

**GENERAL PLAN**  
**WEIMAR-**  
**APPLEGATE-**  
**CLIPPER GAP**  
**ENVIRONMENTAL IMPACT REPORT**

**SEPT. 1980**

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# **INTRODUCTION**

## I. INTRODUCTION

### Purpose of the General Plan

The Weimar-Applegate-Clipper Gap General Plan prepared by Placer County, when adopted, is intended to amend in full the 1967 Placer County General Plan for the area within the plan boundaries. This plan establishes goals and policies to be used as a guide for growth and development in the subject communities during the plan period to the year 2000.

The Plan is also designed to meet specific requirements of the California Planning and Zoning Law. This includes the incorporation of the following state-mandated elements into the plan: Land Use, Circulation, Conservation, Open Space, Scenic Highways, Noise, Housing, Seismic Safety, and Safety. The adopted land use map is based on a comprehensive planning study reviewing existing land use and community desires, as well as complete environmental data.

### Description of the Study Area

The Weimar-Applegate-Clipper Gap General Plan includes an area of approximately 32 square miles located in the foothills of the Sierra Nevada Mountains. The area has become very attractive for residential construction because of its rural character, central location to employment and recreation facilities, and mild climate.

The general terrain features of the area are rolling foothills with steep areas along the American and Bear River Canyons. Elevations range from 800 to 2,400 feet above sea level.

The boundaries of the plan area are generally Weimar Cross Roads to the North, Placer Hills Road and Interstate 80 on the west, North Fork of the American River on the east and south.

### The Planning Process

The general concept of preparing a community plan for the area of Weimar, Applegate, and Clipper Gap has been considered for the last several years. The first major effort in the planning process was to prepare a questionnaire which was sent out in April of 1979 to all 1,315 property owners in the plan area in an effort to obtain general community desires regarding growth and development. The response was

excellent with approximately 55% of the property owners answering the questionnaire. Once questionnaire results were compiled, resource mapping began. In October, 1979, County staff met with the Applegate Civic Center Association at one of their general meetings to review the General Plan process and individual requests from the property owners. In January, 1980, staff reviewed the individual requests and environmental data. Based on this information, staff prepared a preliminary land use map.

In February, 1980, a general property owners meeting was held to review the proposed land use map. In general, people attending the meeting were in agreement with the proposed map. One point brought out by the community was a concern for clustering of condominium units within the plan area. The viewpoint was noted and will be considered during the precise zoning hearings for the area. After reviewing the input received at this meeting, staff prepared the draft text of the general plan and revised the land use map. The Planning Commission held three public hearings on the Plan which was adopted by the Board of Supervisors on September 22, 1980.

Based on the Board of Supervisors concern regarding notification during the original hearings, additional hearings were held by the Planning Commission and Board of Supervisors to allow for possible amendments to the general plan. These were held from January to March with several amendments approved by the Board of Supervisors on March 24, 1981.

A summary of environmental concerns is considered in the text of this report. Potential adverse environmental impacts and mitigation measures for the general plan are discussed in detail.

**ENVIRONMENTAL  
RESOURCES  
MANAGEMENT  
ELEMENT**

## II. ENVIRONMENTAL RESOURCES MANAGEMENT ELEMENT

The Environmental Resources Management Element is a consolidated general plan element which contains the state-mandated general plan elements for Conservation, Open Space, and Seismic Safety. It also contains non-mandatory elements relative to Recreation and Parks, as well as Historical and Archeological sites.

### A. NATURAL RESOURCE CONSERVATION

#### PURPOSE:

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

#### GOALS AND POLICIES

GOAL 1: TO ENSURE A BALANCED ENVIRONMENT WHERE PHYSICAL DEVELOPMENT CAN OCCUR WITH MINIMAL ADVERSE EFFECT TO THE NATURAL RESOURCES OF THE AREA.

#### POLICIES

1. Pursue adoption of a grading ordinance to protect against sedimentation and soil erosion.
2. Encourage the preservation of productive agricultural land through the establishment of agricultural preserves.
3. Encourage development activities in areas of least environmental sensitivity.
4. Encourage the use of ecologically innovative techniques in any future development.

GOAL 2: MAINTAIN THE QUALITY OF AIR AND WATER RESOURCES AT A LEVEL CONSISTENT WITH ADOPTED FEDERAL, STATE AND LOCAL STANDARDS.

#### POLICIES

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

GOAL 3: PRESERVE OUTSTANDING AREAS OF NATURAL VEGETATION OR FISH AND WILDLIFE HABITAT.

## POLICIES

1. Preserve the natural condition of all stream influence areas, including flood plains and riparian vegetation areas.
2. Identify and preserve all important fish and wildlife areas.
3. Provide for the protection of all rare or endangered species.

## SOILS

Soils Mapping of the Weimar-Applegate-Clipper Gap area was completed in 1980 by the Soil Conservation Service (See Plate 1).

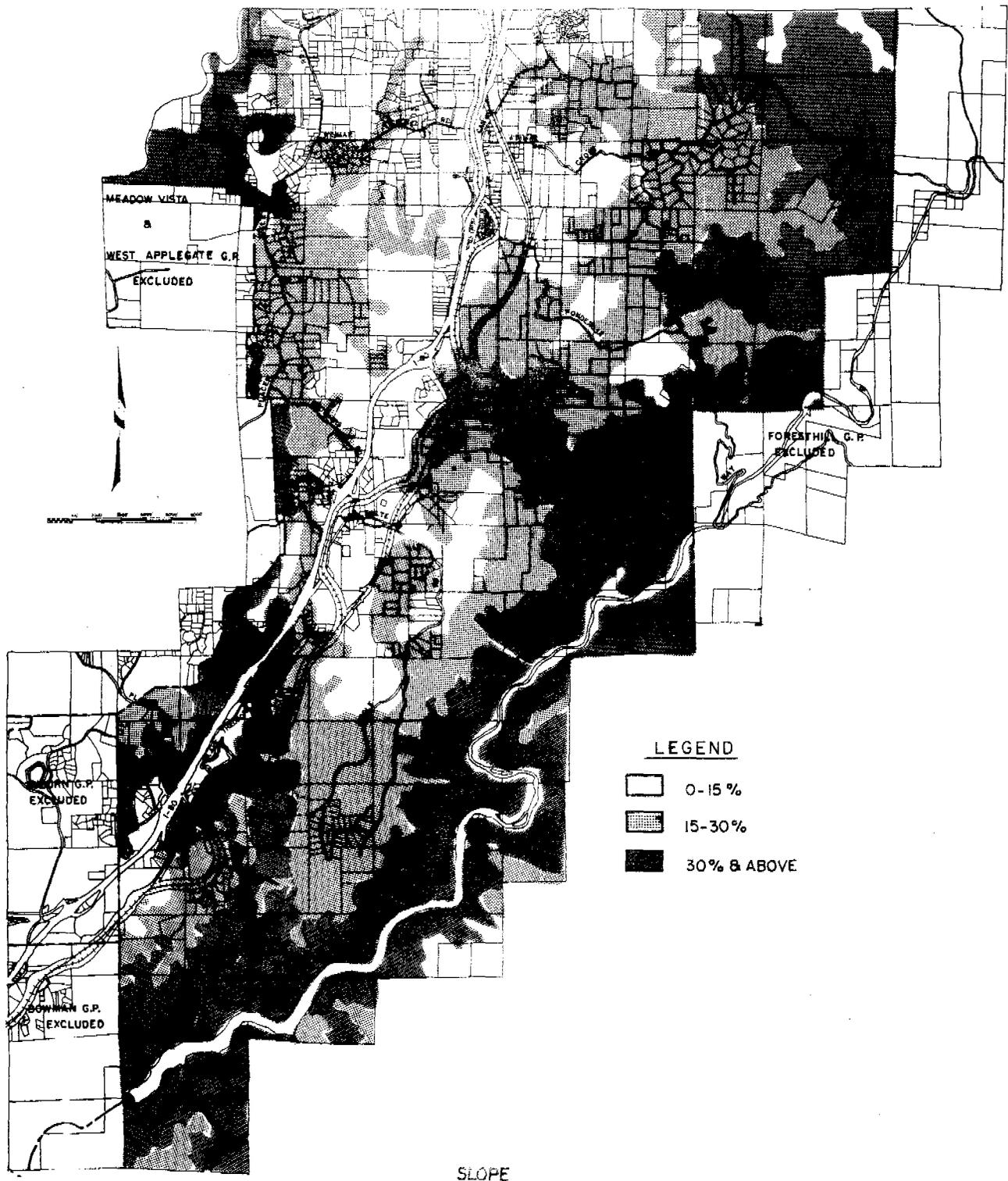
The Mariposa Series is the predominant soil in the plan area. It is a shallow to moderately deep and well drained soil underlain by fractured vertically tilted shists and slate. The average depth is from 15 to 35 inches. These soils can be found throughout the plan area both east and west of Interstate 80 and along the American River Canyon. There is also a significant amount of Auburn-Sobrante soils in the area. Characteristics include a shallow, moderately well drained soil underlain by vertically tilted metamorphic rock. The average depth is from 12 to 28 inches. These soils can be found scattered along the north and west sides of the American River.

There are also significant amounts of Maymen-Rock Outcrop and Sites soils included within the boundary of the general plan.

Erosion hazards in the area range from slight to very high, with the majority having either moderate or high ratings. Accelerated erosion can occur on all types and slopes of soils due to improper and poorly timed construction activities. These result in soil erosion, sedimentation, and other problems. Development on lands with extreme slopes should be minimized due to the danger of erosion and siltation resulting from large cuts and fill banks (See Slope Map presented on Plate 2).

The U. S. Department of Agriculture Land Capability Classification indicates that the majority of land within the plan area is categorized "not suitable for cultivation" (Class V-VIII). Classes I thru IV are considered suitable for cultivation.

There are no Class I soils in the plan area. These are soils with few or no limitations or hazards. They are capable of producing high quality agricultural products such as row crops, orchards, vineyards, and pasture. Class III and IV soils are present predominantly along both sides of Interstate 80 where it intersects the plan area. These soils are suited for agricultural cultivation, however, have more limi-



