISED TENTATIVE MAP SUPERSEDES THE
APPROVED TENTATIVE MAP DATED AUGUST 2012



AREA A PER PARCEL 1 OF
MAPS PAGE 90 NOT TO BE
PLACER COUNTY FOR ROAD
AND UTILITY PURPOSES

FLOOD ZONE

PROJECT IS LOCATED WITHIN FLOOD ZONE DESIGNATED
AS S. AREAS REFERENCED TO BE OUTSIDE THE 200-YEAR
FLOOD PLAN PER FLOOD INSURANCE PROGRAM COMPLIANT
FLOOD NO. 0160603040 DATED NOVEMBER 21, 2001

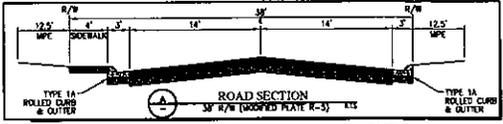
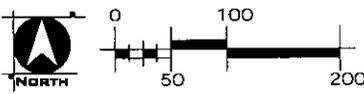
BENCHMARK

COUNTY OF PLACER DATUM
BENCH MARK # ELEVATION 304.60

UNCHANGED 8.84 FOL-006
2" CAPPED IRON PIPE STAMPED 1.9. 1961
MARKING THE QUARTER CORNER CORNER
TO SECTIONS 10 + 13, T10 R. E.T. E.
ROCK LOCATED ON THE NORTH SIDE OF
OFFSHORE POWER ROAD 300 FEET EAST
OF GRADELINE ROAD.

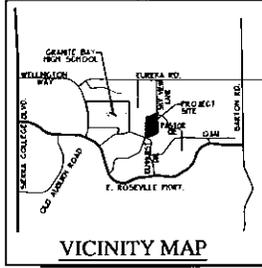
LAND USE SUMMARY

LOT #	ACRES (NET)
LOT 1	0.50 ± AC
LOT 2	0.42 ± AC
LOT 3	0.42 ± AC
LOT 4	0.42 ± AC
LOT 5	0.42 ± AC
LOT 6	0.42 ± AC
LOT 7	0.42 ± AC
LOT 8	0.56 ± AC
LOT 9	0.38 ± AC
LOT 10	0.48 ± AC
LOT 11	0.38 ± AC
LOT 12	0.57 ± AC
LOT A	5.06 ± AC
LOT B	0.46 ± AC
3 STREET ROAD	0.02 ± AC
TOTAL	12.07 ACRES (NET)



RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
2541 WARDEN DRIVE, SUITE 100, ROCKLIN, CA 95767
PHONE: (916) 830-8800 FAX: (916) 830-8808

Vesting Tentative Parcel Map Amendment for ENCLAVE AT GRANITE BAY PLACER COUNTY, CALIFORNIA AUGUST, 2012



LEGEND

- AC ACRES
- AE ACCESS EASEMENT
- DE DRAINAGE EASEMENT
- EMPT EASEMENT
- CT COURT
- DR DRIVE
- DA OVERALL
- O.R. OFFICIAL RECORDS OF PLACER COUNTY
- P.E. PEDESTRIAN EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- M.P.E. MULTI-PURPOSE EASEMENT
- W.L.E. WATER LINE EASEMENT

PROJECT NOTES

OWNER:
PASTOR LAND DEVELOPMENT INC.
8800 PASTOR DRIVE
GRANITE BAY, CA 95746
ATTN: STEVE PASTOR

APPLICANT:
RANCHO CORTELA PROPERTIES
4025 GRANITE ROAD
ALBANY, CA 95003
ATTN: CAROL COONEY

DRAWN/PLANNER/SURVEYOR:
WOOD RODGERS INC.
3301 C STREET BLDG. 100-B
SACRAMENTO, CA 95816
CONTACT: GRAC SWEISS, P.L.S. 7944
HATTEN SPENCER PE 20247
PHONE: (916) 341-7700

ASSASSIN'S PARCEL NUMBER:
000-020-000, 010, 011 + 466-000-013

AREA:
12.07 ACRES

EXISTING ZONING:
RS-AC-B-40 PD 13

PROPOSED ZONING:
RS-AC-B-40 PD 13

EXISTING GENERAL PLAN DESIGNATION:
RUR

PROPOSED GENERAL PLAN DESIGNATION:
RUR

PERMITTED USE:
RESIDENTIAL

PROPOSED USE:
RESIDENTIAL LOTS

NUMBER OF LOTS:
12 RESIDENTIAL LOTS

PUBLIC SERVICES & FACILITY PROVIDERS:

SEWER:
PLACER COUNTY SEWER DISTRICT NO. 23
175 PALMELA AVENUE
ALBANY, CA 95003
(530) 869-4010

WATER:
SAN JOAN WATER DISTRICT
9635 ALBANY-FOLSOM ROAD
GRANITE BAY, CA 95746
(916) 781-5115

DRAINAGE:
PRIVATE - MAINTAINED BY HOA

ELECTRICITY:
PG&E
243 SACRAMENTO STREET
ALBANY, CA 95003
(530) 869-3100

GAS:
PG&E
P.O. BOX 370000
SAN FRANCISCO, CA 94137
(415) 923-7000

SCHOOL DISTRICT:
CORTLA SCHOOL DISTRICT
1950 JEFFERSON BRANCH DRIVE
ROSEVILLE, CA 95661
(916) 781-7900

FIRE DISTRICT:
SOUTH PLACER FIRE DISTRICT
6300 ELBERTA ROAD
GRANITE BAY, CA 95746
(916) 781-1099

PARK DISTRICT:
PLACER COUNTY FACILITY SERVICES
1876 L AVENUE
ALBANY, CA 95003
(530) 869-4900

PERMITTED DENSITY

BASE ZONE = RS-AC-B-40 PD 13

PARCEL SIZE IS 12.07 ACRES
LESS 8702215 AC OF FLOODPLAIN AREA= 1024 AC NET
DEVELOPABLE AREA LESS FLOODPLAIN DESIGNATION FOR
SUBDIVISION EASEMENTS= 112 DEVELOPABLE AREA= 1024 AC
1.45 AC @ 0.70 AC

0.70 AC @ 0.90 PER AC = 6 UNITS PERMITTED BY BASE ZONING.

NUMBER UNITS PERMITTED BY THIS DESIGNATION:
NET DEVELOPABLE AREA FROM ABOVE= 1024 ACRES
= THE PD DESIGNATION OF PASTOR L13 DRIVING UNITS
PER ACRE= 15 UNITS
WITH A 50% CAP ON PERMITTED DENSITY OVER THE BASE ZONING, THE MAXIMUM PERMITTED NUMBER OF UNITS= 8 +
15= 23 UNITS

NUMBER OF UNITS PROPOSED= 12 UNITS

REQUIRED OPEN SPACE= 201, 241 ACRES

PROPOSED OPEN SPACE= 463, 536 ACRES

ADDITIONAL DENSITY ALLOWED OVER 1754100 (2007-2012)
2007 OPEN SPACE= 26 DENSITY BONUS= 1000= 1 UNIT
2012 ADDITIONAL OPEN SPACE PROVIDED= 262 DENSITY
BONUS= 1000= 2 UNITS

REQUIRED PARKING= 2 SPACES/UNIT= 12 SPACES + 26
PARKING SPACES
PROPOSED PARKING= 26 GARAGE SPACES, 26 DRIVEWAY
SPACES, 15 STREET SPACES= 67 TOTAL PARKING
SPACES

* DENSITY CALCULATORS FROM ORIGINAL TR
BY T&O ASSOCIATES

SURVEYOR'S STATEMENT

I HEREBY STATE THAT THIS TENTATIVE MAP ACCURATELY
DEPICTS THE LOCATION, WIDTH, TYPE, AND RECORDING
INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE
PRELIMINARY TITLE REPORT BY FIRST AMERICAN TITLE COMPANY
ORDER NUMBER 0192-2849793, DATED AUGUST 20, 2008.
ALL EASEMENTS TO BE ABANDONED OR EXTINGUISHED ARE
IDENTIFIED.

GRAC E. SWEISS, P.L.S. 7944



FLOOD ZONE

PROJECT IS LOCATED WITHIN FLOOD ZONE DESIGNATED
AS A AREA DETERMINED TO BE OUTSIDE THE 100-YEAR
FLOOD PLAN PER FLOOD INSURANCE PROGRAM
COMPLIANT PARCEL NO. 0000000482 DATED NOVEMBER
21, 2001

BENCHMARK

COUNTY OF PLACER, CALIFORNIA
BENCH MARK (ELEVATION=305.65)

ENCLOSED ONE 100-1000
3 GALVEED IRON PIPE STAMPED 1.5 2031
MARKING THE QUARTER CORNER COMMON
TO SECTIONS 30 + 15, 16 + 17, E.
1/4M LOCATED ON THE NORTH SIDE OF
CREEK DRIVE DOWN ROAD 150 FEET EAST
OF CROCKER ROAD

DESIGN VARIANCE

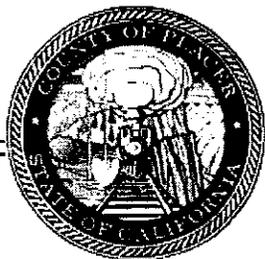
PROPOSED SEWER LINE TO HAVE A RUN LONGER THAN
THE INDICATED 400 FT. IN DESIGN PLANNING, THE RUN
LOCATED IN THE OPEN SPACE HAS PROPOSED LENGTH
OF 440 FT.

WATKIN A. SPENCER
CE 821647

THIS TENTATIVE SUBDIVISION MAP CONFORMS TO SECTION
18.040 OF THE LAND DEVELOPMENT ACT.

LAND USE SUMMARY

LOT #	ACRES (NET)
LOT 1	0.332 AC.
LOT 2	0.332 AC.
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LOT 5	0.332 AC.
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COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael Wells, Coordinator

NOTICE OF INTENT

TO ADOPT AN ADDENDUM TO A MITIGATED NEGATIVE DECLARATION

The project listed below was reviewed for environmental impact by the Placer County Environmental Review Committee and was determined to have no significant effect upon the environment. A proposed Addendum to a Mitigated Negative Declaration has been prepared for this project and has been filed with the County Clerk's office.

PROJECT: Enclave at Granite Bay, The (PSUB 20080329)

PROJECT DESCRIPTION: The project proposes to subdivide a 12.07-acre into a 12-lot Planned Residential Development, including two open space lots.

PROJECT LOCATION: North side of Elmhurst Drive, at the intersection of Swan Lake Drive in the Granite Bay area, Placer County

APPLICANT: Rancho Cortina Properties, 9575 Cramer Road, Auburn CA 95602 (530) 887-8877

The comment period for this document closes on **May 27, 2011**. A copy of the Addendum to a Negative Declaration is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx> Community Development Resource Agency public counter, and at the Granite Bay 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.

Published in Sacramento Bee on Thursday, April 28, 2011



COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael Wells, Coordinator

**ADDENDUM TO A PREVIOUSLY-ADOPTED
MITIGATED NEGATIVE DECLARATION**

Pursuant to CEQA Guidelines Section 15164 and Placer County Environmental Review Ordinance Section 18.16.090, an Addendum to a previously-adopted Mitigated Negative Declaration may be prepared if only minor technical changes or additions are necessary. The addendum needs not be circulated for public review but can be included in or attached to the previously-adopted Mitigated Negative Declaration.

This Addendum to the Mitigated Negative Declaration demonstrates that the environmental analysis, impacts, and mitigation requirements identified in the Mitigated Negative Declaration remain substantively unchanged by the situation described herein, and supports the finding that the proposed project does not raise any new issues and does not exceed the level of impacts identified in the previous Mitigated Negative Declaration.

Addendum to Mitigated Negative Declaration

This Addendum to the previously-adopted Mitigated Negative Declaration for the Enclave at Granite Bay project has been prepared by the Environmental Review Committee led by E.J. Ivaldi, Supervising Planner, at 530-745-3147.

