



**COUNTY OF PLACER**  
**Community Development Resource Agency**

John Marin, Agency Director

**PLANNING**

Michael J. Johnson  
Planning Director

**MEMORANDUM**

**TO:** Honorable Board of Supervisors

**FROM:** Michael J. Johnson, Planning Director

**DATE:** October 2, 2007

**SUBJECT:** **THIRD-PARTY APPEAL – PLANNING COMMISSION APPROVAL OF AN EXTENSION OF TIME FOR THE VISTA DEL LAGOS SUBDIVISION (PSUB400/CUP2762)**

**ACTION REQUESTED**

The Board is being asked to consider a third-party appeal from Patricia Gibbs of the approval by the Planning Commission of an Extension of Time for the Vista Del Lagos Subdivision. It is staff's recommendation that the Board uphold the decision of the Planning Commission and deny the appeal.

**BACKGROUND**

On May 28, 2002, the Board of Supervisors approved a revised 14-lot subdivision (replacing a 12-lot project approved in 1993) for the Vista Del Lagos Subdivision. The approved Subdivision includes 14 residential lots that range in size from 1.5 to 2.7 acres, with 20.25 acres of common open space. The Subdivision's primary road access has been planned with the extension of Lake Forest Drive. A secondary emergency vehicle access would be provided with a road connection to Eden Roc Drive.

The Planning Commission approved a two-year Extension of Time for the project on June 9, 2005. An appeal was filed by Patricia Gibbs asserting that acquisition of the subdivision's primary access (Lake Forest Drive extension) and proposed emergency vehicle access was not certain. On September 13, 2005, the Board upheld the Planning Commission's decision and granted a two-year Extension of Time.

**PLANNING COMMISSION ACTION**

The proposed Extension of Time application that is the subject of this appeal was considered by the Planning Commission at its July 26, 2007 meeting. At the hearing, the appellant (Gibbs) raised

questions about fire safe issues and expressed concern that the emergency vehicle access may not be built prior to occupancy of the project. Chief Tony Corado of the South Placer Fire District also provided testimony and expressed life safety concerns based on ingress/egress and acceptable response times in the area. Chief Corado publicly stated that his agency would deny any request for the issuance of a temporary "Will-Serve" letter until an acceptable secondary circulation road is provided. The Planning Commission took action to approve the Extension of Time (4-0, absent was Larry Sevison and Gerry Brentnall), including a modification to Condition 15 that requires the applicant to provide proof of acquisition of easements for both the off-site emergency access road and for the off-site extension of Lake Forest Drive prior to the County approving Improvement Plans for any portion or phase of the project.

### **LETTER OF APPEAL**

On August 6, 2007, a third-party appeal was filed by Patricia Gibbs, challenging the Planning Commissions approval of the Extension of Time application. As set forth in the letter of appeal, the appellant states that fire safe issues have not adequately been addressed. The appellant also expressed concern that the emergency vehicle access may not be built prior to occupancy of the project. (Attachment A, Appeal Letter).

### **RESPONSE TO APPEAL LETTER**

To assure that each assertion set forth in the appeal letter is responded to, staff has prepared a specific response for each issue raised by the applicant.

#### Issue 1 - Appellant asserts that the project could be constructed without the proposed emergency vehicle access being obtained.

While the State Subdivision Map Act does not allow the County to postpone or refuse a Final Map approval if a subdivider fails to construct off-site improvements on land owned by a third party, the County is required to act on the necessary land acquisition within 120 days of a Final Map being filed or require the developer to enter into a subdivision improvement agreement. If the County does neither, then any conditions requiring off-site improvements are waived. To alleviate this concern, the Planning Commission modified Condition 15 to require the applicant to provide proof of acquisition of easements for both the off-site emergency access road and for the off-site extension of Lake Forest Drive prior to the County approving Improvement Plans for any portion or phase of the project. In the event that the applicant requests a Final Map prior to acquiring the necessary easements, the County would require subdivision improvement agreements for both the primary and emergency access in accordance with the Subdivision Map Act.

#### Issue 2 - Appellant asserts that the project does not adequately address fire safe issues and does not meet Fire District safety requirements.

The South Placer Fire District will not issue a will-serve letter for the project until an acceptable secondary circulation road is provided and a Fire Protection Plan as per Article 86 of the 2001 California Fire Code is submitted to the Fire District. The Fire District provided testimony to this effect at the Planning Commission hearing and also notified the applicant by letter (Attachment F). The project is required to provide an emergency vehicle access (EVA) that connects the proposed Vista Del Lagos Subdivision to the existing Eden Roc Subdivision. Although there has been significant discussion between the County and Fire District regarding the use of this road (i.e.

emergency vehicles only, thru traffic, barriers, etc.), both agencies must be satisfied prior to any development, assuring that all fire safe issues are addressed.