LEGEND

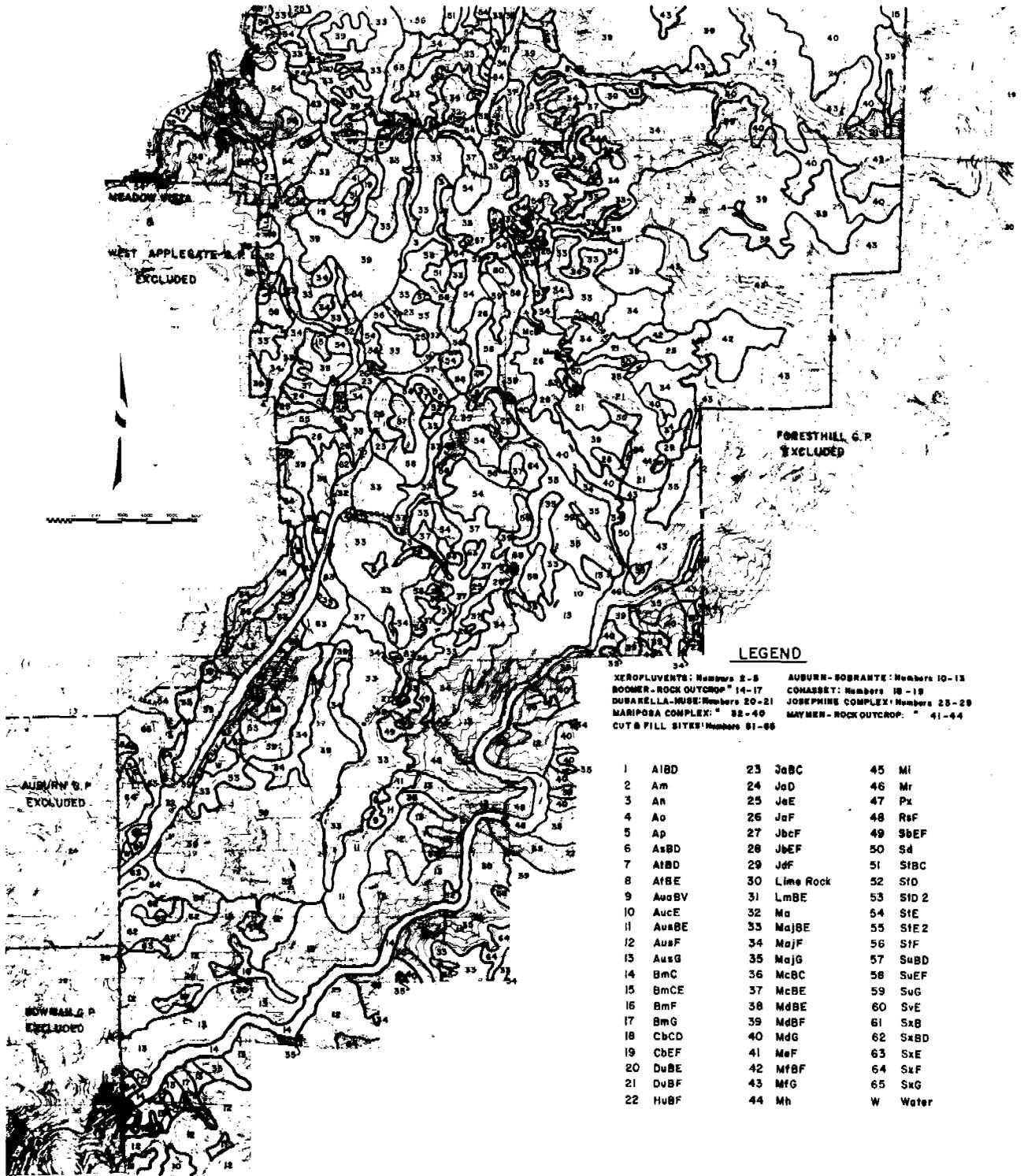
- 0-15 %
- 15-30%
- 30% & ABOVE

SLOPE  
1980

GENERAL PLAN  
FOR

**WEIMAR - APPLGATE - CLIPPER GAP**

PLACER COUNTY PLANNING COMMISSION  
PLATE 2



**LEGEND**

XEROPLUVENTS: Numbers 2-5  
 BOOMER-ROCK OUTCROP: 14-17  
 DURARELLA-HUSE: Numbers 20-21  
 MARIPOSA COMPLEX: 32-40  
 CUT & FILL SITES: Numbers 51-56

AUBURN-SORRANTE: Numbers 10-13  
 COMASSET: Numbers 18-19  
 JOSEPHINE COMPLEX: Numbers 25-28  
 MAYMEN-ROCK OUTCROP: 41-44

1 AIBD	23 JoBC	45 Ml
2 Am	24 JoD	46 Mr
3 An	25 JeE	47 Px
4 Ao	26 JoF	48 RxF
5 Ap	27 JbcF	49 SbEF
6 AsBD	28 JbEF	50 Sd
7 AtBD	29 JdF	51 StBC
8 AfBE	30 Lime Rock	52 StD
9 AuBV	31 LmBE	53 StD 2
10 AucE	32 Ma	54 StE
11 AusBE	33 MajBE	55 StE 2
12 AusF	34 MajF	56 StF
13 AusG	35 MajG	57 SuBD
14 BmC	36 McBC	58 SuEF
15 BmCE	37 McBE	59 SuG
16 BmF	38 MdB	60 SvE
17 BmG	39 MdBf	61 SxB
18 CbCD	40 MdG	62 SxBD
19 CbEF	41 MeF	63 SxE
20 DuBE	42 MfBF	64 SxF
21 DuBF	43 MfG	65 SxG
22 HuBF	44 Mh	W Water

SOILS  
 1980  
 GENERAL PLAN  
 FOR  
**WEIMAR - APPLGATE - CLIPPER GAP**  
 PLACER COUNTY PLANNING COMMISSION  
 PLATE 1

tations or hazards than Class I or II soils and require more difficult or complex conservation practices.

A significant amount of the plan area soils are in Class V or VI which are categorized as largely unsuitable for cultivation. However, tree crops can be grown if localized problems can be solved. Class VII and VIII soils have limitations that either make them unsuitable or prevent them from being cultivated. The predominant area for these soils is along the American River Canyon.

Primary impacts associated with soils in this vicinity involve erosive capabilities of the respective soils. The majority of the erosion hazards range from moderate to high; and because of this, individual project review with emphasis on soil stability and water quality should be conducted and specific mitigation measures incorporated into the particular developments as they occur.

#### VEGETATION, DRAINAGE, AND LAND USE

##### Vegetation

The vegetation of the Weimar-Applegate-Clipper Gap Plan area has been mapped from infra-red color photographs taken of the entire plan area and is illustrated in Plate 3 along with drainage and existing land use information. Thirteen vegetation categories have been shown ranging from wet areas with low vegetation cover to viable orchards. A description of these categories is presented below.

1. Woodland-Riparian - This would include areas with a seasonal or perennially high water table at or near the surface. Vegetation includes cottonwoods, large willows and alders, with oaks and pines along drier fringes or intermittent streams. Most areas have seasonal flooding.

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

3. Grassland - Grasslands include open areas mostly covered with annual grasses and forbs. Few scattered trees and shrubs exist in some areas. This would also include some dry pasture or cropland.

4. Tree Farm - This consists of commercially grown trees harvested during the Christmas season. The composition is mainly fir, pine and cedar.

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

6. Orchards - This includes orchards that are currently in production.

7. Woodland-Oak-Grass - This refers to open stands of oaks with grass openings. Contains mostly blue oak and interior live oak with few digger pine and valley oak.

8. Western Yellow Pine/Jeffery Pine - This category contains dense to near dense stands of Western Yellow Pine/Jeffery Pine. There are some ponderosa pine, with some canyon oak, digger pine or douglas fir also present.

9. Woodland-Mixed - This refers to dense to near dense stands of mixed oaks, mostly black oak, interior live oak, canyon oak or blue oak. There are few ponderosa or digger pine.

10. Manzanita - This includes near dense to dense stands of Manzanita with scattered ponderosa pine. This would also include some black oak and live oak.

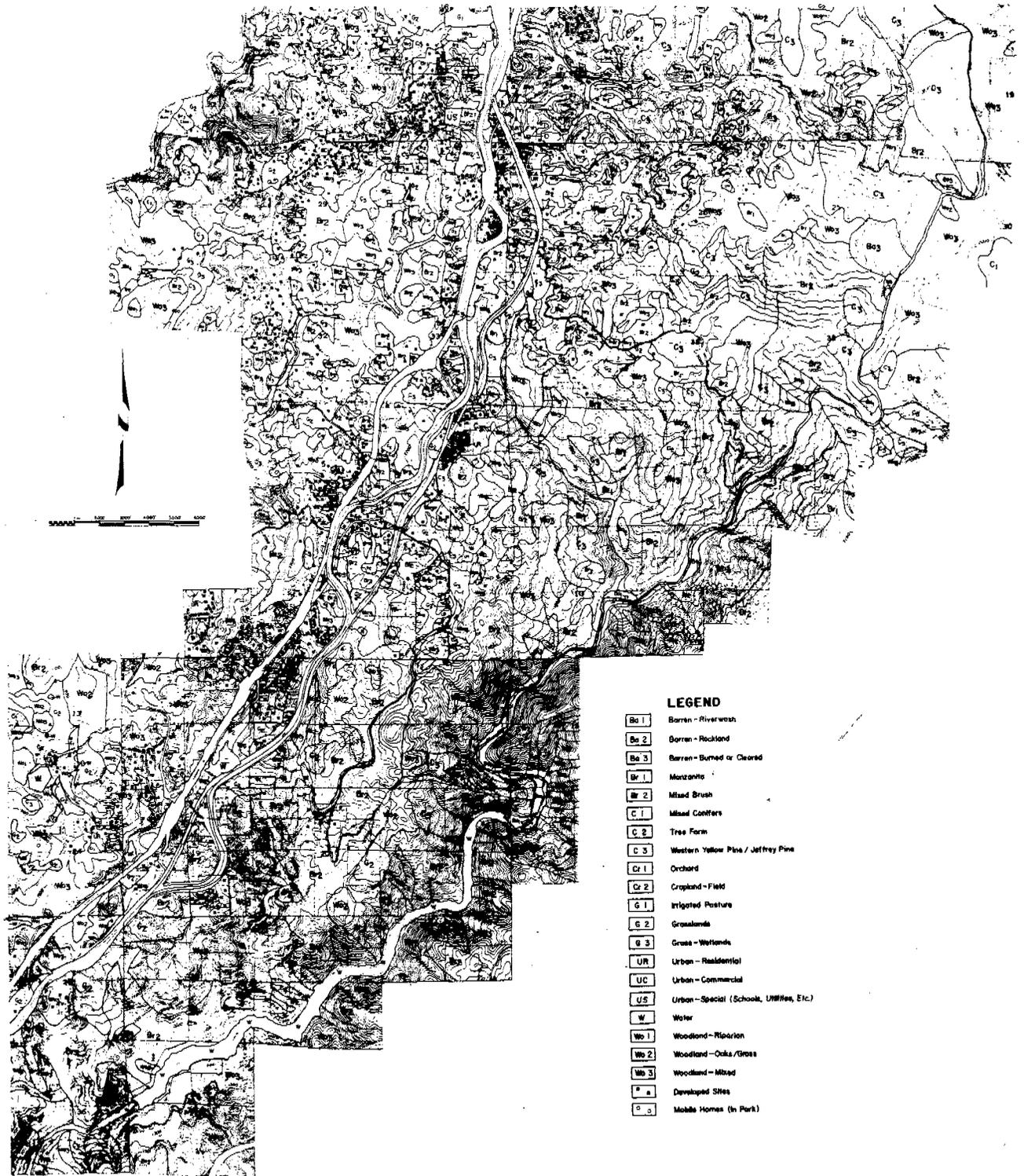
11. Mixed Brush - This would include open stands of mixed shrubs and scattered digger pine. Shrubs include clanothus species, manzanita, and shrub oak. These shrubs are mostly located on Serpentine areas.

12. Mixed Conifers - Consists of semi or dense stands of cone bearing trees, primarily Spruce, Pine, Fir and Cedar.

13. Cropland-Field - Consists of open areas with scattered oaks which may be irrigated or not and used for crops or dry land pasture.

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

Adverse impacts upon vegetation can be expected with or without General Plan modification. As development activities continue to occur, vegetation removal is a necessary prerequisite and only through the conscientious efforts of developers working in close cooperation with governmental officials can the impacts of vegetation removal be mitigated through revegetation or provision of greenbelt areas.



**LEGEND**

- Ba 1 Barren - Riverwash
- Ba 2 Barren - Rockland
- Ba 3 Barren - Burned or Cleared
- Br 1 Mesquite
- Br 2 Mixed Brush
- C 1 Mixed Conifers
- C 2 Tree Farm
- C 3 Western Yellow Pine / Jeffrey Pine
- Or 1 Orchard
- Cr 2 Cropland - Field
- G 1 Irrigated Pasture
- G 2 Grasslands
- G 3 Grass - Wetlands
- UR Urban - Residential
- UC Urban - Commercial
- US Urban - Special (Schools, UMMS, Etc.)
- W Water
- Wo 1 Woodland - Riparian
- Wo 2 Woodland - Oaks / Grass
- Wo 3 Woodland - Mixed
- \* a Developed Sites
- \* s Mobile Homes (In Park)

1980  
**LAND USE - VEGETATION**  
 FOR  
**WEIMAR - APPLGATE - CLIPPER GAP**

PLACER COUNTY PLANNING COMMISSION  
 PLATE 3

### Drainage

There are five major streams in the planning area: Bunch Canyon, Brushy Creek, Jefferson Creek, Codfish Creek and Little Codfish Creek. These streams flow under and adjacent to many roads in the area and all flow into the North Fork of the American River. Because of these many interfaces of streams with human improvements, drainage and flood control could become major concerns if the characteristics of these waterways were changed significantly.

The development of a given area creates a multiplicative danger: The development itself accelerates runoff and the likelihood of floods, while capital investment is increased and there is more to be lost from flooding. Four main effects augment flood flows and increase damage from them:

1. The location of structures within the flood plains and high-water limits of streams.
2. Removal of natural vegetative cover and resultant increased runoff.
3. Enlarged impervious surface areas which increase velocity and quantity of runoff and accelerate the buildup of flood water.
4. Inadequately designed roads and drainage fixtures which aggravate the ponding of waters in low spots while in other places acting as virtual sluiceways.

Besides damages to property, damage to the ecosystem which results from these phenomena may also be widespread and dramatic. Erosion and sediment damage profoundly affect fish, wildlife, riparian vegetation, and stream channel characteristics. Damage downstream may also be substantial. Most streams are in a long-term steady-state equilibrium of load export/import; this is a self-regulating system involving many factors and tampering with any one of them may upset the rest of the system.