Project Name Enclave at Granite Bay

PLUS # PSUB 20080329

State Clearinghouse # 2009042133

BACKGROUND:

On December 14, 2010, the Placer County Board of Supervisors adopted a Mitigated Negative Declaration for the Enclave at Granite Bay project. The Mitigated Negative Declaration evaluated the environmental impacts associated with the development of a 27-lot Planned Residential Development, including a land use change. The 12.07-acre project site is located on the north side of Elmhurst Drive, at the intersection of Swan Lake Drive in the Granite Bay area, Placer County, APN# 050-020-009,010,011 and 466-080-013.

On December 14, 2010, the Board of Supervisors also approved a General Plan Amendment to change the land use designation on the project site to Rural Low Density Residential (0.9 to 2.3 acres per dwelling unit) and approved a Rezoning to RS-AG-B-40 PD 1.3 (Residential Single-Family, Combining Agricultural, Combining Minimum Building Site of 40,000 square feet, Planned Development 1.3). In addition, the Board of Supervisors denied the appeal of Camille Courtney, on behalf of Pastor Land Development, Inc., without prejudice, in order to allow the applicant to resubmit a modified Vesting Tentative Subdivision Map consistent with the General Plan Amendment and Rezone approved by the Board.

The Enclave at Granite Bay project now includes a modified Vesting Tentative Map that proposes to subdivide the 12.07-acre site into a 12-lot Planned Residential Development, including two open space lots. The residential lots would range in area from 15,000 to 26,911 square feet. Approximately 46 percent of the project site (± 5.6 acres) would be set aside as open space (Lots A and B). Lot A contains a wetlands preservation area, pedestrian path, landscaping, and an emergency vehicle access. Lot B contains a detention basin, pedestrian path connecting to the Ridgeview and Oakhills Schools, and landscaping. The Addendum to the Mitigated Negative Declaration addresses the modified Vesting Tentative Subdivision Map.

EVALUATION OF REVISED PROJECT

The modified Vesting Tentative Subdivision Map for the Enclave at Granite Bay project proposes to reduce the number of residential lots in the Planned Residential Development from 27 to 12 lots, consistent with the land use change approved by the Board of Supervisors on December 14, 2010.

In preparing this Addendum, all of the potential impacts, identified on the Initial Study and Checklist, were considered. For all impact areas, County staff review has concluded that

Addendum to Mitigated Negative Declaration

the proposed modifications to the Vesting Tentative Subdivision Map are consistent or comparable, and in most cases, less impactful than the originally proposed project, and therefore, would have no new impact(s) not already identified in the Mitigated Negative Declaration.

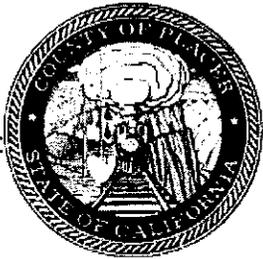
The following table provides a comparison of the ORIGINAL Vesting Tentative Subdivision Map and the proposed revised map:

	Original Vesting Tentative Subdivision Map	Proposed Vesting Tentative Subdivision Map
Required Entitlements	Community Plan Amendment, Rezone, Tentative Subdivision Map, Conditional Use Permit, Tree Permit	Tentative Subdivision Map, Conditional Use Permit, Tree Permit
Project Site Area	12.07 acres	12.07 acres
Total Residential Lots	27 Lots	12 Lots
Lot sizes	5,355 to 11,407 Square Feet	15,000 to 26,911 Square Feet
Area of site dedicated to Open Space Lots	49%	46%
Oak Trees to be Removed	13	6
Impervious Areas/ Paved Roadways	17% / 2 Acres	11% / 1.31 Acres

As shown in the table above, the proposed project modifications would result in 15 fewer residential lots, lot sizes are much larger and more compatible with adjacent properties, there would be less impervious areas, and seven less oak trees would be impacted by development. As a result, the Environmental Review Committee has determined that the proposed modifications are within the scope of the previously-adopted Mitigation Negative Declaration. No new impacts or increases to previously disclosed impacts will result and no new mitigation measures are required. (Note: New mitigation measures may be included if they further reduce previously-disclosed impacts.)

CONCLUSION

In summary, the analysis of this Addendum concludes that the implementation of the project modifications would not result in impacts that were not identified in the previously-approved Mitigated Negative Declaration. None of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR or Negative Declaration have occurred, and thus an Addendum to the Mitigated Negative Declaration is appropriate to satisfy CEQA requirements for the proposed project.



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

Michael Wells, Coordinator

MITIGATED NEGATIVE DECLARATION (Revised)

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.

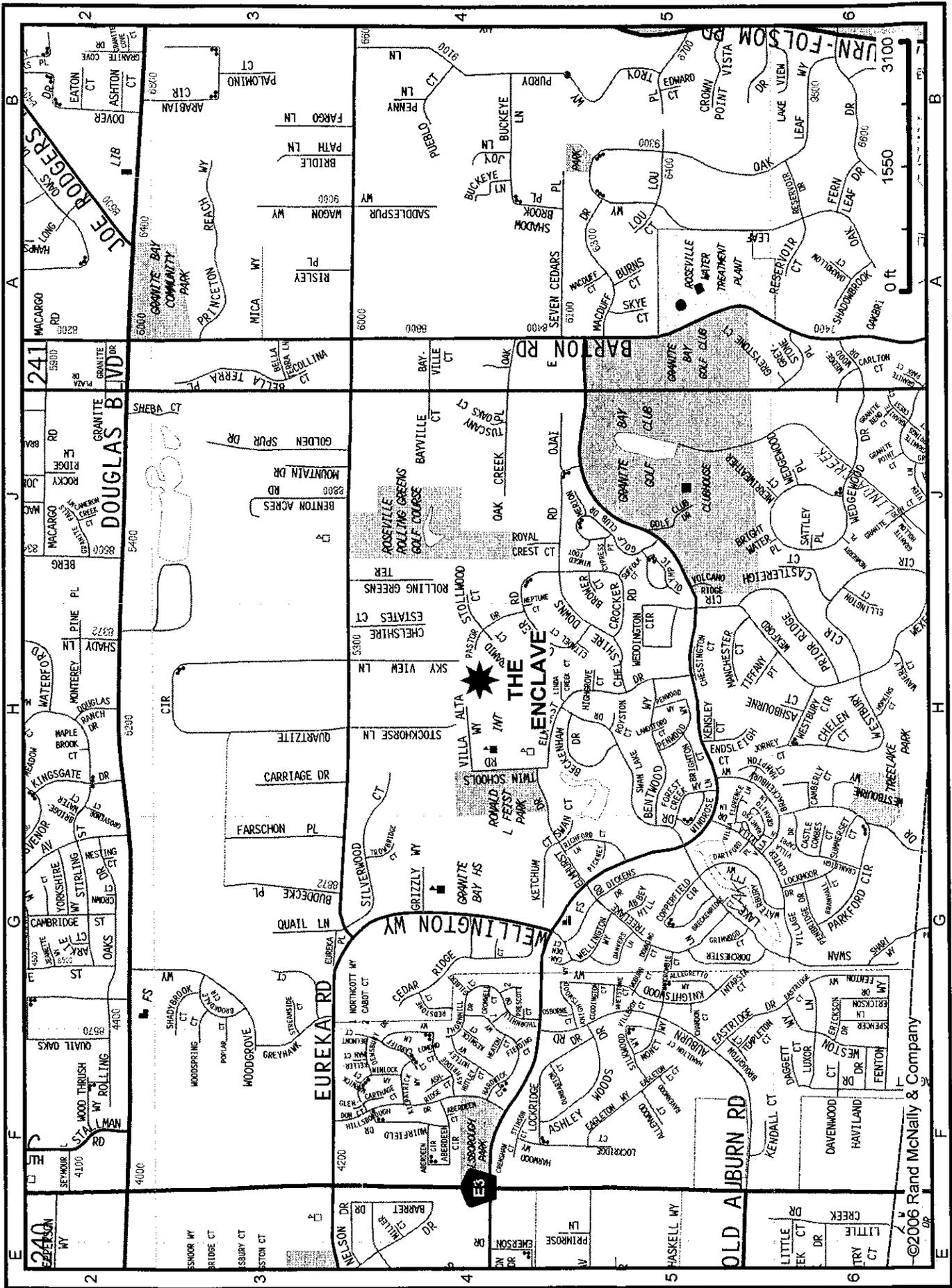
PROJECT INFORMATION

Title: Enclave at Granite Bay, The	Plus# PSUB 20080329
Description: The project proposes the subdivision of 12.07 acres into a 12-lot residential Planned Development with two open space/common area lots.	
Location: North side of Elmhurst Drive, at the intersection of Swan Lake Drive in the Granite Bay area, Placer County	
Project Owner: Pastor Land Development, 8844 Fargo Lane, Granite Bay CA 95661 (916) 791-0880	
Project Applicant: Rancho Cortina Properties, 9575 Cramer Road, Auburn CA 95602 (530) 887-8877	
County Contact Person: EJ Ivaldi	530-745-3147

PUBLIC NOTICE

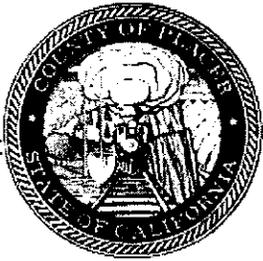
The comment period for this document closes on **May 27, 2011**. A copy of the Negative Declaration is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/EnvDocs/NegDec.aspx>, Community Development Resource Agency public counter, and at the Granite Bay 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.

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.



©2006 Rand McNally & Company

THE ENCLAVE: 5100 Pastor Dr, Unknown City, CA 95746, 240 - H4



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

Michael Wells, Coordinator

3091 County Center Drive, Suite 190 • Auburn • California 95603 • 530-745-3132 • fax 530-745-3080 • www.placer.ca.gov/planning

INITIAL STUDY & CHECKLIST (Revised)

The Initial Study & Checklist was posted for a 30-day public review from April 30, 2009 to May 29, 2009. Subsequent to the public posting period, a Supplemental Traffic Analysis and Trip Generation Comparison dated May 20, 2009 was received which resulted in clarifications in the discussion and project description under Section IV. Biological Resources and Section XV. Transportation & Traffic. These changes, made on June 24, 2009, did not affect the level of impacts or the conclusions discussed in the document. Pursuant to CEQA Guideline Section 15073.5(c), the changes would not require reposting of the environmental document.

On December 14, 2010, the Board of Supervisors approved the General Plan Amendment and Rezone portion of the project and further directed the project to be modified as discussed in this Revised Initial Study Checklist.

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: Enclave at Granite Bay, The	Plus# PSUB 20080329
Entitlements: Vesting Tentative Subdivision Map, Conditional Use permit, Tree Permit	
Site Area: 12.07 acres/525,769 square feet	APN: 050-020-009,010,011;466-080-013
Location: North side of Elmhurst Drive, at the intersection of Swan Lake Drive in the Granite Bay area, Placer County	

Project Description:

The Enclave at Granite Bay is an infill project that includes the subdivision of 12.07 acres into a 12-lot Planned Residential Development, including two open space lots. The residential lots would range in area from 15,000 to 26,911 square feet. Approximately 46 percent of the project site (±5.6 acres) would be set aside as open space (Lots A and B). Lot A contains a wetlands preservation area, pedestrian path, landscaping, and an emergency vehicle access. Lot B contains a detention basin, pedestrian path connecting to the Ridgeview and Oakhills Schools, and landscaping. Solid wood fencing and retaining walls, where necessary, would be constructed along the project's perimeter. Access would be provided by the continuation of Pastor Drive in the north east portion of

the site. An emergency vehicle access (EVA) would connect to Elmhurst Drive at the intersection with Swan Lake Drive (Option A), and would not be open to through traffic. In the event the "Option A" EVA is not constructed, an alternative EVA would be provided at the terminus of Sky View Lane (Option B). Utility easements are proposed at both locations in order for the project to connect to public sewer and water.