**RECOMMENDATION**

Staff recommends that the Board of Supervisors deny the appeal and uphold the Planning Commission's approval of the Extension of Time. After consulting with the applicant, staff also recommends a revision to Condition 15B to clarify the owner's responsibility to obtain off-site easements for primary access. Findings for the approval of the Extension of Time are noted below:

**FINDINGS (Extension of Time):**

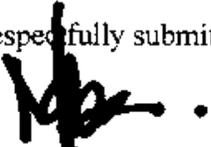
CEQA

1. A Mitigated Negative Declaration (EIAQ # 3557) was originally adopted for the project on May 28, 2002 by the Board of Supervisors. No changes have occurred to the project or to existing circumstances that would warrant additional environmental analysis for the extension of time request.

Tentative Map/Conditional Use Permit

2. An extension of the expiration date for the tentative map is consistent with the objectives, policies, general land uses and programs as specified in the Placer County General Plan and the Granite Bay Community Plan and will not be detrimental to the orderly development of the County or to the general public health, safety or welfare.
3. To the extent applicable and necessary, the conditions of approval for the subdivision have been modified to reflect current standards and ordinance requirements.
4. The applicant has been diligent in pursuing implementation of the project by undertaking reasonable efforts to satisfy the conditions of approval by submitting improvement plans.

Respectfully submitted,



MICHAEL J. JOHNSON, AICP  
Planning Director

**ATTACHMENTS:**

- Attachment A - Planning Appeal received August 6, 2007
- Attachment B - Vicinity Map
- Attachment C - Reduced Copy of Tentative Map
- Attachment D - Approved Conditions of Approval (PSUB400/CUP2762)
- Attachment E - Adopted Mitigated Negative Declaration (EIAQ #3557)
- Attachment F - South Placer Fire District letter dated July 30, 2007

Attachment G - Placer County letter dated August 17, 2007  
Attachment H - Placer County letter dated September 6, 2007

cc: Patricia Gibbs, Appellant  
Jay Oman, Eagle Meadows Development, Ltd. Lp., Applicant  
Chief Tony Corado, South Placer Fire District  
Robert Richardson, South Placer Fire District  
Granite Bay Municipal Advisory Council

Copies sent by Planning:

Wes Zicker - Engineering and Surveying Division  
Rick Eiri - Engineering and Surveying Division  
Rebecca Taber - Engineering and Surveying Division  
Dana Wiyninger - Environmental Health Services  
Brent Backus - Air Pollution Control District  
Vance Kimbrell - Parks Department  
Christa Darlington - County Counsel  
Michael Johnson - Planning Director  
John Marin - CDRA Director  
Subject/chrono files

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# PLACER COUNTY PLANNING DEPARTMENT

Reserved for Date Stamp

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3091 County Center Dr  
Auburn, CA 95603  
530-745-3000/FAX 530-745-3080  
Web page: [www.placer.ca.gov/planning](http://www.placer.ca.gov/planning)

**TAHOE OFFICE**  
565 W. Lake Blvd./P. O. Box 1909  
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530-581-6280/FAX 530-581-6282  
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STAFF REPORT DWO 8/27/07  
**PLANNING APPEALS**

The specific regulations regarding appeal procedures may be found in the Placer County Code, Chapters 16 (Subdivision), 17 (Planning and Zoning), and 18 (Environmental Review Ordinance).

-----OFFICE USE ONLY-----

Last Day to Appeal 8/16/07 (5 pm) Appeal Fee \$ 405  
Letter \_\_\_\_\_ Date Appeal Filed 8/16/07  
Oral Testimony \_\_\_\_\_ Receipt # 07-002-415  
Zoning RA B-X-4-C-PO-0-44 Received by WEL  
Maps: 7-full size and 1 reduced for Planning Commission items Geographic Area SOUTH

-----TO BE COMPLETED BY THE APPLICANT-----

- Project name VISTA DEL LAGOS
- Appellant(s) PATRICIA GUBBY Telephone Number 916 652-3238 Fax Number \_\_\_\_\_  
Address 5425 LAKE FOREST DR City LOOMIS State CA Zip Code 95650
- Assessor's Parcel Number(s): 36 - 190 - 024

- Application being appealed (check all those that apply):  
 Administrative Approval (AA-\_\_\_\_)  
 Use Permit (CUP/MUP-4007 2762)  
 Parcel Map (P-\_\_\_\_)  
 General Plan Amendment (GPA-\_\_\_\_)  
 Specific Plan (SPA-\_\_\_\_)  
 Planning Director Interpretation \_\_\_\_\_ (date) \_\_\_\_\_  
 Minor Boundary Line Adj. (MBR-\_\_\_\_)  
 Tentative Map (SUB-400) <sup>-EXTENSION OF TIME</sup>  
 Variance (VAA-\_\_\_\_)  
 Design Review (DSA-\_\_\_\_)  
 Rezoning (REA-\_\_\_\_)  
 Rafting Permit (RPA-\_\_\_\_)  
 Env. Review (EIAQ-\_\_\_\_)  
 Other: \_\_\_\_\_