### Existing Land Use

Generally, the existing land use of the plan area reflects the rural character of the community. There are several clustered areas of housing units reflecting existing subdivision and concentrated lot splits, but the majority of the plan area has scattered housing in areas of mixed brush and woodlands. There is also a mobile home park, a mobile home subdivision, school, and public utility buildings in the plan area.

## HYDROLOGY

Adequate quantities of ground water to supply domestic household requirements occur only within metamorphic rock units within the plan area. The sedimentary rock unit is of insufficient extent to provide a ground water resource in this area.

Ground water in the plan area is generally of moderate to high quality. The only problem areas encountered have been in the serpentine rock where ground water has been salty and brackish. Competent assistance regarding well location and construction should be obtained by individuals planning to use wells as a domestic water source.

## FISH AND WILDLIFE

The Weimar-Applegate-Clipper Gap general plan area contains a varied natural population of animals, birds, fish, and reptiles including numerous game species. A complete inventory of all known species and a map locating critical habitat areas (See Plate 4) has been prepared by the State Department of Fish and Game. Described below are some of the major species inhabiting the plan area.

### Big Game Species

Columbian black-tailed deer (*Odocoileus hemionus californicus*)

The deer within the general plan area are non-migratory. Deer have been observed throughout the plan area and in some areas are numerous. Some good to excellent hunting opportunities exist. (See Plate 4)

Black bear (*Ursus americanus*)

Bears occur within the general plan area and should be considered in future planning regarding private and commercial development.

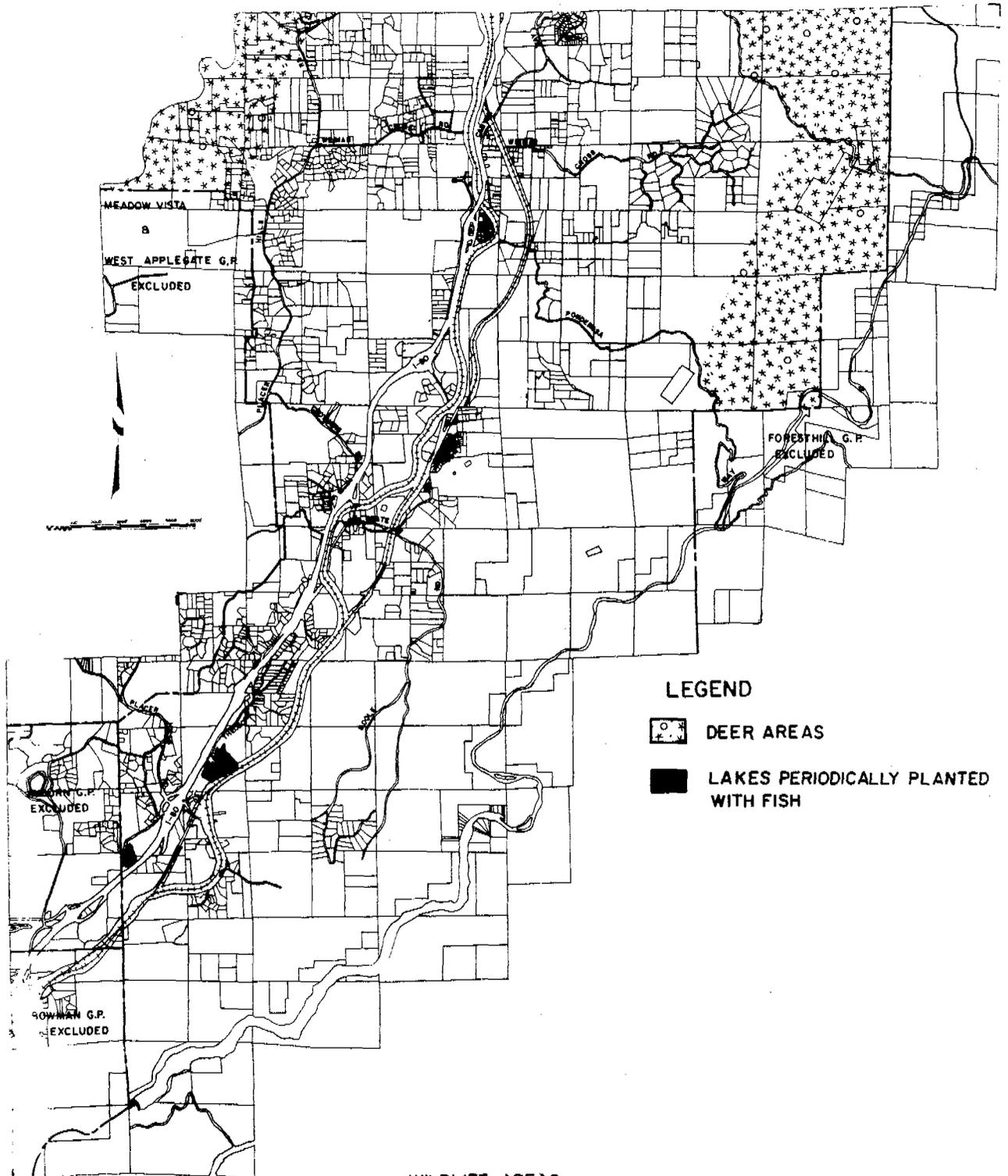
### Predator and Furbearing Species

Order: Rodentia (rodents)

Beaver (*Castor Canadensis*)  
Muskrat (*Ondatra zibethicus*)

Order: Carnivora (flesh-eating mammals)

Coyote (*Canis latrans*)  
Gray Fox (*Urocyon cinereoargenteus*)  
Raccoon (*Procyon lotor*)  
Ring-tail (*Bassariscus astutus*)  
Mink (*Mustela vison*)  
Badger (*Taxidae taxus*)  
Striped skunk (*Mephitis mephitis*)



WILDLIFE AREAS  
1980  
GENERAL PLAN  
FOR  
WEIMAR - APPLGATE - CLIPPER GAP

Spotted skunk (*Spilogale gracilis*)  
Mountain lion (*Felis concolor*)  
Bobcat (*Lynx rufus*)  
Opossum (*Didelphis marsupialis*)

#### Upland Game Mammals

Order: Rodentia (rodents)

Western gray squirrel (*Sciurus griseus*)  
California ground squirrel (*Citellus beecheyi*)

Order: Lagomorpha (hares and rabbits)

Nuttall cottontail rabbit (*Sylvilagus nuttallii*)  
Black-tailed jackrabbit (*Lepus californicus*)

Order: Chiroptera

Bats (numerous species)

Order: Rodentia (rodents)

Mountain beaver (*Aplodontia rufa*)

Could be an ongoing problem to future residents.

Golden-mantled ground squirrel (*Spermophilus lateralis*)  
Belding ground squirrel (*Spermophilus beldingi*)  
Beechy ground squirrel (*Spermophilus beecheyi*)  
Yellow pine chipmunk (*Eutamias amoenus*)  
Yellow-bellied marmot (*marmota flaviventris*)  
Pocket gophers (*Thomomys* spp.)  
Kangaroo rats (*Dipodomys* spp.)  
Pocket mice (*Perognathus* spp.)  
Brush mouse (*Peromyscus boylii*)  
Deer mouse (*Peromyscus maniculatus*)  
Meadow mice (*Microtus* spp.)  
Bushy-tailed woodrat (*Neotoma cinerea*)  
Porcupine (*Erethizon dorsatum*)

#### Upland Game Birds

Order: Galliformes (Gallinaceous birds)

Blue grouse (*Dendragapus obsurus*)  
California quail (*Lophoryx californicus*)  
Mountain quail (*Lophortyx pictus*)

Quail are very abundant in the general plan area.

Order: Columbiformes

Band-tailed pigeon (*Columba fasciata*)  
Mourning dove (*Zenaidura macroura*)

Band-tailed pigeons at times are very numerous in the hardwoods associated with the North Fork drainage.

#### Waterfowl Species

Order: Anseriformes (swans, geese, ducks, and merganeres)

Great Basin Canada goose (*Brantacanadensis moffitti*)  
Wood duck (*Aix sponsa*)  
Ring-necked duck (*Aythya collaris*)  
Common goldeneye (*Bucephala clangula*)  
Bufflehead (*Bucephals albeola*)  
Common merganser (*Mergus merganser*)  
Hooded merganser (*Lophodytes cucullatus*)  
Red-breasted merganser (*Mergus serrator*)

#### Raptors (Predatory birds)

Order: Falconiformes (vultures, hawks and falcons)

Turkey vulture (*Catharates aura*)  
Goshawk (*Accipiter gentilis*)  
Cooper's hawk (*Accipiter cooperii*)  
Sharp-shinned hawk (*Accipiter striatus*)  
Rough-legged hawk (*Buteo lagopus*)  
Red-tailed hawk (*Buteo jamaicensis*)  
Golden eagle (*Aquila chrysaetos*)  
Bald eagle (*Haliaeetus leucocephalus*)

Both eagles nest within the general plan area.

Peregrine falcon (*Falco pergarinus*)

Order: Strigiformes (Owls)

Barn owl (*Tyto alba*)  
Long-eared owl (*Asio otus*)  
Short-eared owl (*Asio flammeus*)  
Great-horned owl (*Bubo virginianus*)  
Pygmy owl (*Glaucidium gnoma*)  
Screech owl (*Otus asio*)  
Burrowing owl (*Speotyto cunicularia*)  
Spotted owl (*Strix occidentalis*)  
Saw-whet owl (*Aegolius acadicus*)

It is of prime concern that all wildlife habitat areas designated in the plan area be protected. Therefore, all natural streams, tributaries and creeks, as well as lands within the stream environment zone must be protected and preserved. Also, larger parcel sizes should be sought in open woodland areas to preserve the habitat important to deer and small upland game species. Development of lands with extreme slopes should be kept to a minimum due to the danger of erosion and siltation resulting from large cuts and fill banks. Proper grading and erosion control practices should be incorporated into every project that requires earth disturbance. Direct discharge of treated or untreated sewage effluent to streams should be avoided because periodic malfunction may cause damage to fish population.

#### AIR QUALITY

The Placer County Air Pollution Control District (A.P.C.D.) is charged with maintaining air quality levels in the plan area. The A.P.C.D. is the agency most directly involved with controlling air pollution from stationary sources (i.e., industrial facilities, agricultural burning, etc.). Other responsibilities include adoption and enforcement of the Air Pollution Control Rules and Regulations monitoring ambient air quality levels for oxidant and particulate matter.

The area is subject to heavy influence from air contaminants originating in the Sacramento Metropolitan area and from agricultural burning in the valley. Interstate 80 is also a significant source of air contaminants.

Air quality characteristics in this area are similar to the Auburn area. Total suspended particulate matter (T.S.P.) has been measured since 1974 with a high volume T.S.P. Sampler at DeWitt Center with no violations of the 24-hour standard of 100 micrograms  $M^3$  or the annual geometric mean standard of 60 micrograms  $M^3$  being recorded.

In 1977, Caltrans monitored ozone, carbon monoxide, total hydrocarbons, methane, oxides of nitrogen, nitrogen dioxide, and nitric oxide at the Auburn District Farigrounds. From the Caltrans study, frequent violations of the one-hour standard for ozone of .10 p.p.m. were noted. Sampling occurred from June 29 to October 26, 1977. During this period, the Federal primary standard was violated on 47 of the 120 days sampled. This represented 39% of the total days sampled.

Due to the violations noted, the area has been designated as non-attainment for oxidant. A significant portion of the oxidant measured is believed to originate in the Sacramento Metropolitan area.

#### CLIMATE

The climate of the plan area is generally characterized by warm summers and mild winters. This has played an important role in the overall attractiveness of the area for both recreation and residential pursuits. The monthly average of daily extremes range from 35.6° to 54° in January and 60.9° to 94.6° in July according to the U.S. Department of Commerce statistics. Relative humidity values are in the moderate to low range most of the time, with abundant sunshine during the summer.

Precipitation is moderate to occasionally heavy. The average rainfall totals approximately 35 inches with considerable fluctuation from year to year. Snowfall is infrequent, and amounts are light. The 30-year average is only 1 inch per year, although on occasion several inches of snow have fallen at one time.

Winds are generally light, though they have reached gale force or stronger on occasion. Winds are normally less than 9 mph, and only 10% of the time does it exceed 13 mph.