Project entitlements requested include a Vesting Tentative Subdivision Map and Conditional Use Permit. A Tree Permit is also being requested to allow for the removal of two Landmark Cottonwood Trees which would be impacted with the installation of utilities and construction of the EVA. The project is consistent with the Granite Bay Community Plan land use designation "Rural Low Density Residential (.9 - 2.3 acres per dwelling unit)", and "RS-AG-B-40 PD 1.3" Zone District, approved by the Board of Supervisors December 14, 2010.

Project Site:

The project site comprises 12.07 acres of undeveloped land characterized as open with relatively flat terrain at an elevation of about 300 feet. Vegetation onsite includes annual non-native grasslands, scattered trees including Blue and Interior Live Oaks, Red and Arroyo Willow, and Fremont Cottonwood; several seasonal wetlands and a large emergent marsh that is located in the southern portion of the property. The two large Fremont Cottonwood trees are designated "Landmark Trees" by resolution of the Placer County Board of Supervisors and are located within the County right-of-way along Elmhurst Drive. The Landmark trees are proposed to be removed for the proposed emergency vehicle access/utility easements off of Elmhurst Drive. Surrounding properties include large-lot rural residential land uses to the north including the terminus of Skyview Lane. There are rural low density residential uses to the east including the terminus of Pastor Drive. Elmhurst Drive and Linda Creek Court border the project site to the south along with low density residential uses. The Ridgeview Elementary and Oakhills schools are located to the west along with some rural low density residential uses.

B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan/Community Plan	Existing Conditions and Improvements
Site	Residential Single-Family, Combining Agricultural, Combining Minimum Building Site of 40,000 square feet, Planned Development 1.3 (RS-AG-B-40 PD 1.3)	Rural Low Density Residential (0.9-2.3 acre minimum)	Undeveloped
North	Residential Agricultural, Combining Minimum Building Site of 100,000 square feet (RA-B-100)	Same as project site	Rural, large-lot, residential use
South	Residential Single-Family, Combining Agricultural, Combining Minimum Building Site of 40,000 square feet (RS-AG-B-40)/Residential Single-Family, Combining Agricultural, Combining Minimum Building Site of 20 acres, Planned Development 2.27 (RS-AG-B-X 20 acre minimum PD 2.27)	Rural Low Density Residential (0.9-2.3 acre minimum)/Low Density Residential (.4-.9 acre minimum)	Low density residential use
East	Residential Single-Family, Combining Agricultural, Combining Minimum Building Site of 100,000 square feet, Planned Development 2.1 (RS-AG-B-100 PD 2.1)	Rural Low Density Residential (0.9-2.3 acre minimum)	Rural low density residential use
West	Residential Agricultural, Combining Minimum Building Site of 100,000 square feet (RA-B-100)/Residential Single-Family, Combining Agricultural, Combining Minimum Building Site of 40,000 square feet (RS-AG-B-40)	Rural Residential (2.3-4.6 acre minimum)/Rural Low Density Residential (0.9-2.3 acre minimum)	Rural low density residential use/ Ridgeview Elementary and Oakhills Schools

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.

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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
- ➔ Granite Bay 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 will not have a substantial adverse effect on a scenic vista as it is not located on or near a scenic vista.

Discussion- Item I-2:

The proposed project will not substantially damage scenic resources within a state scenic highway as it is not located on or near a scenic highway.

Discussion- Item I-3:

The existing visual character of the area can be described as undeveloped, with views of non-native grasslands; scattered trees including Blue and Interior Live Oaks, Red Willow, and Fremont Cottonwood; a large emergent marsh and two large Cottonwood Trees. The proposed project would result in the construction of 12 new residences, pedestrian trails, fencing, and internal roadways. As part of these improvements, the two large Cottonwood trees and 13 other native trees would be removed. Although there is a potential for the visual character or quality of the site to be impacted, approximately 46 percent of the project area would be set aside as open space/common lot area, including the large emergent marsh. This in combination with extensive landscaping proposed along roadways and within the open space/common lot areas, would reduce any potential visual impact to a level less than significant. No mitigation measures are required.

Discussion- Item I-4:

The proposed project would create 12 residential lots, which would result in an incremental increase in new sources of night lighting in the area. Street lighting is not proposed, except as may be required by the Department of Public Works for safety purposes at roadway intersections, similar to other areas in the community. There is no outdoor lighting proposed within the open space/common area lots. New sources of outdoor lighting typically associated with residential uses would be introduced into the area; however, this lighting would be consistent with residential neighborhoods in the area and would not result in any substantial light and/or glare that would affect night time views in the area. To ensure that lighting standards on individual properties and within the subdivision are enforced in a manner consistent with the neighboring community, as well as ensure that individual properties are not subject to undue light trespass from neighboring properties, the following standard condition of approval will be applied to the project: Prior to recordation of the Final Map, the applicant shall submit lighting development standards for inclusion in the CC&R's. The standards shall be reviewed and approved by the Development Review Committee and shall include General Lighting Standards, Residential Standards, Prohibited Lighting and Exemptions, and shall ensure that individual fixtures and other lighting in the subdivision will be designed, constructed, and installed in a manner that controls glare and light trespass, minimizes obtrusive light, and conserves energy and resources. No mitigation measures are required.

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 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- All Items:

The project site has not been historically used for agriculture and is not designated as Prime, Unique, Statewide or Local Farmland as shown on maps pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The property is not under a Williamson Act contract.

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	
5. Create objectionable odors affecting a substantial number of people? (APCD)			X	

Discussion- Item III-1:

The proposed project will not conflict with the Sacramento Valley Regional Air Quality Management Plan. No mitigation measures are required.

Discussion- Item III-2:

The project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation. No mitigation measures are required.

Discussion- Item III-3:

The proposed project is located in the Sacramento Valley Air Basin portion of Placer County. This area is designated as non-attainment for the federal and state ozone standard and non-attainment for the state particulate matter standard. According to the project analysis, the project will result in some increase in regional and local emissions from construction and operation.

The project's related short and long term air pollutant emissions will result primarily from diesel-powered construction equipment, trucks hauling materials, vehicle exhaust, dust, etc. Based on the proposed project, the short term construction/operational emissions may be above the District thresholds and the project will contribute to cumulative particulate matter emissions in Placer County.

Air quality impacts associated with the project will be less than significant when the following mitigation measures are implemented:

Mitigation Measures- Item III-3:

MM III.1

- 1a Prior to approval of Grading or Improvement Plans, (whichever occurs first), on project sites greater than one acre, 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.
- 1b Include the following standard note on the Grading Plan or Improvement Plans: The prime contractor shall submit to the District a comprehensive inventory (i.e. make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the APCD prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.
- 1c Prior to approval of Grading or Improvement Plans, whichever occurs first, the applicant shall provide a written calculation to the Placer County APCD for approval by the District demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction as required by CARB. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. The following link shall be used to calculate compliance with this condition and shall be submitted to the Placer County APCD as described above: <http://www.airquality.org/ceqa/> (click on the current "Roadway Construction Emissions Model").
- 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. (Based on APCD Rule 228 / section 401.5)
- 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. (Based on APCD Rule 228 / section 401.1, 401.4)
3. 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. (Based on APCD Rule 228 / section 401.5)
4. 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. (Based on APCD Rule 228)
5. 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). (Based on APCD Rule 228 / section 402)
6. 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. *(Based on APCD Rule 202)*
7. 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. *(Based on APCD Rule 217).*
 8. 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.
 9. 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.
 10. 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. *(Based on APCD Rule 310)*
 11. Include the following standard note on the Improvement/Grading Plan: Processes that discharge 2 pounds per day or more of air contaminants, as defined by Health and Safety Code Section 39013, to the atmosphere may require a permit. **Permits may be required for both construction and operation.** Developers/contractors should contact the District prior to construction and obtain any necessary permits prior to the issuance of a Building Permit. *(Based on the California Health & Safety Code section 39013: <http://www.leginfo.ca.gov/cgi-bin/displaycode?section=hsc&group=39001-40000&file=39010-39060>)*
 12. 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. *(Based on APCD Rule 225).*
 13. Include the following standard note on all building plans approved in association with this project: Wood burning or Pellet appliances shall not be permitted in multi-family developments. Only natural gas or propane fired fireplace appliances are permitted. These appliances shall be clearly delineated on the Floor Plans submitted in conjunction with the Building Permit application. *(Based on APCD Rule 225, section 302.2).*
 14. Include the following standard note on all building plans approved in association with this project: In order to limit the emission of nitrogen oxides (NOx) from natural gas-fired water heaters, all projects that utilize gas fired water heaters must comply with Rule 246. *(Based on APCD Rule 246).*
 15. Prior to building permit approval, the applicant shall show, on the plans submitted to the Building Department, provisions for construction of new residences, and where natural gas is available, the installation of a gas outlet for use with outdoor cooking appliances, such as a gas barbecue or outdoor recreational fire pits.

Discussion- Item III-4:

The increase of air pollutants generated by the project could adversely affect sensitive receptors like children and senior citizens living in the vicinity of the project in the short term. However, the mitigation measures listed in Item 3 above will reduce these "short term" impacts to a less than significant level. The project's related long-term emissions are below the District's significant thresholds. Therefore, the impacts to the sensitive groups would be less than significant and no mitigation measures are required.

Discussion- Item III-5:

The project would result in additional air pollutant emissions generated by diesel-powered construction equipment, and vehicle exhaust that could create objectionable odors in the short term. However, the mitigation measures listed in Item 3 above will reduce these "short term" impacts to a less than significant level. Long term impacts from odors are less than significant and 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,		X		

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policies or regulations, or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)				
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 endangered, rare, or threatened species? (PLN)		X		
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:

A Biological Resources Assessment prepared by Michael Brandman Associates (dated June 6, 2008) and a Jurisdictional Delineation and Special Status Species Evaluation Report prepared by Gibson and Skordal (dated March 2008) identified potential for impacts to special-status species on the project site. Michael Brandman Associates reconciled the two reports in a letter dated September 5, 2008, and concluded the following: There are no special-status plant species with potential to occur onsite. Protocol-level surveys for Vernal Pool Branchiopods were conducted, but no Vernal Pool Branchiopods were detected. There is no suitable habitat on the project site for the California red-legged frog and western pond turtle as the emergent marsh is dry for the majority of the year. The site is outside the range of the California tiger salamander and giant garter snake. The project site does present suitable habitat for the western spadefoot toad, which is a protected species under California Code of Regulations Title 14, and pre-construction surveys will be necessary to determine the presence or absence of the toad. The project site also provides nesting habitat for birds of prey and other migratory birds. As there is a potential to disrupt nesting raptors during project construction, mitigation is required to reduce any impacts to a less than significant level.

Mitigation Measures- Items IV-1,2:

MM IV.1 A focused survey for the western spadefoot toad shall be conducted by a qualified biologist in all suitable habitats on the project site 30 days prior to commencement of ground disturbing activities to determine the presence or absence of the species. A report summarizing the survey findings shall be provided to the Placer County Planning Department and the California Department of Fish & Game within 30 days of the completed survey. If the species is found on the site, appropriate mitigation measures shall be developed and implemented in consultation with the California Department of Fish & Game. Construction activities may only resume after a follow-up survey has been conducted and a report prepared by a qualified biologist indicating the impacts to the species have been mitigated in accordance with California Department of Fish & Game requirements.