#### B. OPEN SPACE

##### PURPOSE:

The Open Space Element is prepared to identify and preserve limited and valuable natural resources of the area.

GOAL: TO PRESERVE VALUABLE OPEN SPACE LANDS IN ORDER TO MAINTAIN THE NATURAL FEATURES OF THE AREA.

##### POLICIES

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

##### General

Open Space areas are a valuable aesthetic resource to a community that should be preserved. Listed below are the three categories of open space lands to be considered in the study area.

1. Open Space for Outdoor Recreation - This would include several outstanding scenic routes in the plan area (Placer Hills Road, Interstate 80, etc.). Also included would be playground areas, as well as smaller open space areas surrounding residences in rural areas, which when considered in the aggregate constitute a formidable area of visually open landscape.

2. Open Space for the Managed Production of Resources - This category includes viable agricultural lands, as well as any major mineral deposit areas which may be in short supply. These areas should be protected with agricultural or mineral reserve zoning and a large minimum lot size.

3. Open Space for the Preservation of Natural Resources - Included in this category would be all fish and wildlife habitat areas. It is recommended that a protective corridor be established along major creeks in the riparian vegetation areas to eliminate the encroachment of development in these environmentally sensitive areas.

#### C. SEISMIC SAFETY

##### PURPOSE:

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

##### GOALS AND POLICIES

GOAL: TO PROTECT THE LIVES AND PROPERTY OF THE CITIZENS OF THE WEIMAR-APPLEGATE-CLIPPER GAP AREA FROM UNACCEPTABLE RISK RESULTING FROM SEISMIC AND GEOLOGIC HAZARDS.

##### POLICIES

1. Review future developments using all available seismic data and taking into account recommendations from the Seismic Safety Element.
2. Maintain strict enforcement of seismic safety standards for new construction contained in the Uniform Building Code.
3. Pursue adoption of a Grading Ordinance in the area.

#### GEOLOGY

##### General

The geology of the plan area consists of three major rock unit

types and several subgroupings (See Plate 5). The entire plan area with two minor exceptions is composed of the metamorphic rock unit. The majority of metamorphic rock in the area consists of hard meta-volcanic flows commonly called "greenstone". There is a band of soft metavolcanic tuffs running through the central portion of the plan area, and a band of serpentine further east.

The second major rock unit represented in the plan area is volcanic which consists of Mehrten Mudflow Breccia, composed of hard unweathered andisite with large angular and rounded andisite blocks. There is a small occurrence of this rock unit in the southwest part of the plan.

The third major rock unit within the plan area consists of surficial deposits which are found along the North Fork of the American River.

#### Faults and Earthquakes

There are no active faults within the General Plan area. One fault which runs generally north-south is known to exist adjacent to Interstate 80 near the northern boundary of the plan.

Major earthquakes at the San Andreas and Hayward Faults in the East Bay area would produce barely perceptible shock and bedrock acceleration in the Weimar-Applegate-Clipper Gap community area.

The U.S. Bureau of Reclamation has contracted with consulting engineers to review the potential of an earthquake being triggered by the proposed Auburn Dam. As of this date, no final recommendations have been released. Government officials, however, are optimistic that construction will continue as scheduled.

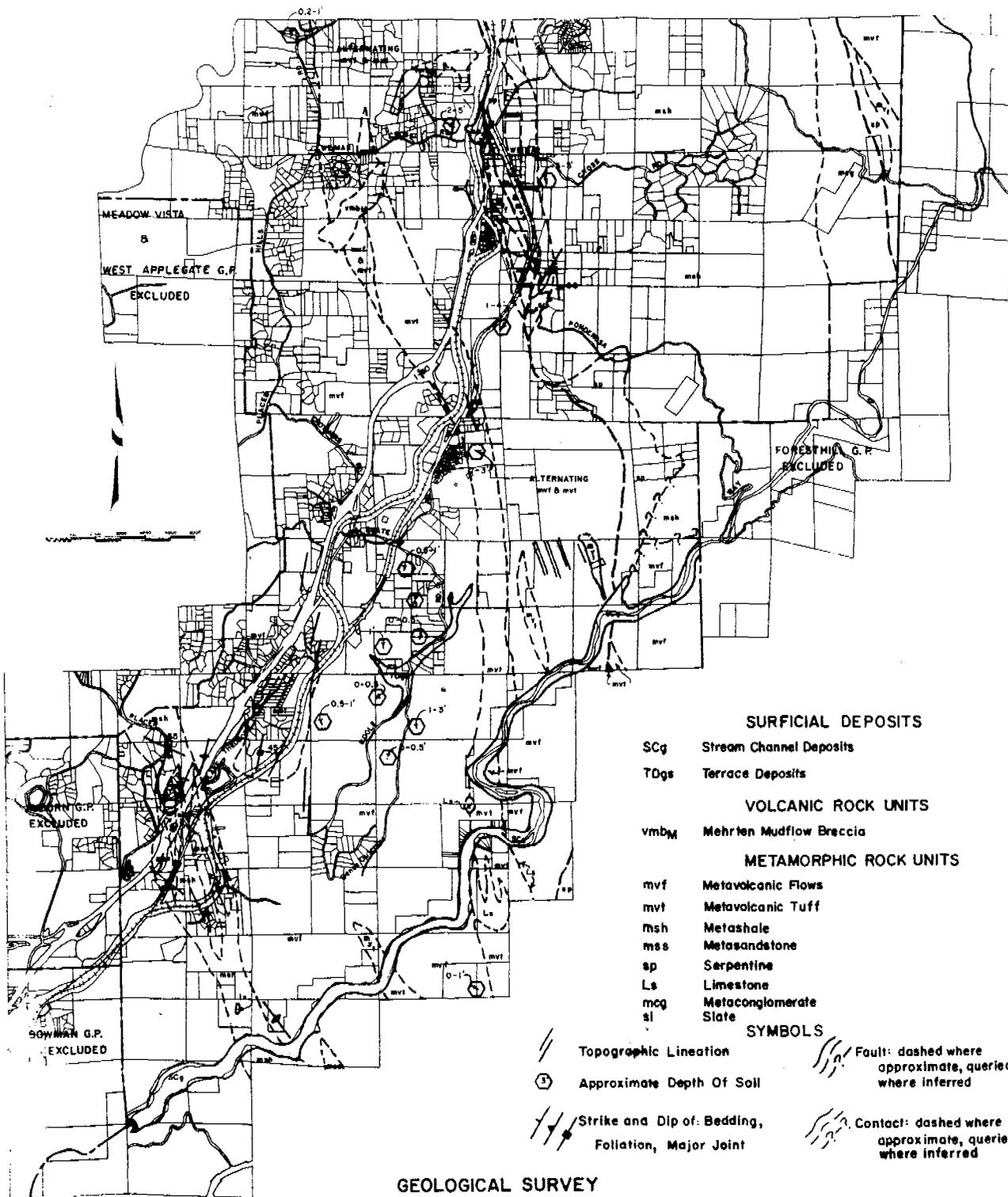
#### Landslides

Geologic hazards within the area are currently limited to block slides, small slumps, and landslides within the metamorphic rock units. Also, slumps and small slides do appear within the intensely fractured serpentine.

#### Natural Slope and Streambank Erosion

Slopes in the western portion of the plan area are generally moderate (less than 15%).

Along Interstate 80, slopes range from 15-30% and excessive slopes (30% or greater) occur in the American River Canyon. Development on lands with extreme slopes should be kept to a minimum due to the moderate to high erosion rating which is prevalent throughout the plan area.



**SURFICIAL DEPOSITS**

- SCg Stream Channel Deposits
- TDgs Terrace Deposits

**VOLCANIC ROCK UNITS**

- vmbm Mehrten Mudflow Breccia

**METAMORPHIC ROCK UNITS**

- mvt Metavolcanic Flows
- mvt Metavolcanic Tuff
- msh Metashale
- ms Metasandstone
- sp Serpentine
- Ls Limestone
- mcg Metaconglomerate
- sl Slate

**SYMBOLS**

- Topographic Lineation
- Approximate Depth Of Soil
- Strike and Dip of: Bedding, Foliation, Major Joint
- Fault: dashed where approximate, queried where inferred
- Contact: dashed where approximate, queried where inferred

GEOLOGICAL SURVEY

1980

**GENERAL PLAN  
FOR**

**WEIMAR - APPLGATE - CLIPPER GAP**

PLACER COUNTY PLANNING COMMISSION

PLATE 5

#### D. CULTURAL RESOURCES

##### PURPOSE:

This section is intended to establish goals and policies providing for historical preservation and recreation facility needs in the area.

##### GOALS AND POLICIES

GOAL 1: TO PRESERVE AND ENHANCE ALL SIGNIFICANT HISTORIC AND ARCHAEOLOGIC SITES AND FEATURES.

##### POLICY

1. Identify and protect from destruction and abuse all representative and unique sites.

GOAL 2: ENSURE ADEQUATE RECREATION FACILITIES TO MEET THE NEEDS OF PRESENT AND FUTURE RESIDENTS.

##### POLICIES

1. Provide for adequate riding and hiking trails.

2. Encourage future park sites to be located near public facilities such as schools, libraries, and community buildings.

3. Continue to require Park Dedication fees to insure funding for future park needs.

##### HISTORIC SITES

According to the Placer County Recreation Element of the County-wide General Plan, there are two designated historic sites in the plan area that appear on the route of the original Pacific Telephone Trans-Continental lines at Applegate. It is important that any areas that have historic value to the community be protected from destruction or demolition.

Any historic sites in the area not identified by signs or monuments as a part of the State or Federal program should be identified and signed by the County Parks and Historical Restoration Commission.

##### RECREATION AND PARKS

The Western portion of the General Plan is included in the Auburn Area Recreation and Park District (ARD). Recreation services are currently provided to the communities by facilities located outside the general plan boundaries.

Applying ARD standards for future recreation needs to the 2000 population projections indicates the need to possibly expand facilities at the school.

## E. ENVIRONMENTAL CONSIDERATIONS

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

Adverse impacts associated with project implementation include the following:

1. Groundwater Recharge - As the plan area builds out, impervious surface will be substantially increased, thereby increasing runoff and decreasing groundwater recharge.
2. Vegetation and Wildlife - Vegetational character of the area will be changed and wildlife habitat will be reduced as development activities increase.
3. Air Quality - Deterioration of air quality can be expected as additional point sources are constructed and increased numbers of cars use the road networks.
4. Traffic - Additional traffic generation and congestion can be expected as the plan area becomes developed to capacity.

### Alternatives to the Proposal

No Project - This alternative was rejected because people in the community agreed that the 1967 County General Plan had been outdated. A holding capacity of 35,000 is more than individual sewage disposal systems and private wells can handle. The extent of significant adverse impacts which could occur through buildout of the existing General Plan are extensive and would create serious problems for residents of the area.

### The Relationship Between Local Short-Term Uses of Man's Environment and the Enhancement of Long-Term Productivity

Long-term productivity of agricultural lands will be maintained by the retention of large-lot zone districts outside of the existing service areas.

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

### Irreversible Environmental Changes

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

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

Growth-Inducing Impact

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

Growth inducement could result within the area upon completion of this project, in that as development progresses, increased demands on goods and services will be felt, and necessary expansion will be needed. As services become more readily available, land values increase as does the pressure to develop.

The revised General Plan can also be looked upon as generating a net decrease in growth inducement with respect to the existing General Plan. The overall holding capacity will be reduced to 11,000 people and, therefore, the extent of development will be likewise decreased.

**COMMUNITY  
DEVELOPMENT  
ELEMENT**

### III. COMMUNITY DEVELOPMENT ELEMENT

Included in the community development element are the state-mandated general plan elements for Housing, Land Use, and Safety. Population growth and public service availability is also covered in this section.

#### A. POPULATION AND HOUSING

##### PURPOSE:

The purpose for this section is to discuss historical and projected population growth as it relates to present and future housing needs. The ultimate goal is to provide adequate housing for all residents of the community.

##### GOALS AND POLICIES

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

##### POLICIES

1. Eliminate dilapidated housing conditions while stabilizing and improving deteriorating residential areas through continued enforcement and review of building and health codes.
2. Encourage higher density single family residential development in areas of available public services and consistent surrounding land uses.
3. Discourage a total population density within the plan area that requires a high degree of urban services.

##### POPULATION

##### Introduction

Population projections play an important role in the overall development of a general plan. They serve as one of the major factors in determining land use and in planning for transportation and public utilities to serve forecasted growth. Prudent land use planning requires, however, that many other factors, besides accommodation of projected population, be considered before a final determination is made as to the best use of land.