MM IV.2 Prior to any grading or tree removal activities, during the raptor nesting season (March 1-September 1), a focused survey for raptor nests shall be conducted by a qualified biologist. A report summarizing the survey shall be provided to Placer County and the California Department of Fish & Game within 30 days of the completed



survey. If an active raptor nest is identified appropriate mitigation measures shall be developed and implemented in consultation with California Department of Fish & Game. If construction is proposed to take place between March 1st and September 1st, no construction activity or tree removal shall occur within 500 feet of an active nest (or greater distance, as determined by the California Department of Fish & Game). Construction activities may only resume after a follow up survey has been conducted and a report prepared by a qualified raptor biologist indicating that the nest (or nests) is no longer active, and that no new nests have been identified. A follow up survey shall be conducted two months following the initial survey, if the initial survey occurs between March 1st and July 1st. Additional follow up surveys may be required by the Design Review Committee, based on the recommendations in the raptor study and/or as recommended by the California Department of Fish & Game. Temporary construction fencing and signage as described herein shall be installed at a minimum 500 foot radius around trees containing active nests. If all project construction occurs between September 1st and March 1st no raptor surveys will be required. Trees previously approved for removal by Placer County, which contain stick nests, may only be removed between September 1st and March 1st. A note which includes the wording of this condition of approval shall be placed on the Improvement Plans. Said plans shall also show all protective fencing for those trees identified for protection within the raptor report.

Discussion Item IV-3:

The project site contains several scattered Blue Oak trees and two Interior Live Oaks trees that are protected under the Placer County Tree Ordinance (See Discussion item IV-7). These trees do not constitute "oak woodlands" as they do not account for at least ten percent of the canopy onsite or do they signify any significant stand of oak trees. As such, the proposed project will not result in the conversion of oak woodlands.

Discussion Item IV-4, 5:

Gibson & Skordal, LLC conducted a delineation of waters of the United States on the project site on December 3, 2007, and March 19, 2008, and documented the existence of 2.42 acres of water features, including 0.29 acres of seasonal wetlands, 0.04 acres of channel, and 2.09 acres of emergent marsh. (The channel, emergent marsh and .22 acres of seasonal wetland (SW8) are jurisdictional waters regulated by the US Army Corps of Engineers). Construction activities associated with the proposed project will impact approximately 0.30 acres of seasonal wetlands and channels. The large emergent marsh would remain undisturbed and be located within a wetlands preservation easement located within Lot A.

Mitigation Measures- Items IV-4,5:

MM IV.3 The wetlands report shall be field verified by the US Army Corps of Engineers, the US Fish & Wildlife Service, and the California Department of Fish & Game as deemed necessary by Design Review Committee prior to the filing of the Final Map. If significant discrepancies arise between the report and the field investigation of these agencies, the Design Review Committee shall schedule a hearing before the Planning Commission to consider revocation or modification of the project's permit approvals.

MM IV.4 Provide written evidence that compensatory habitat has been established through the purchase of mitigation credits at a County qualified wetland mitigation bank. The amount of money required to purchase credits shall be equal to the amount necessary to replace wetland or riparian habitat acreage and resource values including compensation for temporal loss. The total amount of habitat to be replaced is 0.30 acres of wetland habitat (the regulatory agencies may require a different ratio that will need to be satisfied). Evidence of payment, which describes the amount and type of habitat purchased at the bank site, must be provided to the County prior to issuance of Improvement Plans or Building Permits which would result in the degradation or loss of the habitat. The amount to be paid shall be the fee in effect at the time the Final Map is recorded.

MM IV.5 The applicant shall install permanent protective fencing, as may be approved by the Design Review Committee, with upright posts embedded in concrete along and around all wetland preservation easement boundaries on Lot A and around the detention facility (Lot F) to the satisfaction of the Design Review Committee. Such fencing shall provide a physical demarcation to future homeowners of the location of protected easement areas or Open Space/Common Area lots as required by other conditions of this project. Such fencing shall be shown on the Information Sheet recorded concurrently with the Final Map as well as on the project Improvement Plans.

Discussion Item IV-6:

Although the project site supports various habitat types, there are no known native resident or migratory wildlife corridors within the project area, or its vicinity. This is an infill project that is surrounded by rural and low density residential developments, and school facilities, and does not lend support to such corridors. No mitigation measures are required.

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Discussion Item IV-7:

An Arborist Report prepared by Sycamore Environmental Consultants, Inc. (dated June 4, 2008) identified 30 native trees onsite of various species, including Interior Live Oak, Blue Oak, Red Willow, Arroyo Willow, and Fremont Cottonwood. A total of 6 trees are proposed to be removed with the proposed subdivision improvements and another three trees would have their driplines impacted by development. The project site also contains two large Fremont Cottonwood Trees, designated as "Landmark Trees" by resolution of the Placer County Board of Supervisors. The Landmark Cottonwood trees which consist of two separate trunks, visibly connected just below the surface, have an approximate diameter at breast height measurement of 48 inches and 60 inches. The applicant is requesting a Tree Permit to remove the trees to construct a County standard width access road to the site from Elmhurst Drive, aligning directly with the centerline of existing Swan Lake Drive.

Placer County consulted with North Fork Associates to conduct a peer review (dated November 10, 2008) of two separate arborist reports prepared for the Landmark Cottonwood trees. The first report, Arboricultural Assessment, was prepared by Randall Frizzell (dated June 2008). The second report was prepared by Sycamore Environmental Consultants, Inc. (dated June 2008). Both of these reports provided an analysis of the Landmark Cottonwood trees and an assessment regarding the health, hazard potential, and whether or not removal of these trees is necessary. After reviewing both reports, North Fork Associates concluded that if roadway improvements are constructed as shown on the Tentative map, around the Landmark Cottonwood trees, 93 percent of the root system would be impacted and the trees would not survive. If the Landmark Cottonwood trees were to remain in their natural state, with no development impact, North Fork Associates stated that several corrective actions could be taken to significantly reduce the hazard potential and improve the structure of the trees.

Mitigation Measures- Items IV-7:

MM IV.6 Trees identified for removal, and/or trees with disturbance to their driplines, shall be replaced with comparable species onsite, in an area to be reviewed and approved by the Design Review Committee, as follows: a) For each diameter inch of a tree removed, replacement shall be on an inch-for-inch basis. For example, if 100 diameter inches are proposed to be removed, the replacement trees would equal 100 diameter inches (aggregate). If replacement tree planting is required, the trees must be installed by the applicant and inspected and approved by the Design Review Committee, prior to the acceptance of improvements by the Engineering and Surveying Department. At its discretion, the Design Review Committee, may establish an alternate deadline for installation of mitigation replacement trees if weather or other circumstances prevent the completion of this requirement; or b) In lieu of the tree planting mitigation for tree removal listed above, a contribution of \$100 per diameter inch at breast height for each tree removed or impacted or the current market value, as established by an Arborist, Forester or Registered Landscape Architect, of the replacement trees, including the cost of installation, shall be paid to the Placer County Tree Preservation Fund. If tree replacement mitigation fees are to be paid in the place of tree replacement mitigation planting, these fees must be paid prior to acceptance of improvements.

Discussion Item IV-8:

At the present time, Placer County has not adopted a Habitat Conservation Plan or a Natural Communities Conservation Plan.

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 these interred outside of formal cemeteries? (PLN)			X	

Discussion- Items V-1,2:

A Cultural Resources Assessment prepared by Michael Brandman Associates (dated June 5, 2008) documented record searches at the North Central Information Center, the Native American Heritage Commission, the University of California Museum of Paleontology, and a pedestrian survey to relocate and document the existence and condition of previously recorded or new cultural resource sites within the project boundary. The records search indicated that 11 cultural resource sites have been recorded within a 0.25 mile radius of the project boundary, and one site was previously recorded within the project boundaries. However, a field survey of the project area on May 22, 2008, concluded that the five sites located nearest to the project site (CA-PLA-167, CA-PLA-208, CA-PLA-209 and 211, CA-PLA-210), including one cultural resource recorded onsite, no longer exist. As no new cultural resources were discovered during the survey and none of the previously recorded resources were relocated, no historic resources would be affected by project development. As there is always the risk of the inadvertent discovery of unknown resources, standard construction conditions will apply to this project as follows: "If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any onsite construction activities, all work must stop immediately in the area and a qualified archaeologist shall be retained to evaluate the deposit. The Placer County Planning Department and Department of Museums must also be contacted for review of the archaeological find(s). If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect shall be provided on the Improvement Plans for the project. Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site". No mitigation measures are required.

Discussion- Item V-3:

Michael Brandman Associates consulted with Kenneth L. Finger, Ph.D., Consulting Paleontologist, to perform a Paleontological records search of the project site. Dr. Finger's findings, summarized in a letter dated May 18, 2008, stated that the Lone Formation reaches up to the southeastern tip of the project area, and this formation often contains accumulations of leaves, wood, and coal. In addition, fossils previously reported in Granite Bay include a palm nut, cinnamon leaf, opalized wood, a fern tree trunk, horse teeth, and a mammoth tooth from the Turlock Lake Formation. Due to the extensive disturbance of the project site and the apparent rarity of vertebrate fossils in the geologic units mapped there, no additional surveys are recommended. However, there is the possibility of discovering paleontological resources during deeper, larger, excavations. As such, standard construction conditions will apply to this project and state "a note shall be placed on the improvement plans that if paleontological resources are discovered onsite, the applicant shall retain a qualified paleontologist to observe grading activities and salvage fossils as necessary. The paleontologist shall establish procedures for paleontological resource surveillance and shall establish, in cooperation with the project developer, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. If major paleontological resources are discovered, which require temporary halting or redirecting of grading, the paleontologist shall report such findings to the project developer, and to the Placer County Department of Museums and Planning Department. The paleontologist shall determine appropriate actions, in cooperation with the project developer, which ensure proper exploration and/or salvage. Excavated finds shall be offered to a State designated repository such as Museum of Paleontology, UC Berkeley, the California Academy of Sciences, or any other State designated repository. Otherwise, the finds shall be offered to the Placer County Department of Museums for purposes of public education and interpretive displays. These actions, as well as final mitigation and disposition of the resources shall be subject to approval by the Department of Museums. The paleontologist shall submit a follow-up report to the Department of Museums and Planning Department which shall include the period of inspection, an analysis of the fossils found, and present repository of fossils". No mitigation measures are required.

Discussion- Items V-4,5:

Michael Brandman Associates sent a letter, dated November 6, 2007, to the Native American Heritage Commission in Sacramento in an effort to determine whether any sacred sites listed on its Sacred Lands File are located within the project area. The Native American Heritage Commission responded on November 8, 2007, stating that a search of its Sacred Land File failed to indicate the presence of Native American cultural resources in the immediate project area. The Native American Heritage Commission provided a list of six Native American

representatives who may have further knowledge of Native American resources. Michael Brandman Associates sent letters to all six tribal contacts on May 27, 2008. To date, there has been no response.

Discussion- Item V-6:

There is no evidence of any kind of a burial ground within the project boundary. As such, the proposed project will not disturb any known human remains, including these interred outside of formal cemeteries. The standard construction conditions noted in Item 1 above will ensure that impacts remain less than significant should inadvertent discovery occur. No mitigation measures are required.

VI. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No 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-1,2,3,8,9

The infill development project would result in the disturbance of approximately 2.15 acres of the 12.07 acre site for the development of 12 residential lots, a detention basin, recreation areas, and associated roadway improvements. The lots will not be pad graded, but will allow for custom home construction. The project proposes approximately 5.60 acres of open space/common area lots.

Access to the property will be from an extension of Pastor Drive, a County maintained roadway. The project proposes a fire apparatus access road to be constructed from Elmhurst Drive to the subdivision road; this fire lane will be closed to through traffic with a gate constructed on the Elmhurst Drive end. This property is currently vacant and undeveloped. Site topography consists of relatively flat terrain which slopes mildly down from the east to west over a majority of the site, and down towards the Treelake Branch of a tributary to Linda Creek North which traverses the southern edge of the property. A seasonal drainage swale flows around the north and northwest portions of the property.

According to a preliminary geotechnical engineering study by Youngdahl Consulting Group, Inc. dated November 2007, the primary geotechnical issues to be addressed consist of shallow bedrock, potential for perched groundwater, and potentially expansive soils. In addition, an addendum was prepared by Youngdahl Consulting Group, Inc., dated February 23, 2011, to address the potential presence of smectite clays on the subject property.