Periodic review of population projections is very important to assure that assumptions used to formulate the projections are still valid.

### Historical Trends

The Weimar-Applegate-Clipper Gap Area has grown at an annual rate of approximately 2.9% from 1970 to 1979. The total population increased from 2,435 in 1970 to 3,165 in 1980. This growth rate is somewhat slower than the Placer County annual rate of 4.3% for the same period.

Placer County and the plan area have both experienced an acceleration of growth in the last two years. Based on the analysis of housing start activity from January, 1978 to January 1980, it was determined that Placer County has grown at 6.3% annually, with the plan area increasing at a 4.5% rate.

### Projections

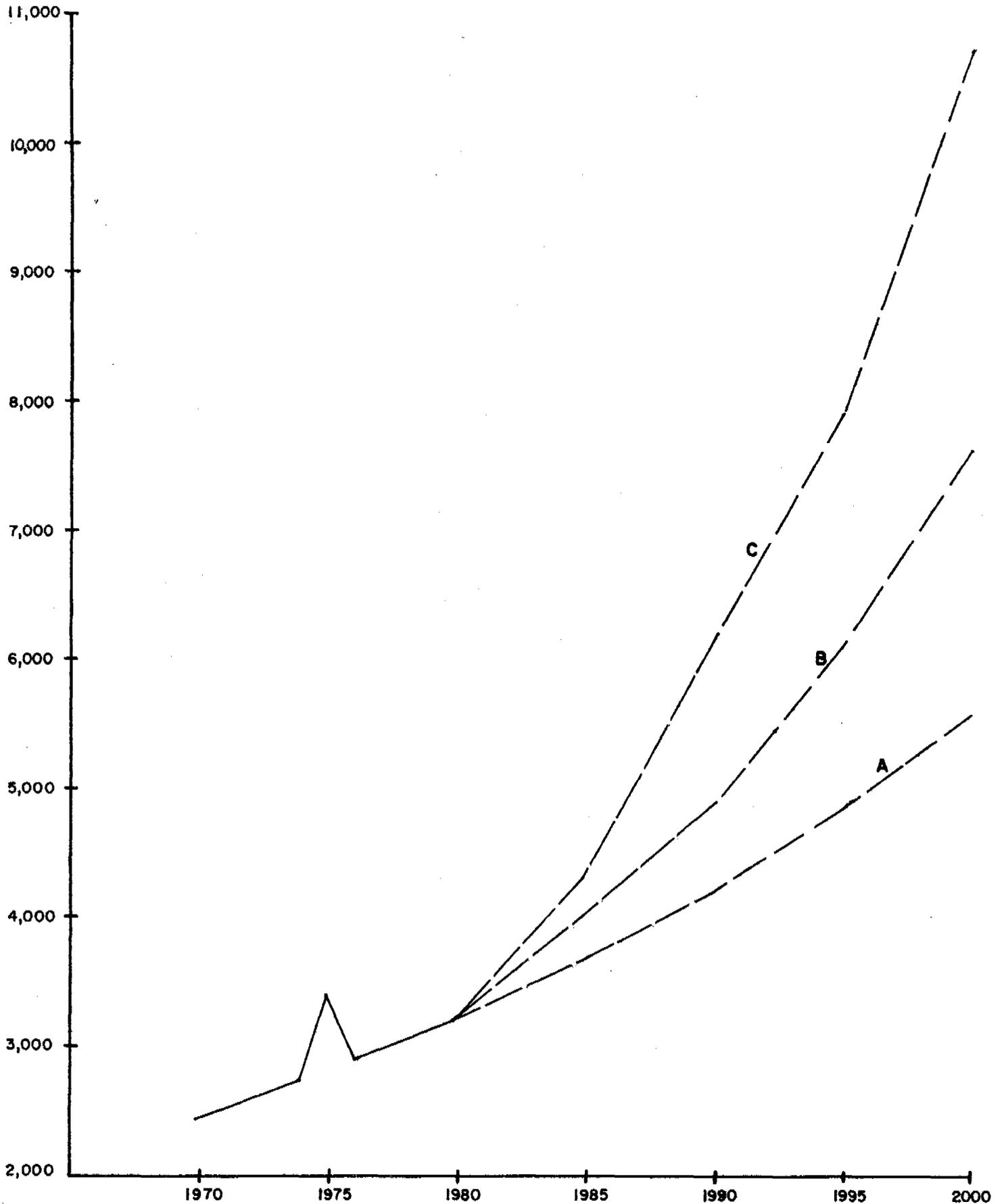
The Weimar-Applegate-Clipper Gap area has become a very attractive location to live, as demonstrated by the accelerated growth rate experienced in the last two years. The area offers many amenities which will attract people from the urban areas, including ideal climate, rural atmosphere and proximity to urban areas for employment purposes. It is anticipated that through the year 2000, the growth rate will continue to be somewhat higher than the 2.9% experienced from 1970 to 1979. The following graph illustrates three population projections for the plan area (EXHIBIT I).

Projection A is based on the assumption the plan area will grow at the historical rate of 2.9% annually to the year 2000. This would yield a total population of 5,560 people. Based on current housing trends, this rate appears to be somewhat low.

Projection B assumes the plan area's growth will continue at the 4.5% annual rate being experienced the last two years. The total population in the year 2000 would be 7,600 people. Based on the current and projected demand for housing in the area, this rate appears to be a reasonably accurate average to use for long-range planning purposes.

Projection C is based on the 6.3% annual growth rate experienced in Placer County for the last two years. This would allow a total population of 10,700 by the year 2000. Based on the fact that this 6.3% growth rate is higher than the rate experienced during the accelerated growth of the last two years, this rate appears to be high.

EXHIBIT I  
WEIMAR - APPLGATE-CLIPPER GAP  
POPULATION PROJECTIONS



In summary, it is anticipated at this time that the average growth rate for the next 20 years will level off at the 4.5% rate experienced during the last two years in the plan area.

#### HOUSING

The Weimar-Applegate-Clipper Gap Area is primarily rural in nature with a location that is in close proximity to existing employment centers of Auburn, Roseville, Rocklin and Sacramento. These are the primary reasons this area is currently experiencing an increased demand for housing.

The primary demand in the area is for single family housing which is generated by people migrating from urban areas. There are a number of people moving into the area with their primary employment in the Roseville-Sacramento region. There are also a number of people coming from throughout the State to retire in the area. The 1975 Placer County Special Census indicates that approximately 16% of the residents of the plan area are employed in the Roseville-Sacramento area. Data also indicates that 36.6% of the principle wage earners are retired.

#### Existing Condition

The primary housing unit in the plan area is the single family dwelling. This reflects the rural nature of the area.

The 1975 Special Census for Placer County indicated there were 1,127 housing units within the Weimar-Applegate-Clipper Gap area. Single family dwellings total 943 units, or 83.7% of the total housing mix as compared to 68% in the Auburn area. Mobile home units total 159 (14.1%), duplex units 18 (1.6%), and triplex and fourplex units , 7 (0.6%).

Approximately 92% of the total housing stock was occupied as of 1975. This percentage is the same as the Placer County average.

Based on Placer County Assessor's Office 1970 Assessment Standards established by the State Department of Equalization, housing quality for the area is somewhat lower than the county average. Approximately 59.5% of the total housing stock was considered sound. The county average was 69.1%. The difference can be attributed to the age of the housing stock in the area. A sound unit was defined as a structure that met county building codes. If there were any defects, they could be corrected through normal maintenance.

There were 40.5% of the housing units considered deteriorating or lacking adequate upkeep. Repairs in this category would require more than could be accomplished through normal maintenance. A total of 1.8% of the units were considered dilapidated or in need of extensive repairs or possible demolition.

#### Housing Need

Based on the population projections for the Weimar, Applegate, Clipper Gap General Plan area, the total number of people is anticipated to grow from 3,165 in 1978 to 7,600 by the year 2000. With this increased population comes demand for approximately 1,775 new housing units as illustrated in EXHIBIT 2.

### EXHIBIT 2

#### Projected Weimar, Applegate, Clipper Gap Housing Need

2000 Projected Population	7,600
1980 Existing Population	<u>-3,165</u>
Increase in Population	4,435
Average Household Size	2.5
Number of New Units Needed	1,775

The projected housing mix in the area is anticipated to remain weighed heavily toward single family units due to the rural character of the area. There should, however, be some allowance for additional mobile home units, along with the option of the planned unit development concept of clustering units in the existing sewer district areas.

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

##### PURPOSE:

The Land Use Plan designates the general distribution, location, and extent of various current and projected land uses throughout the plan area.

##### GOALS AND POLICIES

GOAL 1: TO PRESERVE AND ENHANCE THE RURAL CHARACTER OF THE WEIMAR, APPLGATE, CLIPPER GAP AREA.

#### POLICIES

1. Maintain large lot development where urban services are not available.
2. Limit urban development in those areas where it would be inconsistent with neighboring land uses and detract from the existing character of the area.
3. Discourage public service from expanding into areas with significant value as rural open space.
4. Encourage individual study of areas with excessive slopes and poor soils to determine minimum lot sizes.

GOAL 2: MAINTAIN AND WHERE POSSIBLE INCREASE AGRICULTURAL ACTIVITIES ON LANDS CONDUCIVE TO AGRICULTURAL USES.

#### POLICIES

1. Require large parcel sizes in productive agricultural areas to both preserve and protect agricultural activities.
2. Encourage Williamson Act applications where appropriate.

GOAL 3: TO PROVIDE A PATTERN OF COMMERCIAL GROWTH THAT MEETS THE NEEDS OF THE WEIMAR, APPLIFICATE, CLIPPER GAP RESIDENTS AS WELL AS THOSE VISITING AND RECREATING, AND ALSO REFLECTS THE RURAL CHARACTER OF THE AREA.

#### POLICIES

1. Maintain commercial areas in and adjacent to present locations.
2. Discourage strip commercial along major transportation routes in the plan area.
3. Require design control of all new commercial development or remodeling of old facilities.
4. Establish a citizens design review committee to assure that future development is consistent with acceptable design standards and community desires.
5. Review proposed commercial developments for compatibility with surrounding land uses.

GOAL 4: TO MAINTAIN A LIMITED INDUSTRIAL AREA BASED ON THE RURAL CHARACTER OF THE COMMUNITIES WITHIN THE PLAN.

#### POLICIES

1. Maintain the current industrial areas within the plan area.

2. Require strict design control procedures for industrial development visible from major roads.

#### DESCRIPTION OF LAND USE DISTRICTS

##### Residential

Residential land uses proposed in the general plan map for the majority of the area will require a minimum lot size of at least 2.3 acres. There are exceptions where existing areas have already been split to 1 acre parcels and are within the existing sewer districts, where densities could be as high as two units per acre. Areas with poor soils and excessive slopes will require parcel sizes ranging from 4.6 to 20 acre minimum. These parcel sizes will help to preserve the community's rural character.

Lot size recommendations were based on resource data which included soils, vegetation, geology, drainage, slope, water, and actual field experience. The result was to restrict lot sizes to acreages which were felt to be safe standards, based on the long term use of individual disposal systems, while protecting ground and surface water from deteriorating in quality.

The proposed land use map shows a range of land uses to accommodate the projected population of 7,900 people by the year 2000. The ranges run from "Medium Density Residential" (6-8 units per acre) to "Agricultural" (4.6 to 20 acre minimum). The theoretical population holding capacity of the proposed plan is approximately 13,000 as compared to 34,800 allowed under the existing zoning.

##### Commercial

The primary commercial areas in the plan are basically the same as currently exist with the exception of 11 additional acres along Canyon Way in the Weimar area for Commercial use. According to the questionnaire sent to all property owners in the plan area, the Weimar, Applegate, and Clipper Gap communities are not supporting significant expansion of commercial areas. There is currently adequate undeveloped commercial acreage to support the future needs for both "Neighborhood Commercial" and "Highway Service" uses during the plan period. Commercial areas are shown in the townsite of Weimar, Applegate, and Clipper Gap as well as at the Heather Glen Interchange.

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

#### Industrial

The industrial areas shown on the plan reflect the existing industrially developed sites with only two acres being added along Canyon Way. It was felt that major increase in industrial acreage would not be compatible with existing residential land uses or be in keeping with the general character of the area.

#### Agricultural and Rural Estate

The main theme of this general plan is to preserve the rural character of the Weimar, Applegate, and Clipper Gap communities. Parcel sizes recommended for the majority of the plan area range from 2.3 to 20 acre minimum which reflects the desire to maintain this rural identity. Recommended parcel sizes, however, were based on current standards for locating individual septic tanks and wells on varying soil types, slopes, and groundwater characteristics. There was also a concern to protect the ground and surface water quality, as well as existing agricultural uses.

A more detailed analysis of land capabilities will be performed during the precise zoning process when exact minimum parcel sizes will be established for all properties within the plan area.

#### WATER

The property within this designation includes existing lakes and the area within the proposed Auburn Dam take line. The majority of property is within public or quasi-public ownership. All privately owned property within the take line is so designated on the plan map and until purchased by the Bureau of Reclamation, should be zoned based on land capability as per neighboring properties.

#### OTHER

Other information shown on the general plan (Plate 6) is the existing elementary school site in the Weimar area.

### C. PUBLIC SERVICES

#### PURPOSE:

The purpose of this section is to recognize the relationship between the orderly provision of public services and land use planning. Common goals and policies are established to be used by all affected agencies.



## GOALS AND POLICIES

GOAL 1: INSURE AVAILABILITY OF URBAN SERVICES IS CONSISTENT WITH THE ADOPTED LAND USE PLAN AND PROJECTED DEMAND.

### POLICIES

1. Encourage the long term use of individual sewage disposal systems within the plan, except for existing sewer district properties, to maintain the rural environment.
2. Require that adequate services are available for proposed developments prior to granting approval.
3. Consider mitigation measures for new developments to reduce the impacts on local services (i.e., schools, parks, etc.).

GOAL 2: MINIMIZE AREAS WHERE URBAN SERVICES WILL BE REQUIRED TO PROTECT THE RURAL CHARACTER OF THE WEIMAR, APPLGATE, AND CLIPPER GAP COMMUNITIES.

### POLICIES

1. Limit higher density developments within the existing sewer district boundaries.
2. Encourage cluster developments within the existing sewer districts to minimize environmental degradation.

### SEWAGE DISPOSAL

Sewage disposal for the majority of the plan area is currently accomodated by individual septic systems. Placer County Service Area #24 (CSA #24) does provide sewer services for the existing Applegate commercial district and the general area between the two railroad tracks. The Heather Glen Mobile Home Subdivsion also has its own sewer district. The Placer County Health Department has recommended a minimum lot size of 2.3 acres in the Weimar, Applegate, Clipper Gap area exclusive of the areas adjacent to the American and Bear Rivers where 20-acre parcels are proposed, for individual sewage disposal systems, based on the constraints of soils, geology, topography, and water supply. CSA #24 has a sewer plant design capacity for 100 people. The facility is presently operating at 30% capacity. The existing plant would have to be expanded to serve the entire area.

The Heather Glen Community Service District, which serves the existing mobile home park, also has additional acreage to allow for expansion of the park. The sewer treatment plant is presently at

capacity. Any proposal for development of the remainder of the service district would require expansion of the sewer plant.

The proposed land use for the Weimar, Applegate, Clipper Gap area would maintain the existing rural development pattern of the area. To implement this concept, it is recommended that there be no major expansion of the existing sewer district boundaries or creation of new districts. Any development proposal within the existing sewer proposals can accommodate the densities requested with minimal environmental effects occurring during installation.

#### WATER

In the major portion of the plan area, domestic water is provided by individual wells. The PG&E canal is also used for domestic service with individual treatment systems as well as for irrigation. The Weimar Water District serves the Weimar Cross Road and Canyon Way area east of Interstate 80 with treated water. The District felt they could serve the proposed general plan density without future expansion of their facilities. The only other district within the plan area that provides treated water is the Heather Glen Community Service District. It serves the existing mobile home subdivision. The water plant is presently at capacity. Any further addition to the plant would require an expansion of the existing facilities.

There are also several individual water districts in the Weimar, Applegate, Clipper Gap area that provide irrigation water. The Weimar area is served by the Central Eden Valley Irrigation Association, Eden Valley Irrigation, Midway Heights County Water District, and the Timber Hills Water Uses Company. Applegate is served by the Art Cole Water Company and the Applegate-Clipper Gap Water District. Clipper Gap is served by the Placer County Water Agency Zone 1. The above districts have no plans for future expansion of their district boundaries. They also felt they could service proposed densities within their boundaries.

#### SCHOOLS

The Weimar, Applegate, Clipper Gap area is served by two high schools and two elementary school districts. The following is a discussion of the effect of proposed densities on the individual districts.

1. Colfax High School District

This district serves the majority of the plan area. Students from the Weimar, Applegate, and Clipper Gap area attend Colfax High School which is currently experiencing problems of overcrowding. School impact fees are being assessed on all new housing units within the district. According to the district, however, this is not providing sufficient funds to improve the existing problems. The School District indicates that if funding were available, the existing site would be of adequate size to serve the projected population. Immediate considerations are to go on an extended day or double sessions if growth continues in the area.

2. Placer Joint Union High School District

A small portion of the plan area within the Bureau of Reclamation take line for the Auburn Dam is within this district. There are no proposed densities within the area, and thus there will be no adverse affect to the district.

3. Placer Hills Elementary School District

This district serves the majority of the plan area. Students attend the Placer Hills School (K-6) in the Meadow Vista area. Students in the 7th and 8th grades attend the Weimar Elementary School. Currently grades K-3 are on double sessions in the district. The school district is currently investigating various alternatives to the overcrowding problem including the possible acquisition of an alternative site and expansion at the existing Placer Hills and Weimar sites.

4. Foresthill Union Elementary School District

Property within the Auburn Dam take line is within the district. The district will not be affected by the plan since no densities are proposed.

UTILITIES

Pacific Gas & Electric, Pacific Telephone, and Continental Telephone provide utilities to the Weimar, Applegate, Clipper Gap area. PG&E states future expansion of the existing facilities will be necessary to accommodate projected populations for the next 20 years. Pacific Telephone and Telegraph and Continental Telephone felt expansion of their existing distribution and feeder systems would be necessary to service future growth.

## OTHER SERVICES

All other public services are provided by Placer County. Services include a solid waste disposal site in Meadow Vista, branch library in Applegate, Sheriff's patrol, and other government services.

The existing solid waste disposal site will be at capacity in approximately five years. Thus, a new site should be planned for in the near future.

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

### D. SAFETY

#### PURPOSE:

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

#### GOALS AND POLICIES

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

#### POLICIES

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

GOAL 2: PROTECT THE LIVES AND PROPERTY OF THE CITIZENS OF THE WEIMAR, APPLGATE, CLIPPER GAP AREA FROM UNACCEPTABLE RISK RESULTING FROM FLOOD HAZARDS.

## POLICIES

1. Continue to work with the U.S. Department of Housing and Urban Development in defining Flood Prone Areas in the County.
2. Maintain natural conditions within the 100-year flood plain of all streams.
3. Continue to implement zoning policy which minimizes potential loss of property and threat to human life caused by flooding.

## FIRE SAFETY

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

There are several areas within the plan boundaries that have extreme fire hazard ratings. They are located in the steep sloping areas of the Bear River Canyon, Lake Theodore, American River Canyon along Colfax-Foresthill Road, and near the Sierra Crest Subdivision west of Interstate 80. Almost the entire remainder of the plan area has a high fire hazard rating. (See Plate 7).

## FIRE PROTECTION

The majority of the plan area is provided fire protection by the California Division of Forestry (CDF) through a contract with Placer County. The remaining area located west of Interstate 80 near Placer Hills and Lake Arthur Road is within the Meadow Vista Fire District (MVFD).

CDF employs full time personnel who respond to fires within their jurisdiction, as well as provide assistance to the volunteer unit responsible for structural fires within their boundaries.

The existing CDF fire station located in Bowman is not anticipated to be adequate to cover the additional density proposed in the plan area. CDF has contracted with Placer County to set up a volunteer engine company in the plan area to supplement the CDF engines. The MVFD plans a future substation expansion within their boundaries to accommodate future growth. It is the recommendation of this general plan that:

1. Any residential development outside of a fire protection district containing 10 or more units should be evaluated for annexation into an existing fire protection district.

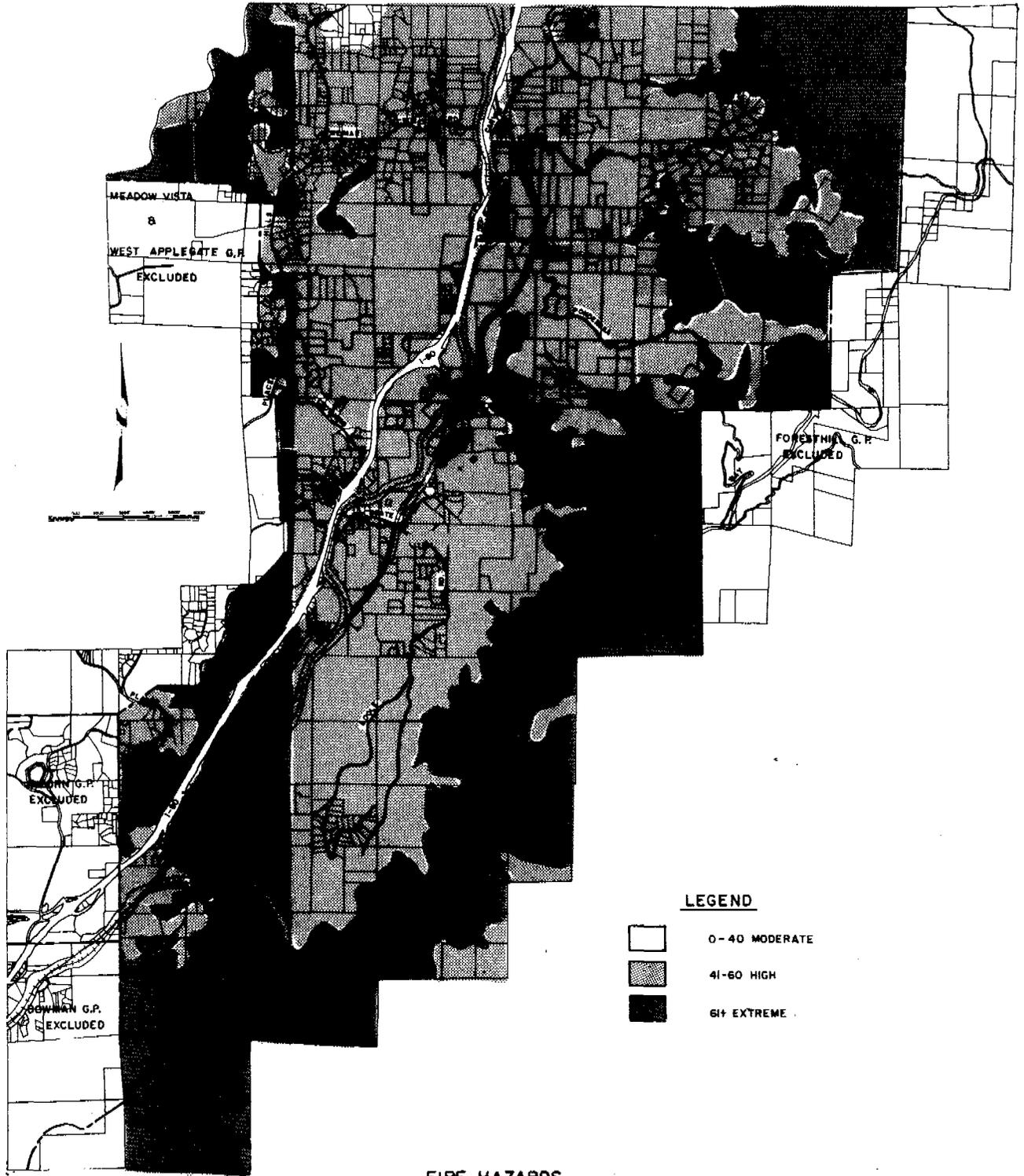
2. All properties surrounded by a fire district and not yet included in the district, should be annexed to that district.

#### FLOOD CONTROL

An inventory of the flood prone areas within Placer County was prepared in April, 1979 by the Department of Housing and Urban Development. According to their maps, there are flood prone areas within the plan boundaries. One is located along the North Fork of the American River which runs through a majority of the plan area. A second area is along Wooley Creek at the intersection of Placer Hills Road and Crothers Road. A third area is along the Bear River in the northern portion of the plan.

The approach currently being used by Federal, State, and local agencies for flood planning involves the application of control over the use of flood prone areas through planned development and management. This approach requires a cooperative effort among all levels of government, with the responsibility for solving the problems remaining in local hands.