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Soil types present onsite consist of silty sand materials mixed with occasional thin layers of silty clay and clayey silt materials, gravel materials, and siltstone materials in a medium dense to very dense condition. A layer of moderately to highly expansive soil may be present above the bedrock contact which could lead to structural distress of improvements from shrink and swell due to changes in moisture content. Zones of Lone Formation soils have been previously encountered in the area and these soils were recently identified by the California Geological Survey (CGS, Geologic Hazard Notice 2009-001), Smectite Clay Deposits in Sierra Nevada foothills, December 23, 2009) as a potential source for high expansive potential and slope instability. Grading activities are associated with the establishment of the padded lots, subdivision roadways, emergency vehicle/fire apparatus access road, detention basin, and recreation areas. The project grading would result in approximately 1,200 cubic yards of soil excavation and 2,300 cubic yards of soil fill. The maximum depth of cut/fill is four feet. All resulting finished grades are proposed to be no steeper than 2:1. The geotechnical report concluded that underlying rock materials could likely be excavated to depths of several feet using conventional grading equipment. However, blasting to achieve utility line grades, especially in planned cut areas, is possible. The geotechnical report concluded that the construction of the proposed improvements is feasible from a geotechnical standpoint given that the recommendations of a registered civil engineer are incorporated into the design plans and implemented during construction. Prior to development of final plans, subsurface exploration and laboratory testing shall be performed to develop design criteria and determine the extent of potentially expansive clay, including smectite clays, onsite.

The proposed project's impacts associated with unstable earth conditions, soil disruptions, displacements, compaction of the soil, and changes to topography and ground surface relief features will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-1,2,3,8,9:

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 that are in effect at the time of submittal) to the Engineering and Surveying Department for review and approval. The plans shall show all conditions for the project as well as pertinent topographical features both on and offsite. All existing and proposed utilities and easements, onsite 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. Prior to plan approval, all applicable recording and reproduction costs 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 Design Review Committee 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 Engineering and Surveying Department in both electronic and hard copy versions in a format to be approved by the Engineering and Surveying Department prior to acceptance by the County of site improvements.

MM VI.2 All proposed grading, drainage improvements, vegetation and tree removal shall be shown on the Improvement Plans and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, 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 Design Review Committee. All cut/fill slopes shall be at 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Department concurs with said recommendation.

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 assure proper installation and maintenance of erosion control/winterization during project construction. Where soil stockpiling or borrow areas are to remain for more than one construction season, proper erosion control measures shall be applied as specified in the Improvement Plans/Grading Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Department.

Submit to the Engineering and Surveying Department 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

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Design Review Committee/ Engineering and Surveying Department for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the Design Review Committee/ Engineering and Surveying Department 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 Submit to the Engineering and Surveying Department, for review and approval, 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 onsite, (i.e., groundwater, expansive/unstable soils, presence of smectite clays, etc.), and
- F) Slope stability

Once approved by the Engineering and Surveying Department, two copies of the final report shall be provided to the Engineering and Surveying Department and one copy to the Building Department for their use. If the soils report indicates the presence of critically expansive or other soils problems which, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report will be required for subdivisions, prior to issuance of Building Permits. This certification may be completed on a Lot by Lot basis or on a Tract basis. This shall be so noted in the CC&Rs and on the Informational Sheet filed with the Final 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 Staging Areas: Stockpiling and/or vehicle staging areas shall be identified on the Improvement Plans and located as far as practical from existing dwellings and protected resources in the area.

MM VI.5 If blasting is required for the installation of site improvements, the developer will comply with applicable County Ordinances that relate to blasting and use only State licensed contractors to conduct these operations.

Discussion- Item VI-4:

Based on the preliminary geotechnical study by Youngdahl Consulting Group, Inc., there are no identified unique geologic or physical features at the site that will be destroyed, covered, or modified by the project.

Discussion- Items VI-5,6:

The project proposal would result in the construction of subdivision roadways to serve 12 residential lots. Approximately 2.15 acres of the 12.07 acre site will be disturbed by grading activities. The disruption of soils on this undeveloped property increases the risk of erosion and creates a potential for contamination of stormwater runoff with disturbed soils or other pollutants introduced through typical grading practices. The construction phase will create significant potential for erosion as disturbed soil may come in contact with wind or precipitation that could transport sediment to the air and/or adjacent waterways. The Treelake branch of the northern tributary of Linda Creek traverses the southern third of the property. Approximately 600 feet of the proposed subdivision roadway will be constructed adjacent to this tributary flood plain and a 32 foot con-span crossing will be constructed over the drainageway for the entrance road. Erosion and water quality impacts from site grading activities have the potential for causing a direct negative influence on the watershed of Linda Creek. Discharge of concentrated runoff in the post-development condition could also contribute to the erosion potential impact in the long term. Erosion potential and water quality impacts are always present and occur when protective vegetative cover is removed and soils are disturbed. The disruption of soils on the site has the potential to result in significant increases in erosion of soils both on and offsite. The proposed project's impacts associated with soil 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

Refer to text in MM VI.3

Refer to text in MM VI.4

MM VI.6 Water quality Best Management Practices shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development/

Redevelopment, and/or for Industrial and Commercial, (and/or other similar source as approved by the Engineering and Surveying Department.

Construction (temporary) Best Management Practices for the project include, but are not limited to: Fiber Rolls (SE-5), Hydroseeding (EC-4), Stabilized Construction Entrance (LDM Plate C-4), Silt Fence (SE-1), straw bales, revegetation techniques, dust control measures, concrete truck washout areas, weekly street sweeping, and limiting the soil disturbance.

MM VI.7 The project's ground disturbance exceeds one acre and is subject to the construction stormwater quality permit requirements of the National Pollutant Discharge Elimination System program. The applicant shall obtain such permit from the State Regional Water Quality Control Board and shall provide to the Engineering and Surveying Department evidence of a state-issued WDID number or filing of a Notice of Intent and fees prior to start of construction.

Discussion- Item VI-7:

According to the Geotechnical Engineering Study prepared by Youngdahl Consulting Group, Inc. dated November 2007, the Fault Activity Map of California and Adjacent Areas (Jennings, 1994) and the Peak Acceleration from Maximum Credible Earthquakes in California (CDMG 1992), show no active faults or Earthquake Fault Zones (Special Studies Zones) located on the project site. The nearest mapped faults to the site are related to the Bear Mountains and Melones Fault Zones located from 11 to 35 kilometers east of the site. The nearest mapped active fault to the site is the Dunnigan Hills fault located about 60 kilometers to the west-northwest. The site is located within Seismic Zone 3 on the California Building Code Seismic Zone Map. The site may experience moderate ground shaking caused by earthquakes occurring along offsite faults. The structures will be constructed according to the current edition of the California Building Code, which includes seismic design criteria. Therefore, the likelihood of severe damage due to ground shaking is minimal. No mitigation measures are required.

VII. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No 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 VII-1,2:

The project consists of a residential community and does not propose the use or storage of hazardous materials. Construction of the proposed project will likely involve the short term use and storage of hazardous materials typically associated with grading and construction, such as fuel and similar substances. All materials will be used, stored, and disposed of in accordance with applicable federal, state, and local laws. Therefore, the proposed project will not create a significant hazard to the public or the environment related to the handling, transport, use, or disposal of hazardous materials or accident or upset conditions involving the release of hazardous materials. No mitigation measures are required.

Discussion- Item VII-3:

Based upon the project analysis, the project is not expected to emit hazardous emissions.

Discussion- Item VII-4:

A Phase I Environmental Site Assessment, dated June 23, 2008, was conducted for this property by Youngdahl Consulting Group, Inc. The Environmental Site Assessment states that the project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Additionally, the Environmental Site Assessment concludes that no recognized environmental conditions exist at the property and does not recommend an additional study.

Discussion- Item VII-5:

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

Discussion- Item VII-6:

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

Discussion- Item VII-7:

The project site is located in an area determined by the South Placer Fire District not to be at risk for wildland fires and therefore would not expose people or structures to a significant risk or loss, injury or death from wildland fires.

Discussion- Item VII-8:

The project will include wetland areas and a stormwater detention/drainage system. Wetlands, ponds and stormwater detention basins and pipes, unless properly designed and/or managed, have the potential to create a significant health hazard by providing an environment conducive to breeding mosquito disease vectors. This is a potentially significant impact and will be reduced to a less than significant impact with the inclusion of the following mitigation measure.

Mitigation Measures- Item VII-8:

MM VII.1 In order to minimize potential health hazards related to mosquito breeding, the project proponent shall abide by the Placer County Mosquito Abatement District Guidelines and Standards for Vector Prevention in Proposed Developments. The project will be conditioned to allow the Placer Mosquito Abatement District to review the Improvement Plans.

Discussion- Item VII-9:

A Phase I Environmental Site Assessment, dated June 23, 2008, was conducted for this property by Youngdahl Consulting Group, Inc. The Environmental Site Assessment states that no recognized environmental conditions exist at the property and does not recommend an additional study.

VIII. HYDROLOGY & WATER QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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 VIII-1:

The project will not rely on groundwater wells as a potable water source. Potable water for the project will be treated water from San Juan Water District. Therefore, the project will not violate water quality standards with respect to potable water.

Discussion- Item VIII-2:

The project will not utilize groundwater and will not deplete groundwater supplies. The project will ultimately allow for the construction of residential dwellings and associated driveways and paved areas that will create an impermeable surface on a portion of the property. This impermeable surface may slightly reduce the rate of groundwater recharge. However, a portion of the property will remain unimproved and the impact to groundwater recharge is less than significant. The project will be conditioned to prohibit the drilling of individual water wells for domestic or irrigation purposes. No mitigation measures are required.

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Discussion- Items VIII-3,4:

The project consists of road improvements per Placer County standards for the public road extensions of Pastor Drive, a fire apparatus road, utility infrastructure, and recreation areas to serve 12 single family residential lots with lot sizes ranging from 15,000 to 26,911 square feet. A preliminary drainage report was prepared by TSD Engineering, Inc. dated September 9, 2008. The existing watershed has four shed areas that discharge along the west property boundary in existing drainage ways. The storm flows generated from the developed site are conveyed by graded sheet flows to the storm drainage system drop inlets where the flows are diverted to the detention pond before they release and resume their historical drainage paths and flows. While onsite drainage patterns are altered due to the proposed development of this site, the direction of discharge of runoff from the site remains essentially the same as pre-development conditions. The drainage within the existing riparian area along onsite Treelake tributary to Linda Creek North will remain the same with no additional flow being added to this area.

The total impervious site area is 1.31 acres or 11 percent impervious. The new impervious surfaces on this undeveloped property will increase the rate and amount of surface runoff from the site. However, the proposed drainage system design and detention basin for the new development will meet the attenuation requirements for the ten and 100 year peak flow storm event conditions. Local detention will be provided with the project construction for a total volume of 34,416 cubic feet, where only 27,360 cubic feet is needed to mitigate the project's increases to peak flow and minimize any downstream impacts. A final drainage report will be required with submittal of the improvement plans for County review and approval to substantiate the preliminary report drainage calculations.

Furthermore, the property proposed for development is within the Dry Creek Watershed Flood Control Plan area. Flooding along Dry Creek and its tributaries (this property is in the Linda Creek North watershed) is well documented. Cumulative downstream impacts were studied in the Dry Creek Watershed Flood Control Plan in order to plan for flood control projects and set flood control policies. Mitigation measures for development in this area include local, onsite detention to reduce post-development flows from the ten and 100 year storms to pre-development levels and flood control development fees to fund regional detention basins to reduce flooding on major streams in the Dry Creek watershed. If fees are not collected on a project by project basis to fund regional detention facilities, these types of capital improvements may not be realized and flooding impacts to properties within the Dry Creek Watershed area will persist. Staff considers these cumulative flood control impacts to be potentially significant impacts.

The proposed project's impacts associated with altering drainage patterns and increasing rate or amount of surface runoff will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VIII-3,4:

Refer to text in MM VI.1

Refer to text in MM VI.2

MM VIII.1 Prepare and submit with the project Improvement Plans, 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 offsite improvements and drainage easements to accommodate flows from the 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 VIII.2 Storm water run-off shall be reduced to pre-project conditions through the installation of detention facilities. 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. No detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

MM VIII.3 Provide an Irrevocable Offer of Dedication on the Improvement Plans and Final Map to the satisfaction of the Engineering and Surveying Department and Design Review Committee for easements as required for access to, and protection and maintenance of, storm drainage detention facilities, as well as post-construction water quality enhancement facilities (Best Management Practices). Said facilities shall be privately maintained until such time as the Board of Supervisors accepts the offer of dedication.

MM VIII.4 The project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer

County Code.) The current estimated development fee is \$250 per single-family residence, payable to the Engineering and Surveying Department prior to Building Permit issuance. The actual fee shall be that in effect at the time payment occurs.

MM VIII.5 The project is subject to payment of annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code). Prior to Building Permit issuance, the applicant shall cause the subject property to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting these annual assessments. The current estimated annual fee is \$89 per single-family residence.

Discussion- Items VIII-5,6,12:

Approximately 11 percent of the 12.07 acre site will be covered with impervious surfaces including structures and pavement. The proposed construction includes approximately 1.31 acres of paved roadways with 12 residential lots. The paved subdivision roads will have curb and gutter to convey stormwater to drop inlets through drain pipes to a local detention/sedimentation pond. The project proposes to construct a gated fire apparatus road across the Linda Creek North drainage way via a con-span structure. The Treelake tributary to Linda Creek North traverses the southern property boundary and Folsom Lake is located approximately one mile east of the site. Contaminated runoff from the site has the potential for causing negative direct influence on the water quality of Linda Creek North. The water quality of all natural waterways is important to maintain for public health and safety and the health of the ecosystem. Potential water quality impacts are present both during project construction and after project development. Construction activities will disturb soils and cause potential introduction of sediment into stormwater during rain events. Through the implementation of Best Management Practices for minimizing contact with potential stormwater pollutants at the source and erosion control methods, this potentially significant impact will be reduced to less than significant levels. In the post-development condition, the project could potentially introduce contaminants such as oil and grease, sediment, nutrients, metals, organics, pesticides, and trash from activities such as roadway runoff, outdoor storage, landscape fertilizing and maintenance, and refuse collection. According to the preliminary drainage report dated September 19, 2008, by TSD Engineering, Inc., drainage from the project roadways will be captured and treated via catch basin inserts in the drop inlets, vegetative cover to stabilize slopes, and the proposed sedimentation basin. Suspended sediment and pollutants will have time to settle out prior to stormwater runoff discharging from the site. A final drainage report will be required with submittal of the improvement plans for County review and approval to substantiate the preliminary report drainage and Best Management Practices sizing calculations. The proposed project's impacts associated with water quality degradation will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VIII-5,6,12:

- Refer to text in MM VI.1
- Refer to text in MM VI.2
- Refer to text in MM VI.4
- Refer to text in MM VI.6
- Refer to text in MM VI.7
- Refer to text in MM VIII.1

MM VIII.6 Water quality Best Management Practices shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development/ Redevelopment, and/or for Industrial and Commercial, (and/or other similar source as approved by the Engineering and Surveying Department.

Storm drainage from on and offsite 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. Best Management Practices 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) Best Management Practices for the project include, but are not limited to: catch basin inserts, slope stabilization, revegetation, and a sedimentation basin. 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 Best Management Practices shall be maintained as required to ensure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Maintenance of these facilities shall be provided by the project owners/permittees.

MM VIII.7 The project is located within the area covered by Placer County's municipal stormwater quality permit, pursuant to the National Pollutant Discharge Elimination System Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit. Best Management Practices shall be designed to mitigate (minimize, infiltrate, filter, or treat) stormwater runoff in accordance with "Attachment 4" of Placer County's National Pollutant Discharge Elimination System Municipal Stormwater Permit (State Water Resources Control Board National Pollutant Discharge Elimination System General Permit No. CAS000004).

Discussion- Item VIII-7:

The project will not utilize groundwater and does not propose to use groundwater wells. The project proposes construction of residential dwellings, which will not substantially degrade ground water quality. The project could result in urban stormwater runoff. Standard Best Management Practices will be used and as such, the potential for the project to violate any water quality standards is less than significant. No mitigation measures are required.

Discussion- Items VIII-8,9,10:

The project site is located within the area shown on the Federal Emergency Management Agency Flood Insurance Rate Map. However, there are no proposed building sites within the Federal Emergency Management Agency designated Flood Zone or Special Flood Hazard Area. The preliminary hydrologic and hydraulic study prepared by TSD Engineering, Inc. dated September 19, 2008 provided an analysis of the 100 year flood plain limits based on field cross sections to calculate the normal depth of the 100 year peak storm. The calculated 100 year water surface elevations were reasonably close to the 100 year flood plain limit as identified on the Tentative Map.

The project will not 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, as there are no levees or dams upstream in near proximity to affect this project site.

The project proposes a 32-foot by 28-foot con-span structure to cross the existing drainage way for a fire apparatus road. Construction of this fire access road will require limited grading and fill within the flood plain. The applicant has demonstrated in the preliminary grading report that the con-span structure is sized to provide approximately four feet of headwater and will carry approximately 1,000 cubic feet per second. Staff considers the flooding impacts of constructing a con-span structure to cross the existing drainage way in this developed area to be potentially significant impacts to adjacent properties. A final drainage report will be required with submittal of the improvement plans for County review and approval to substantiate the preliminary report drainage calculations.

Mitigation Measures- Item VIII-9:

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

Discussion- Item VIII-11:

The project will not utilize groundwater. Therefore it will not alter the direction or rate of flow of groundwater.

IX. 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- Items IX-1,6:

The proposed project will not physically divide an established community. This is an infill project that will create 12 new residential lots in an area where adjacent properties are already built out.

Discussion- Item IX-2,7:

The project site is currently designated Rural Low Density Residential (.9 - 2.3 acres per dwelling unit) in the Granite Bay Community Plan and is zoned RS-AG-B-40 PD 1.3 (Residential Single-Family, Combining Agricultural, Combining Minimum Building Site of 40,000 square feet, Planned Development 1.3) [Approved by the Board of Supervisors December 14, 2010]. The proposed 12-lot Planned Residential Development would be consistent with the existing land use designation and zoning. Although the proposed project would require the extension of infrastructure to the site, the project is located on an infill site and these improvements would not encourage additional growth as the immediate area has already been built out. No mitigation measures are required.

Discussion- Item IX-3:

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

Discussion- Item IX-4:

The proposed project, a 12-lot Planned Residential Development, is designed in such a manner that potential impacts associated with land use compatibility (i.e. lot sizes) would be minimized. Residential lots are clustered and surrounded by large open space/common area lots. Single-family homes would be designed with natural stone, wood siding, and earth tone colors to blend in with the rural surroundings. Residential lots that abut adjacent properties would be subject to 35-foot minimum rear setback requirements, where 30-foot setbacks are typically required for parcels in similar zone districts. Existing conditions on adjacent properties would further minimize compatibility issues. A large open space area (offsite) provides a natural buffer to the residence situated to the west. The emergent marsh located in Lot A would remain in its natural state and provide a buffer to properties to the south. Two residences located to the east of the project site are located a minimum of 30 feet from the property line and are separated from the project by mature landscaping and native trees. No mitigation measures are required.

Discussion- Item IX-5:

There are currently no existing agricultural operations or timber resources occurring onsite but the property is located in an area where residential agricultural parcels exists and there is the potential that existing and future agricultural operations could be adversely impacted by the proposed development. The County has adopted a "Right to Farm" ordinance which allows existing agricultural operations to continue, in a manner consistent with the underlying zoning. A condition of project approval shall provide notification to the property owner that agricultural operations may take place on adjacent/surrounding parcels, and the approval of this project shall not impact the ability of existing and future agricultural operations to continue in a manner consistent with the underlying zoning regulations. The condition shall state, "Notification shall be provided to the property owner(s) of the County's Right to Farm Ordinance, which discloses the potential effects of residing near on-going agricultural operations. This statement shall inform the property owner(s) that farm operators have a "right to farm" their lands despite potential nuisance to neighboring properties, including noise, odors, and use of toxic and hazardous materials". A statement to this effect shall also be included in the project's CC&R's. No mitigation measures required.

Discussion- Item IX-8:

The proposed project is a 12-lot Planned Residential Development, and as designed, will not cause economic or social changes that will result in significant adverse physical changes to the environment such as urban decay or deterioration.

X. MINERAL RESOURCES – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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:

No valuable, locally important mineral resources have been identified by the Department of Conservation's "Mineral Land Classification of Placer County" (dated 1995) on the project site. Development of the project would not result in impacts to mineral resources.

XI. NOISE – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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 XI-1:

The project site is located directly adjacent to athletic fields (Oakhills and Ridgeview Elementary School) on the west side. These athletic fields include two baseball diamonds and one soccer field. Noise sources at these facilities would primarily be shouting children and cheering adults during intermittent periods of weekend sporting events, and school children playing outside during lunch and recess periods during the week. The Environmental Noise Assessment conducted by Bollard Acoustical Consultants (report dated September 8, 2008) concluded that estimated worst-case, unmitigated noise exposure from the athletic fields to the west of the project site is expected to be approximately 50 dB Leq or less at the closest proposed residential property line on the project site during busy playground activities. This level satisfies Placer County noise standards. However, to reduce the potential for

adverse reaction to noise generated at the adjacent playing fields, a condition of approval will require that all prospective residents of this development with backyards which will have a view of the school playing fields should be provided with disclosure statements informing them of potentially elevated noise levels during playing field usage by both school children and during weekend sporting events. No mitigation measures are required.

Discussion- Item XI-2:

The proposed project would introduce 12 residential lots into the area which would result in an incremental increase in ambient noise levels in the project vicinity from typical outdoor activities associated with residences, including but not limited to, conversational noise, landscape maintenance equipment, vehicle noise, etc. The potential noise impact is less than significant and no mitigation measures are required.

Discussion- Item XI-3:

Project related construction activities would result in a temporary increase in ambient noise levels in the project vicinity from sources such as earth moving equipment, transport vehicles, and general contractor equipment and operations. Implementation of the County's Noise Ordinance by limiting the days and hours of operations consistent with Placer County General Plan policies would reduce the potential impact to a level of less than significant.

Mitigation Measures- Item XI-3:

MM XI.1 Construction noise emanating from any construction activities for which a Grading or Building Permit is required is prohibited on Sundays and Federal Holidays, and shall only occur:

- a) Monday through Friday, 6:00 am to 8:00 pm (during daylight savings),
- b) Monday through Friday, 7:00 am to 8:00 pm (during standard time),
- c) Saturdays, 8:00 am to 6:00 pm.

In addition, temporary signs four foot by four foot shall be located throughout the project, as determined by the Design Review Committee, at key intersections depicting the above construction hour limitations. Said signs shall include a toll free public information phone number where surrounding residents can report violations and the developer/builder will respond and resolve noise violations. This condition shall be included on the Improvement Plans. Essentially, quiet activities which do not involve heavy equipment or machinery may occur at other times. Work occurring within an enclosed building, such as a house under construction with the roof and siding completed, may occur at other times as well. The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions.

Discussion- Item XI-4:

The project site is not located within an airport land use plan or within two miles of a public use airport.

Discussion- Item XI-5:

The project site is not located in the vicinity of a private airstrip.

XII. 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 XII-1:

The project would result in the creation of 12 residential lots which would result in an incremental increase in population in the Granite bay Community Plan area. However, this incremental increase in population is less than significant. As an infill project, there would not be any new infrastructure or services that would induce population growth in the area. No mitigation measures required.

Discussion- Item XII-2:

The proposed project will not displace any housing.