The prevention of local flood damage is an essential part of community planning. It means giving consideration to zoning and subdivision regulations, land acquisition for parks and open spaces, special planning of streets and utilities and appropriate construction standards for buildings in flood hazard areas.



**LEGEND**

- 0-40 MODERATE
- 41-60 HIGH
- 61+ EXTREME

FIRE HAZARDS  
 1980  
**GENERAL PLAN**  
 FOR  
**WEIMAR - APPLGATE - CLIPPER GAP**  
 PLACER COUNTY PLANNING COMMISSION  
 PLATE 7

**TRANSPORTATION  
AND  
CIRCULATION  
ELEMENT**

#### IV. TRANSPORTATION/CIRCULATION ELEMENT

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

##### A. CIRCULATION

###### PURPOSE:

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

###### GOALS AND POLICIES

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

###### POLICIES

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

###### SYSTEM INVENTORIES

###### Highways and Roads

Interstate 80 provides the main circulation route through the General Plan area. A frontage road system which generally follows the freeway provides an alternate route thru the General Plan area and connects Auburn with Colfax. There are a number of freeway interchanges which provide access to the county road system. A variety of rural roads, both public and private provide access to individual parcels.

###### Public Transit

The County provides bus services on a modified fixed route system for the area. Under this program, the bus will deviate up to two miles from the route for direct pick-up at a residence or other location.

### Air Travel

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

### Railroads

Rail service in the General Plan area is provided by the Southern Pacific Railroad. The railroad connects Sacramento and Reno and provides freight service for the area. There are no passenger stops in the General Plan area.

### Plan Requirements

The area will require improvements to the circulation network as growth occurs in the vicinity. New local roads needed to serve developing parcels will be the responsibility of the developer. Local County maintained roads such as Placer Hills Road, Applegate Road, and Canyon Way will require curve improvement, shoulder addition and similar safety improvements as local growth occurs.

Public transit service should continue with expanded service in the future as growth occurs to meet the needs of the local citizen.

### Non-Auto Circulation

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

There is a need for an equestrian trail system within the General Plan area. The system would include both on and off highway trails for recreational use. An inventory of currently used trails was presented to staff and reviewed as a base for a study of future trails. Off-highway trails have significant safety and aesthetic benefits, however, legal easements are difficult and expensive to obtain. Public road right-of-way can be planned for extra width to provide for a trail system adjacent to the roadway. Additional work will be required from the equestrian community to obtain support from affected property owners to resolve the easement problems.

## B. SCENIC HIGHWAYS

### PURPOSE:

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

## GOALS AND POLICIES

GOAL: TO PRESERVE, ENHANCE, AND PROTECT THE SCENIC RESOURCES VISIBLE FROM SCENIC ROUTES IN THE WEIMAR, APPLGATE, AND CLIPPER GAP AREA.

### POLICIES

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

### DESCRIPTION OF SCENIC ROUTES

The following routes within the plan area have been selected as scenic routes in the Placer County Scenic Highways Element. They are included in this plan as further support for the protection of the scenic resources existing in the Weimar, Applegate, Clipper Gap area.

#### INTERSTATE 80

The portion of Interstate 80 within the plan area begins approximately one mile northeast of the Weimar Cross Roads interchange and continues through the plan area to the Placer Hills Road Interchange. The visual resources on lands along this route should continue to be protected by the Weimar, Applegate, Clipper Gap communities. Further studies should be made of possible additional protective measures.

#### AUBURN FORESTHILL ROAD

A small section of this route south of Lake Clementine is included within the plan area. This road was included as a scenic route since it leads to some very scenic areas along the Foresthill Divide.

## C. NOISE

### PURPOSE:

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

## GOALS AND POLICIES

GOAL: TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF THE RESIDENTS OF WEIMAR, APPLGATE, AND CLIPPER GAP BY PROVIDING A LIVABLE ENVIRONMENT FREE FROM EXCESSIVE NOISE.

### POLICIES

1. Enforce acceptable noise exposure levels for various land use categories adopted in the Placer County Noise Element.
2. Utilize the zoning ordinance, building codes, subdivision review, conditional use permit procedure, and route selection alternatives to mitigate the intrusion of unwanted noise on the community in general.
3. Insure acceptable community noise equivalent levels by avoiding the interface of noise-producing and noise-sensitive land uses.
4. Continue program of monitoring noise sources to assure conformance with noise standards adopted in Placer County.
5. Require implementation of noise abatement techniques of new projects where warranted.

### NOISE GENERATION

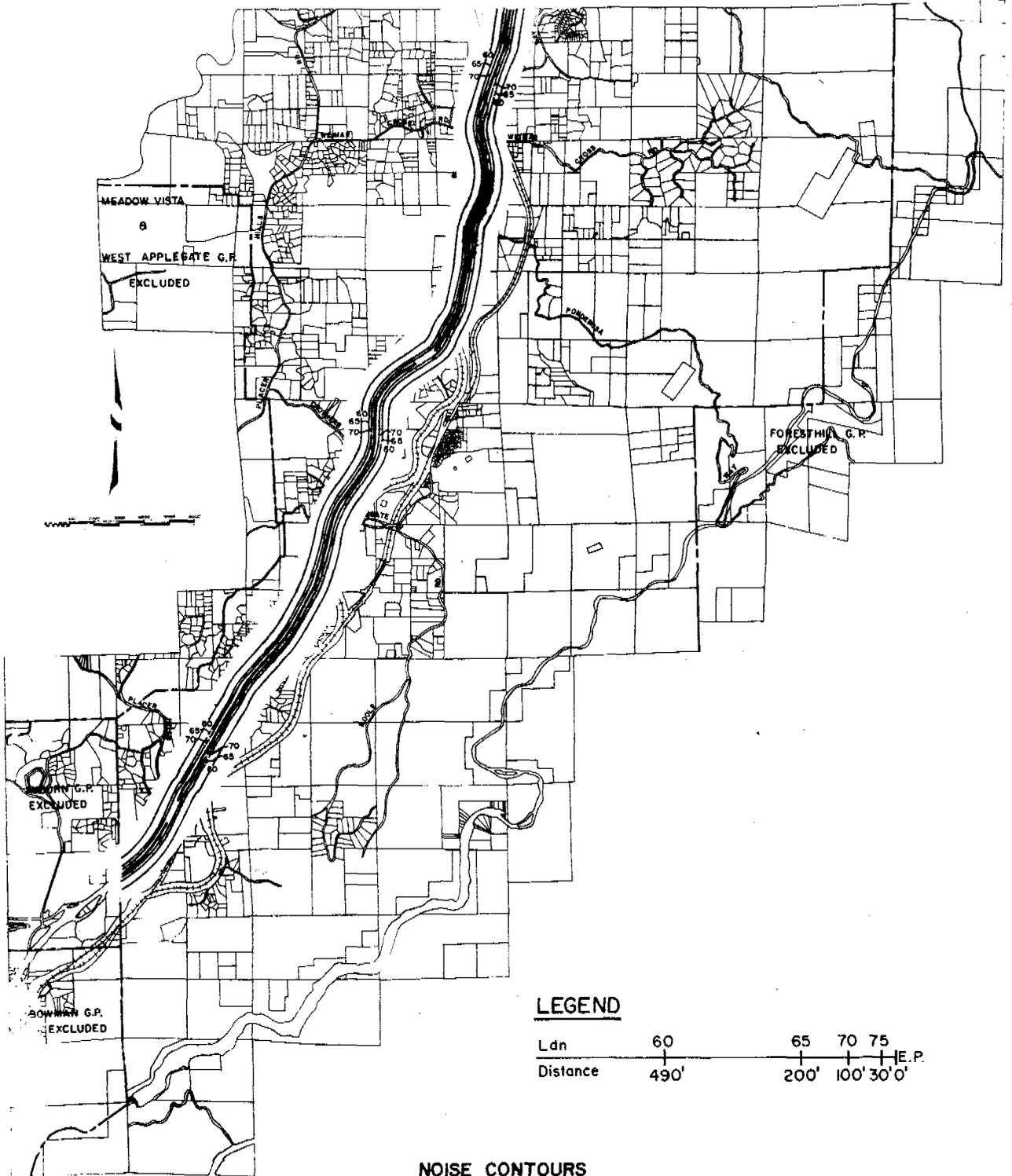
The primary source of noise in the Weimar, Applegate, Clipper Gap area is a result of transportation uses. The minimal number of industrial uses in the area represent minor noise sources. The major noise contributors are Interstate 80, major county roads, and those associated with the railroad.

The California Department of Transportation has estimated the amount of noise generated by traffic on Interstate 80. Noise contours were prepared from State readings showing existing and projected 1995 levels (See Plate 8 & 9). Contours are based on traffic volume and speed. Distances are measured from the center of the nearest traffic lane.

Noise contours generally indicate that residential and commercial construction within close proximity to Interstate 80 should be carefully reviewed for noise constraints, however, should not seriously hamper future development. Highway service development along Highway 80 has a higher noise threshold than residential uses. Large lot

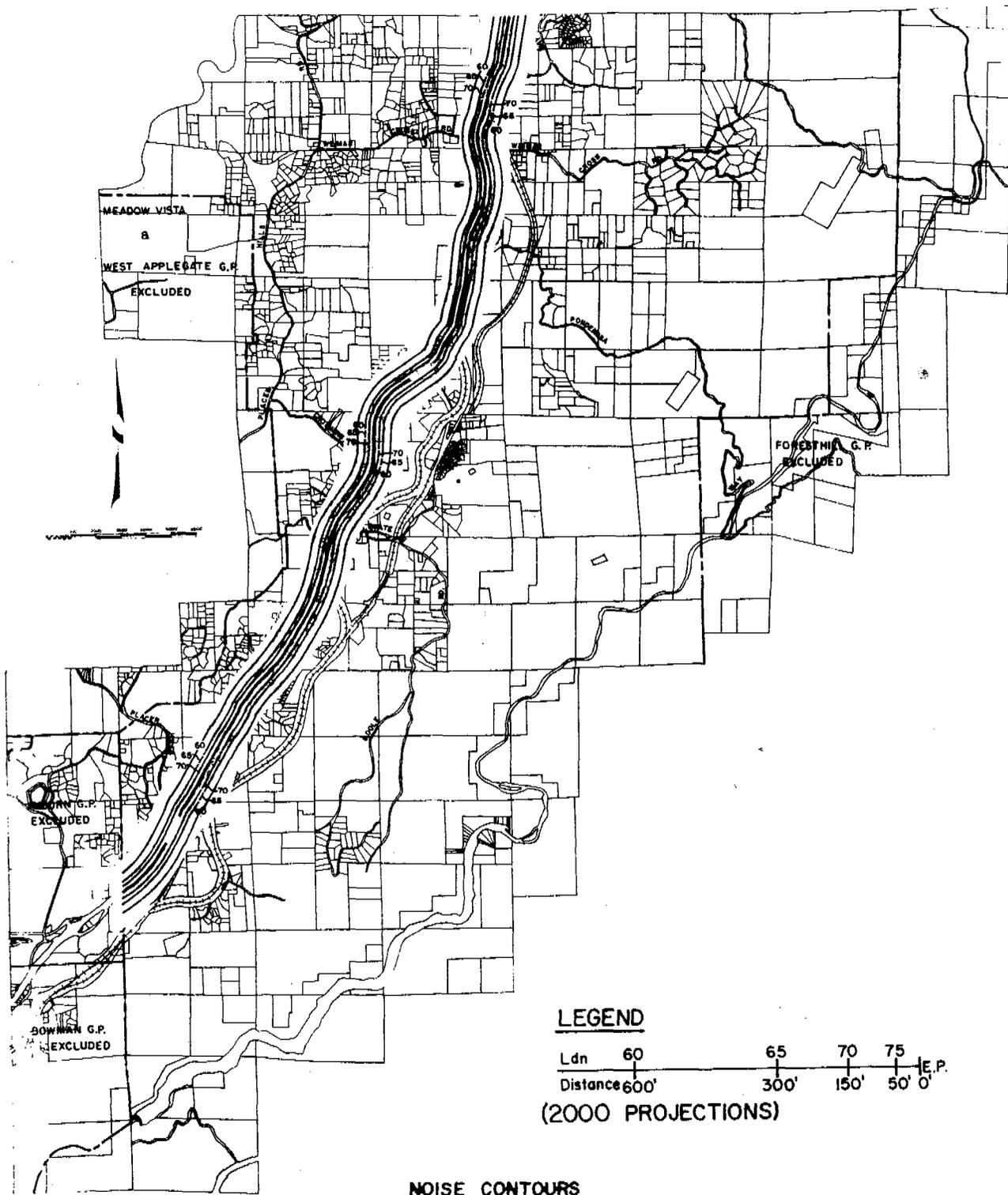
residential is proposed for the majority of area along Interstate 80, excluding that proposed Highway Service, which would allow for units to be setback from Interstate 80. It is recommended that a detailed analysis be prepared in any area where future development is questionable based on noise constraints. In this way an evaluation could be prepared to determine the possibility of applying noise insulation features that could remedy the problem.