XIII. 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	

Discussion- Item XIII-1:

No new fire protection facilities are proposed as part of the project.

Discussion- Item XIII-2:

No new sheriff protection facilities are proposed as part of the project.

Discussion- Item XIII-3:

No new school facilities are proposed as part of the project.

Discussion- Item XIII-4:

The existing project access road, Pastor Drive, is maintained by Placer County. The project proposes to extend Pastor Drive into the site and to create an emergency fire lane / apparatus road connection with Elmhurst Drive that will not be open to through traffic. The onsite subdivision roadways will be public. The addition of approximately 0.2 of a mile of new publicly maintained roadway will add to Placer County's current obligation under the maintained mileage system. However, the project will be required to establish a new Zone of Benefit within an existing County Service Area or annex to a pre-existing Zone of Benefit, as directed by County, to provide adequate funding for services to the project. No mitigation measures are required.

Discussion- Item XIII-5:

The project will not result in substantial adverse physical impacts associated with any other provision of governmental services. No mitigation measures are required.

XIV. 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	
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Discussion- Item XIV-1:

The addition of 12 residential units would result in an incremental increase in the use of neighborhood and regional parks. However, this increase in use would not result in a substantial or accelerated physical deterioration of local park facilities and therefore would be negligible and less than significant. No mitigation measures are required.

Discussion- Item XIV-2:

The proposed project would develop pedestrian trails and landscaped open space/common area lots. These facilities are designed in a manner as to not impact native trees or the large emergent marsh located in the southern portion of the property. Construction activities related to these improvements and any potential impact on the physical environment is less than significant. No mitigation measures are required.

XV. 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- Item XV-1:

The project proposal would result in the construction of 12 new Planned Residential Development on property that is currently vacant. A Traffic Impact Analysis dated September 19, 2008, was prepared by MRO Engineers and subsequently a Supplemental Traffic Analysis and Trip Generation Comparison dated May 20, 2009 was prepared by MRO Engineers. Trip generation data was calculated using the Institute of Transportation Engineers, *Trip Generation*, Eighth Edition, 2008. Based on the trip generation methodology, the proposed 12-lot project will generate 115 average daily trips, with approximately nine weekday AM peak hour trips and twelve weekday PM peak hour trips. The project proposes a slight increase in the number of daily trips and will not significantly impact the capacity of existing local roadways.

The proposed project creates site-specific impacts on local transportation systems that are less than significant when analyzed against the existing baseline traffic conditions and roadway segment/intersection existing level of

service, however, the cumulative effect of an increase in traffic has the potential to create significant impacts to the area's transportation system. Article 15.28.010 of the Placer County Code establishes a road network Capital Improvement Program. The project is subject to this code and, therefore, required to pay traffic impact fees to fund the Capital Improvement Program for area roadway improvements. With the payment of traffic mitigation fees for the ultimate construction of the Capital Improvement Program improvements, the traffic impacts are less than significant.

Mitigation Measures- Item XV-1:

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

- A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code
- B) South Placer Regional Transportation Authority (SPRTA)
- C) Placer County/City of Roseville JPA (PC/CR)

The current total combined estimated fee is \$6,833 per single family residence. 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 will be those in effect at the time the payment occurs.

Discussion- Item XV-2:

The project proposal would result in the creation of 12 residential lots. Addition of peak-hour project traffic will have a negligible impact on the operation of the four study intersections analyzed in the Traffic Impact Analysis prepared by MRO Engineers, dated September 19, 2008. In addition, a Supplemental Traffic Impact Analysis dated May 20, 2009 was prepared by MRO Engineers to analyze the project's impact on the additional intersection of Swan Lake Drive and East Roseville Parkway. The analysis concluded that no significant changes in Level of Service are projected for this intersection. The study intersections would operate at Level of Service A or B in both AM and PM peak-hour periods. In addition, the "worst case" condition of all project generated traffic as well as all existing Pastor Drive generated traffic was analyzed at the Swan Lake Drive / East Roseville Parkway intersection. Under this "worst case" scenario, the AM peak hour and the PM peak hour Levels of Service are expected to continue to operate at the same levels of service as under existing conditions (LOS A or B). Slight changes in delay are projected at all three local intersections studied; however, the maximum increase in delay is expected to be 0.5 seconds per vehicle. This length of additional delay is essentially imperceptible to drivers. The Level of Service standard established by the Granite Bay Community Plan for roads affected by project traffic will not be exceeded as a result of the project. Cumulative impacts of increased traffic in the Granite Bay area will be mitigated by the payment of traffic impact fees. No mitigation measures are required.

Discussion- Item XV-3:

The project proposes a County standard roadway extension of Pastor Drive, a public road, into the site. There are no increased impacts to vehicle safety as a result of project design features. This is an in-fill project extending an existing residential subdivision roadway. Planned residential uses are compatible with the type of roadway improvements proposed. No mitigation measures are required.

Discussion- Item XV-4:

The project proposes an extension of a public road, Pastor Drive, into the site. The project proposes a 20 foot wide paved fire apparatus / emergency vehicle access road (Option A) within a 25-foot wide easement to be constructed between Elmhurst Drive and the extension of Pastor Drive. This will not be open to through traffic; it will only be used by fire and emergency response personnel, as well as utility service vehicles. Currently, two heritage cottonwood trees sized at 48 inches and 60 inches in diameter grow within the proposed fire apparatus road alignment with Elmhurst Drive. The project proposes to remove these trees to allow the 25-foot fire access and public utility easement.

A gate will be constructed at the Elmhurst Drive end of the fire lane, enabling fire access to the project site and the local community to assist in a more timely response from the South Placer Fire Protection District Station 15 on East Roseville Parkway when needed. The Engineering and Surveying Department requires that the South Placer Fire Protection District review and sign the Improvement Plans. Alternatively to the Elmhurst Drive fire lane road construction as required by South Placer Fire, Placer County may require the project to construct an emergency vehicle access, ingress, and egress, paved roadway connection to the northern property line to Sky View Lane, a private roadway. (Option B) This would satisfy the County's Land Development Manual requirement for a secondary access road due to the maximum length of a dead-end road being exceeded with the project. No mitigation measures are required.

Discussion- Item XV-5:

The proposed project would create 12 residential lots, each of which would be required to provide off-street parking for two vehicles (not including garage spaces) in conformance with Section 17.54.060 of the Placer County Zoning Ordinance (Parking Standards). Additionally, on-street parking would be provided along one side of the street to provide improved access to onsite recreational facilities. Conditions of Approval to ensure that two off-street parking spaces are provided for each residence, and red curbing with "No Parking" and "Fire Lane" markings are included on the project's improvements plans will be required. No mitigation measures are required.

Discussion- Item XV-6:

The proposed project will not cause hazards or barriers to pedestrians or bicyclists. Within the project, a series of connected pedestrian sidewalks and pathways are proposed immediately adjacent to the proposed public roadway extensions as well as separated from the road and meandering through open space landscaped areas. A pathway is proposed to connect to the school property along the western project boundary through the open space Lot B, north of the detention pond.

Discussion- Item XV-7:

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

Discussion- Item XV-8:

The proposed project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

XVI. 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	
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 XVI-1:

The type of wastewater to be produced by this development is typical of residential wastewater already collected and treated within Sewer Maintenance District 2. The treatment facility is capable of handling and treating this type of wastewater to the treatment requirements of the Central Valley Regional Water Quality Control Board. No mitigation measures are required.

Discussion- Item XVI-2:

The Enclave at Granite Bay subdivision project is located within Sewer Maintenance District 2. Wastewater flow from the project area is treated at the City of Roseville's Dry Creek Wastewater Treatment Plant. The project proposes to construct a public gravity sewer system to provide service to the 12 residential lots. The proposed project will tie into the existing 16 inch sewer line located within Elmhurst Drive. The construction of new wastewater collection and conveyance facilities onsite will not cause significant environmental effects. However, the RMC Technical Memorandum Trunk Sewer Hydraulic Analysis (TM 3b) has identified a downstream pipe capacity deficiency that results from the build-out peak wet weather flow scenario in portions of the 15 inch trunk sewer identified as Area A. This area is located upstream of the Old Auburn Pump Station and permanent flow monitoring site in Placer County. This 15 inch trunk sewer serves the southern portion of Granite Bay and the extreme southeast corner of Roseville. Based on RMC TM 3b, four of these pipe reaches are under surcharge conditions for a period of approximately one hour during the current peak wet weather flow scenario. Under the buildout peak wet weather flow scenario, thirteen pipes reaches within Area A experience surcharging up to three feet for approximately 18 hours due to hydraulic capacity deficiencies. Surcharging occurs when the hydraulic gradeline is above the crown of the pipe, indicating that the pipe would be flowing under pressure during surcharge conditions instead of gravity flow. Relief sewers would be considered as the potential capital project to eliminate surcharging under peak wet weather flow conditions. An 18 inch replacement sewer is recommended in the RMC TM 3b (Improvement Project 1) to improve the hydraulic deficiencies identified in Area A.

The cost of the Capital Improvement Project 1 is to be borne by the upstream users. The proposed Enclave subdivision project is an upstream user that proposes an increased density of 6 units over the base zoning. Therefore, staff finds that the increase in density further impacts the existing capacity deficiency and the project's impacts associated with sewer collection will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item XVI-2:

MM XVI.1 The applicant shall pay a mitigation fee of one thousand, seven hundred dollars (\$1,700.00) per equivalent dwelling unit, or as otherwise approved by the Environmental Engineering Division, prior to Improvement Plan approval, toward the cost of the future Capital Improvement Project 1 (including design and construction management along with actual construction costs) as identified in the RMC Technical Memorandum Trunk Sewer Hydraulic Analysis (TM 3b). The Environmental Engineering Division will use this money to reduce surcharging within Area A by replacement, and/or rehabilitation of existing sewer infrastructure in Area A. The payment of this mitigation fee will be required prior to Improvement Plan approval.

Discussion- Item XVI-3:

The project will be served by public sewer service and will not require or result in the construction of new onsite sewage disposal systems.

Discussion- Item XVI-4:

The project proposes storm drainage collection and conveyance for the onsite roadways. Runoff will be collected in a detention basin to be constructed with the project improvements. No mitigation measures are required.

Discussion- Item XVI-5:

San Juan Water District is the agency charged with providing treated water service and has indicated their requirements to serve the project. These requirements are routine in nature and do not represent significant impacts. Typical project conditions of approval require submission of "Will-Serve" letters from each agency. No mitigation measures are required.

Discussion- Item XVI-6:

The agency charged with providing treated sewer service has indicated their requirements to serve the project. These requirements are routine in nature and do not represent significant impacts. Typical project conditions of approval require submission of a "Will-Serve" letter from the agency. No mitigation measures are required.

Discussion- Item XVI-7:

Solid waste in the project area is collected by Auburn Placer Disposal Service and processed at the Western Regional Materials Recovery Facility. This landfill has sufficient permitted capacity to accommodate the project's solid waste disposal needs. 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
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 type="checkbox"/> California Department of Forestry	<input checked="" type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<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 type="checkbox"/> _____
<input checked="" type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/> _____

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, EJ Ivaldi, Chairperson
 Engineering and Surveying Department, Rebecca Taber, P.E.
 Environmental Engineering Division, Wastewater, Janelle Heinzler
 Department of Public Works, Transportation
 Environmental Health Services, Grant Miller
 Air Pollution Control District, Tom R. Thompson
 Flood Control Districts, Andrew Darrow
 Facility Services, Parks, Andy Fisher
 Placer County Fire/CDF, Bob Eicholtz, Brad Albertazzi

Signature Michael Wells Date April 22, 2011
 Michael Wells, 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	
	<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 Department	<input checked="" type="checkbox"/> Acoustical Analysis
		<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 type="checkbox"/> Visual Impact Analysis
		<input checked="" type="checkbox"/> Wetland Delineation
		<input checked="" type="checkbox"/> Environmental Noise Assessment
		<input type="checkbox"/> _____
	Engineering & Surveying Department, Flood Control District	<input 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 checked="" type="checkbox"/> Traffic Study
		<input checked="" type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input checked="" type="checkbox"/> Sewer Master Plan
		<input checked="" type="checkbox"/> Utility Plan
		<input type="checkbox"/> _____
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input checked="" type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____

Enclave at Granite Bay Initial Study & Checklist continued

		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____
	Air Pollution Control District	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input checked="" type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input type="checkbox"/> URBEMIS Model Output
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic & Circulation Plan
		<input type="checkbox"/> _____
Mosquito Abatement District	<input type="checkbox"/> Guidelines and Standards for Vector Prevention in Proposed Developments	
	<input type="checkbox"/> _____	

**Mitigation Monitoring Program –
Mitigated Negative Declaration – “The Enclave at Granite Bay (PSUB T20080329)”**

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, 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 III.1; VI.1, 2, 3, 4, 5, and 6; VIII.1, 2, 3, 4, 5, 6, 7, and 8; and IV.7.

Project Specific Reporting Plan (post project implementation):

The reporting plan component is intended to provide for on-going monitoring after project construction to ensure mitigation measures remain effective for a designated period of time. Said reporting plans shall contain all components identified in Chapter 18.28.050 of the County code, Environmental Review Ordinance- “Contents of project specific reporting plan.”

The following reporting plan has been adopted for this project and is included as conditions of approval on the discretionary permit:

Mitigation Measures #'s IV-1,2,4,5, and 6; VII.8, and 9; XI.1; XV.1; and XVI.1.



San Juan Water District

P.O. Box 2157 • Granite Bay, California 95746
9935 Auburn Folsom Road • Granite Bay, California 95746
(916) 791-0115 • Fax: (916) 791-7361 • www.sjwd.org

September 30, 2013

County of Placer
Planning Services Division
ATTN: EJ Ivaldi
3091 County Center Drive
Auburn, CA 95603

Directors
Edward J. "Ted" Costa
Pamela Tobin
Robert Walters
Kenneth H. Miller
Dave Peterson
▲
General Manager
Shauna Lorange

**SUBJECT: THE ENCLAVE DEVELOPMENT PROJECT (PSM 20130245)
NOTICE OF PUBLIC HEARING FOR USE PERMIT MODIFICATION
RESPONSE TO REQUEST FOR INITIAL REVIEW COMMENTS**

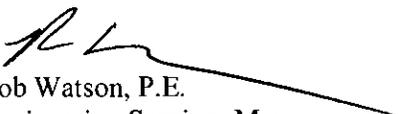
Dear Mr. Ivaldi:

This letter is being submitted to provide the County of Placer with the following San Juan Water District (SJWD) review comments for the above-mentioned proposed development project:

1. SJWD has previously indicated to the County that SJWD is the water purveyor for this Project and that adequate water supply is available to provide potable water service.
2. This project had received a preliminary design review by SJWD.
3. Prior design submittals indicated that a looped potable water supply system would be provided by having a southerly connection to the water distribution piping coming from Linda Creek Court.
4. Because of a Developer-stated environmental issue of constructing pipelines through the Open Space (Lot A), a revised design, showing the elimination of the Linda Creek Court connection, was submitted to SJWD by the developer in May of 2013. This latest project design is requesting that a single feed (dead-end) water supply be approved by SJWD.
5. SJWD prefers to have a bi-directional (looped) water supply to the Project, and a looped system is also preferred in accordance with the State waterworks design guidelines.
6. Because of the indicated environmental impact, SJWD will agree to the elimination of the supply connection from Linda Creek Ct provided that the County is independently agreeing to elimination of the originally planned sewer connection also to the south property boundary.
7. If the County does not approve the elimination of the southerly sewer through the Open Space, then SJWD requests that the Project also only be approved with a looped water supply from the south.
8. A revised Utility Plan, approved by the County, will need to be submitted to SJWD for review by SJWD prior to SJWD's approval of this Project.

We appreciate this opportunity to provide comments regarding water supply for the proposed Project. Please do not hesitate to contact me should you have questions or require further information.

Sincerely,
SAN JUAN WATER DISTRICT

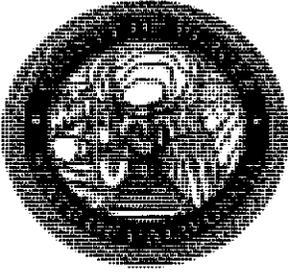

Rob Watson, P.E.
Engineering Services Manger

R E C E I V E D
OCT 02 2013

PLANNING DEPT.

cc: Mr. Daron Anderson, Professional Service Advisors, 121 Miller Court, Roseville, CA 95661

ATTACHMENT F



**COUNTY OF PLACER
FACILITY SERVICES DEPARTMENT**

Phone 530-886-4900 Fax 530-889-6809
www.placer.ca.gov

MARY DIETRICH, DIRECTOR
VALERIE BAYNE, ADMIN. SVS. MANAGER
MARK RIDEOUT, DEPUTY DIRECTOR
BILL ZIMMERMAN, DEPUTY DIRECTOR

September 17, 2013

Daron Anderson
Granite Bay Development
4210 Douglas Blvd, Suite 300
Granite Bay, CA 95746

**RE: REQUIREMENTS FOR SEWER SERVICE FOR ENCLAVE AT GRANITE BAY, PSUB
20080329, 12 EQUIVALENT DWELLING UNITS (EDU), APN 050-020-009, 050-020-010,
050-020-011, & 466-080-013**

Dear Mr. Anderson:

The subject property is within the boundary of Placer County Sewer Maintenance District 2 (District). The District will not be able to serve the Enclave at Granite Bay, a 12-lot subdivision, until the following requirements are met:

1. Improvement Plans for construction of public sewer with service to each created parcel is subject to approval by the Department of Facility Services, Environmental Engineering Division (EED).
2. Extend the public sewer to the nearest manhole located east of the property on Pastor Drive and extend public sewer and provide a sewer stub to APN 050-020-007 through Lot 1 of the Revised Tentative Map (September 2013).
3. Provide a minimum 25-foot wide public sewer easement over the sewer line proposed in Lot 1 of the Revised Tentative Map (September 2013).
4. The applicant shall pay a mitigation fee of One thousand, seven hundred dollars (\$1,700.00) per EDU, or as otherwise approved by the EED, prior to Improvement Plan approval, toward the cost of the future Capital Improvement Project 1 (including design and construction management along with actual construction costs) as identified in the RMC Technical Memorandum Trunk Sewer Hydraulic Analysis (TM 3b). The EED will use this money to reduce surcharging within Area A by replacement, and /or rehabilitation of existing sewer infrastructure in Area A. The payment of this mitigation fee will be required prior to Improvement Plan approval. **(MM XVI.1)**
5. SAD-90 fees paid on four deferred units at Eight hundred dollars (\$800) each will be required prior to Improvement Plan approval.

11476 C Avenue Auburn CA 95603
Entrance at 2855 2nd Street

Administration – Building Maintenance – Capital Improvements – Museums – Parks
Property Management – Environmental Engineering - Utilities

79
ATTACHMENT G

6. Construct on- and off-site public sewer per the approved Improvement Plans and in accordance with Placer County standards.
7. Paved access for utility vehicles and turnarounds, as required by the District, shall be provided to each sanitary sewer manhole/air relief/blow-off-valves (See Placer County General Specifications, Plates U-21, U-22.1 and U-22.2).
8. For lots within the project proposing to be served by low pressure (STEP) sewer system, prepare and submit plans for a low pressure (STEP) sewer system for approval by EED prior to or concurrent with approval of the Improvement Plans. Prior to building design, contact EED for current Placer County STEP system standard design requirements. Notification shall be made to all future property owners via CC&Rs and Developer's Notebook, as applicable.
 - (a) STEP system locations and paved access shall be identified on the improvement plans and in the Developer's Notebook with the requirement to locate all STEP tanks within 50 feet of a public road while meeting all setback requirements. In order to service the STEP tank, paved access to accommodate a large septic pumper truck is necessary. In some instances, the STEP system will be located near the street with a secondary private pump near the residence to lift the sewage to the STEP system.
 - (b) Notification shall be made in the CC&R's for the STEP lots disclosing to the homeowners of the particulars of the STEP system. Information in the CC&R's and Development Notebook shall indicate that the property owners of STEP system lots shall provide unencumbered access to all STEP sewer infrastructure for the purpose of inspection, maintenance and repair of these systems and that the property owners shall hold the County harmless for any damages that may occur from performing these activities. The cost of materials and installation of the STEP system is a homeowner responsibility. Also, there is an additional recurring service maintenance user fee to the Sewer District for the maintenance and emergency response for the STEP system that will be due upon receipt of the permit and included on homeowner's annual taxes for payment after the permit is issued. Each property owner will be required to obtain a second sewer permit for the installation and inspection of the STEP system.
9. The final map shall include the following note and shall be included on the project's Improvement Plans and implemented prior to project acceptance:

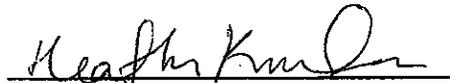
CC&Rs to be recorded concurrently with the subdivision map shall declare that the Enclave at Granite Bay Home Owners' Association shall provide access to the EED on a 24-hour basis for regular sewer maintenance and emergency response. The gate combination/code shall be identified by the EED, implemented by the applicant and verified by the EED prior to the final acceptance of the gate improvements. To obtain the EED access code, call the EED at 530-889-6846. The combination/code identified by the EED shall not be changed unless otherwise approved by the EED prior to the change occurring.
10. These requirements are valid for one year. After the one-year period, the District may modify the requirements of the letter if warranted.

Please note that the District is subject to new restrictions at any time, as is the City of Roseville Dry Creek Wastewater Treatment Plant, where the wastewater is treated. New restrictions could effectively reduce the capacity of the system, thus causing an interim prohibition on new connections. Therefore, service is available for individual connections on a first come, first serve basis.

Once public sewer is available and prior to issuance of a building permit for any lot, as depicted on the approved Tentative Map, the owner will be required to purchase a sewer connection permit. The fees for this permit will be determined at the time of issuance. Any building sewer services, force mains and/or pumps will be the individual builder's costs.

Feel free to contact me at 530-886-4987, if you need additional assistance.

Sincerely,



Heather Knutson, P.E.
Associate Civil Engineer

HK:lm

cc: Environmental Health
Engineering and Surveying



South Placer Fire District

6900 Eureka Road
Granite Bay, California 95746
Ph (916) 791-7059 Fax (916) 791-2199
www.southplacerfire.org

Board of Directors

Mike DeLaurentis
Craig Powell
Gregory Grenfell
Sean Mullin
David Harris

Fire Chief

Lawrence Bettencourt

An Organization Committed To The Well-Being Of The South Placer Community

September 19, 2013

RECEIVED

SEP 19 2013

Granite Bay Development
4210 Douglas Blvd.
Granite Bay, Ca. 95746
Attn. Daron Anderson

Subject: **Temporary Will Serve Letter**

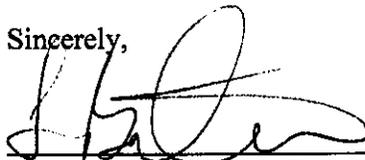
Project: **Enclave at Granite Bay – Pastor Drive APN 050-020-009 & 466-080-013**

The above named development is within the boundaries of the South Placer Fire District. It will be served by this District. The needs for fire protection access, gates, hydrant locations, dead end roadways, and facilities of related appurtenances will need to be addressed to District Standards and indicated on the improvement plans submitted for on site improvements. The revised tentative map on file will need to meet SPFD site requirements for on-street parking and gate requirements for the emergency vehicle access gate to Sky View Lane.

Fire protection and prevention services provided by the District will be according to applicable laws and District rules, regulations and policies.

Please contact this office if you need further information or have any questions.

Sincerely,



Lawrence Bettencourt, Fire Chief

cc: File

ATTACHMENT H