It is also recommended that individual studies be prepared for future development near the railroad tracks.

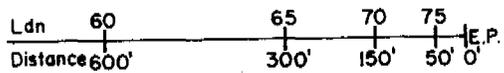


**NOISE CONTOURS**  
 1980  
**GENERAL PLAN**  
 FOR  
**WEIMAR - APPLGATE - CLIPPER GAP**

PLACER COUNTY PLANNING COMMISSION  
**PLATE 8**



**LEGEND**



(2000 PROJECTIONS)

**NOISE CONTOURS  
1980  
GENERAL PLAN  
FOR  
WEIMAR - APPLGATE - CLIPPER GAP**

PLACER COUNTY PLANNING COMMISSION  
PLATE 9

# **IMPLEMENTATION**

## V. IMPLEMENTATION

Formal adoption of this general plan by the Board of Supervisors will define the goals and policies which provide the guidelines within which decisions by both the public and private sector are made. The general plan is adopted by Resolution of the Board of Supervisors after recommendations are forwarded to them by the Planning Commission. Tools used to implement the general plan include building and health codes, subdivision and zoning ordinances and capital improvement plans. It is also important, however, that citizens in the community take an active interest in seeing that the general plan becomes a viable reality. Such interest can take the form of attending public meetings, organization of a design review committee which would review potential commercial developments, or a simple upholding of the spirit of the general plan in private day-to-day decisions.

# **APPENDIX**

# **APPENDIX**

APPENDIX A

GENERAL RULES FOR INTERPRETATION

WEIMAR, APPLGATE, CLIPPER GAP  
GENERAL PLAN

<u>General Plan Designation</u>	<u>Zone District Permitted</u>
Medium Density Residential	Single Family Residential, Medium Density Multiple Residential, High Density Multiple Residential, Residential-Professional, and Open Space
Low Density Residential	Single Family Residential, Open Space, Agricultural Residential, and Farm
Rural Low Residential	Single Family Residential, Open Space, Agricultural Residential, and Farm
Rural Estate	Single Family Residential, Open Space, Agricultural Residential, Farm and Forestry
Agricultural	Single Family Residential, Open Space, Agricultural Residential, Farm, Forestry, Mineral Reserve, and Timber Preserve
Water	Single Family Residential, Farm, Agricultural Residential, Industrial, Open Space, Forestry, and Water Influence
Commercial	Neighborhood Commercial, Central Commercial, General Commercial, Heavy Commercial, Highway Service, Neighborhood Shopping Center, Medium Density Multiple Residential, High Density Multiple Residential
Highway Service	Highway Service
Industrial	Industrial, Industrial Park, Limited Industrial, Heavy Commercial

APPENDIX A

GENERAL RULES FOR INTERPRETATION

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Rural Estate	Single Family Residential, Open Space, Agricultural Residential, Farm and Forestry
Agricultural	Single Family Residential, Open Space, Agricultural Residential, Farm, Forestry, Mineral Reserve, and Timber Preserve
Water	Single Family Residential, Farm, Agricultural Residential, Industrial, Open Space, Forestry, and Water Influence
Commercial	Neighborhood Commercial, Central Commercial, General Commercial, Heavy Commercial, Highway Service, Neighborhood Shopping Center, Medium Density Multiple Residential, High Density Multiple Residential
Highway Service	Highway Service
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SUMMARY AND CONCLUSIONS OF THE  
ENVIRONMENTAL IMPACT REPORT  
FOR THE  
"WEIMAR-APPLEGATE-CLIPPER GAP GENERAL PLAN"

A. LOCATION

The Weimar-Applegate-Clipper Gap General Plan includes an area of approximately 32 square miles located in the foothills of the Sierra Nevada Mountains. The boundaries of the plan area are generally Weimar Cross Roads to the north, North Fork of the American River on the east and south, and Placer Hills Road and Interstate 80 on the west.

B. PROJECT DESCRIPTION

"The Weimar-Applegate-Clipper Gap General Plan prepared by Placer County, when adopted, is intended to amend in full the 1967 Placer County General Plan for the area within the plan boundaries. This plan establishes goals and policies to be used as a guide for growth and development in the subject communities during the plan period to the year 2000.

The Plan is also designed to meet specific requirements of the California Planning and Zoning Law. This includes the incorporation of the following state-mandated elements into the plan: Land Use, Circulation, Conservation, Open Space, Scenic Highways, Noise, Seismic Safety, and Safety. The proposed land use map is based on a comprehensive planning study reviewing existing land use and population growth, as well as more complete environmental data."<sup>1</sup>

C. MAJOR IMPACTS AND MITIGATION MEASURES

I. WILDLIFE

Impact: Buildout of the plan area will result in vegetation removal as well as the introduction of people and domestic pets with the ultimate result that large species of wildlife will be permanently displaced.

Mitigation: "It is a prime concern that all wildlife habitat areas designated in the plan area be protected. Therefore, all natural streams, tributaries and creeks, as well as lands within the stream environment zone must be protected and preserved. Also, larger parcel sizes should be sought in open woodland areas to preserve the habitat important to deer and small upland game species. Development of lands with extreme slopes should be kept to a minimum due to the danger of erosion and siltation resulting from large cuts and fill banks. Proper grading and erosion control practices should be incorporated into every project that requires earth disturbance.

<sup>1</sup> Weimar-Applegate-Clipper Gap General Plan Draft Environmental Impact Report, page 1, paragraphs 1 & 2

Direct discharge of treated or untreated sewage effluent to streams should be avoided because periodic malfunction may cause damage to fish population."<sup>2</sup>

Conclusion: Implementation of the mitigation measures would substantially reduce impacts to wildlife from future growth.

D. ALTERNATIVES TO THE PROPOSAL

"No project - This alternative was rejected because people in the community agreed that the 1967 County General Plan had been outdated. A holding capacity of 35,000 is more than individual sewage disposal systems and private wells can handle. The extent of significant adverse impacts which could occur through buildout of the existing General Plan are extensive and would create serious problems for residents of the area."<sup>3</sup>

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

"Adverse impacts associated with project implementation include the following:

1. Groundwater Recharge - As the plan area builds out, impervious surface will be substantially increased, thereby increasing runoff and decreasing groundwater recharge.
2. Vegetation and Wildlife - Vegetational character of the area will be changed and wildlife habitat will be reduced as development activities increase.
3. Air Quality - Deterioration of air quality can be expected as additional point sources are constructed and increased numbers of cars use the road networks.
4. Traffic - Additional traffic generation and congestion can be expected as the plan area becomes developed to capacity."<sup>4</sup>

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

"Long-term productivity of agricultural lands will be maintained by the retention of large-lot zone districts outside of the existing service areas.

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

2 Weimar-Applegate-Clipper Gap G.P. D.E.I.R., page 17 para.1

3 Weimar-Applegate-Clipper Gap G.P. D.E.I.R., page 25 para.3

4 Weimar-Applegate-Clipper Gap G.P. D.E.I.R., page 24 & 25

5 Weimar-Applegate-Clipper Gap G.P. D.E.I.R., page 25 para.4 & 5

G. IRREVERSIBLE ENVIRONMENTAL CHANGES

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

By promoting growth in certain areas and trying to retain agricultural land in other area of the study area, we are committing specific lands to the irreversable environmental change of increased development. Impacts of concentrating development where services and utilities are available are expected to be less than those impacts resulting from urban sprawl."6

H. GROWTH INDUCING IMPACT

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

Growth inducement could result within the area upon completion of this project, in that, as development progresses, increased demands on goods and services will be felt, and necessary expansion will be needed. As services become more readily available, land values increase as does the pressure to develop.

The revised General Plan can also be looked upon as generating a net decrease in growth inducement with respect to the existing General Plan. The overall holding capacity will be reduced to 12,300 people and, therefore, the extent of development will be likewise decreased."7

The Final Environmental Impact Report for the "Weimar-Applegate-Clipper Gap General Plan" contains the following documents and information:

Exhibit I - Draft General Plan/Environmental Impact Report; prepared by Placer County Planning Department; dated April 1980

Exhibit II - Comments pertinent to the Draft General Plan/Environmental Impact Report as follows:

1. Letter - Department of Forestry; Dated April 30, 1980
2. Letter - State Office of Planning and Research; Received June 2, 1980

a. Caltrans District 03 Office

6 Weimar-Applegate-Clipper Gap G.P. D.E.I.R., page 25 & 26

7 Weimar-Applegate-Clipper Gap G.P. D.E.I.R., page 26

## DEPARTMENT OF FORESTRY

13760 Lincoln Way  
Auburn, CA 95603  
(916) 885-4517

## EXHIBIT II



April 30, 1980

David F. Mirtoni  
Senior Planner  
Placer County Planning Department  
11414 "B" Avenue, DeWitt Center  
Auburn, CA 95603

Ref: Proposed Weimar-Applegate-Clipper Gap General Plan  
Fire Protection

Dear David:

The existing California Department of Forestry fire stations located at Bowman and Colfax are not anticipated to be adequate to cover the additional density proposed in the plan area. Due to the State Department of Forestry's criteria on station locations there is no additional CDF stations proposed for this area, therefore, we have through the contract with the County set up a volunteer engine company in the plan area to supplement our CDF engines.

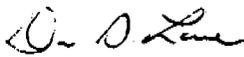
At the present time the company consists of a 750 GPM, 500 Gal Tank triple combination engine with eight volunteers. As the area grows the engine company will likewise increase to meet the demand.

The second important concern in this area is the lack of water systems and hydrants. An effort must be made to expand the water systems wherever possible.

Any further questions please contact the undersigned at 885-4517.

JOHN ODGERS  
Ranger-in-charge

DGL:mc

  
By: DON G. LANE  
Fire Captain



# State of California

GOVERNOR'S OFFICE  
OFFICE OF PLANNING AND RESEARCH  
1400 TENTH STREET  
SACRAMENTO 95814

EDMUND G. BROWN JR.  
GOVERNOR

TK

June 2, 1980

PLACER COUNTY  
DATE  
RECEIVED

JUN 3 1980

PLANNING COMMISSION

Thomas D. Kubik  
Placer Co. Planning Dept.  
11414 B Avenue  
Auburn, CA 95603

Subject: SCH# 80041410 Weimar-Applegate-Clipper Gap General Plan DEIR

Dear Mr. Kubik:

State agencies have commented on your draft environmental document (see attached). If you would like to discuss the concerns and recommendations in their comments, contact the staff from the agencies whose names and addresses appear on the comments.

You may formally respond to the agencies' comments by writing to them (including the State Clearinghouse number on all such correspondence). When filing the Final EIR, you must include all comments and responses (State EIR Guidelines, Section 15146). State review of your draft environmental document will then be complete.

To aid in preparing environmental assessments on future projects, you should send to state agencies and the Office of Planning and Research your Notice of Preparation as prescribed by AB 884 and Section 15066 of the EIR Guidelines.

If you would care for assistance or if the need arises, the Office of Planning and Research is available to help identify responsible agencies, distribute Notices of Preparation, organize coordination meetings, mediate disputes, and hold consolidated hearings.

Please contact Norma Wood at (916) 445-0613 if you have any questions.

Sincerely,

*Kathryn J. Tobias*  
for Stephen Williamson  
State Clearinghouse

SVW/ag  
Attachment

cc: Ken Fellows, DWR



# **ACKNOWLEDGEMENTS**

ACKNOWLEDGEMENTS

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C. T. (Jim) Henry (District 5)

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Larry Sevison, Secretary (District 5)  
Harry Thompson, Chairman (District 5)

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Jim Babb, Drafting Technician I  
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Program Director

John Livingston, Consulting Geologist

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District Representative

Merle Larson, State Department of Transportation  
Environmental Assistant

Applegate Property Owners Association

Earl Farmer, President  
Lee Konnerth, Representative