5. Whose decision is being appealed: PLANNING COMMISSION  
(see reverse)

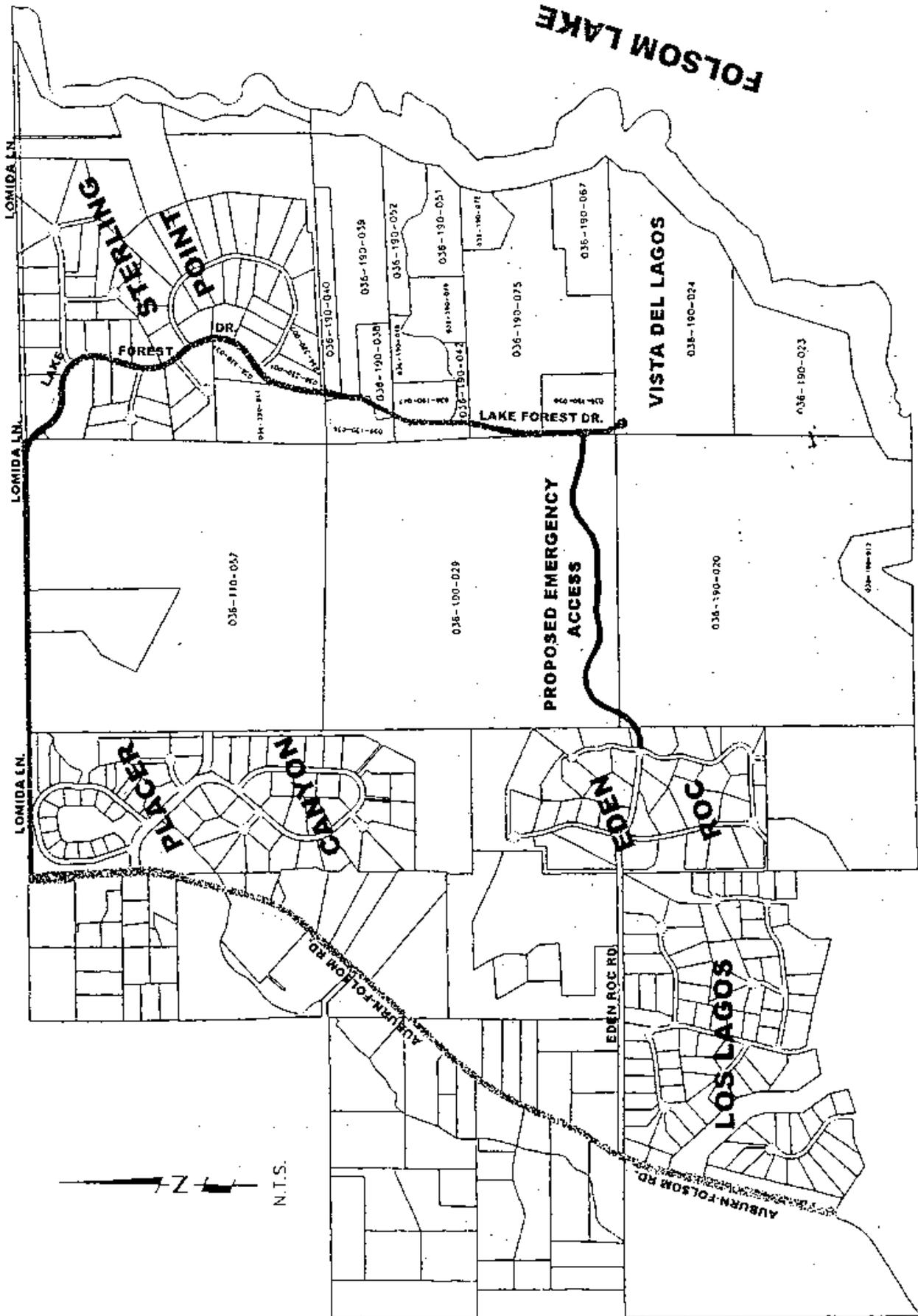
6. Appeal to be heard by: Board of Supervisors  
(see reverse)

7. Reason for appeal (attach additional sheet if necessary and be specific): Appealing Project approval process in fire safe issues are not adequately addressed. Among other things, if the off site fire circulation road may not be built prior to occupancy of the project. Thus the project may not meet Placer County nor Fire District safety requirements.  
(If you are appealing a project condition only, please state the condition number)  
Note: Applicants may be required to submit additional project plans/maps.

Signature of Appellant(s) [Signature]

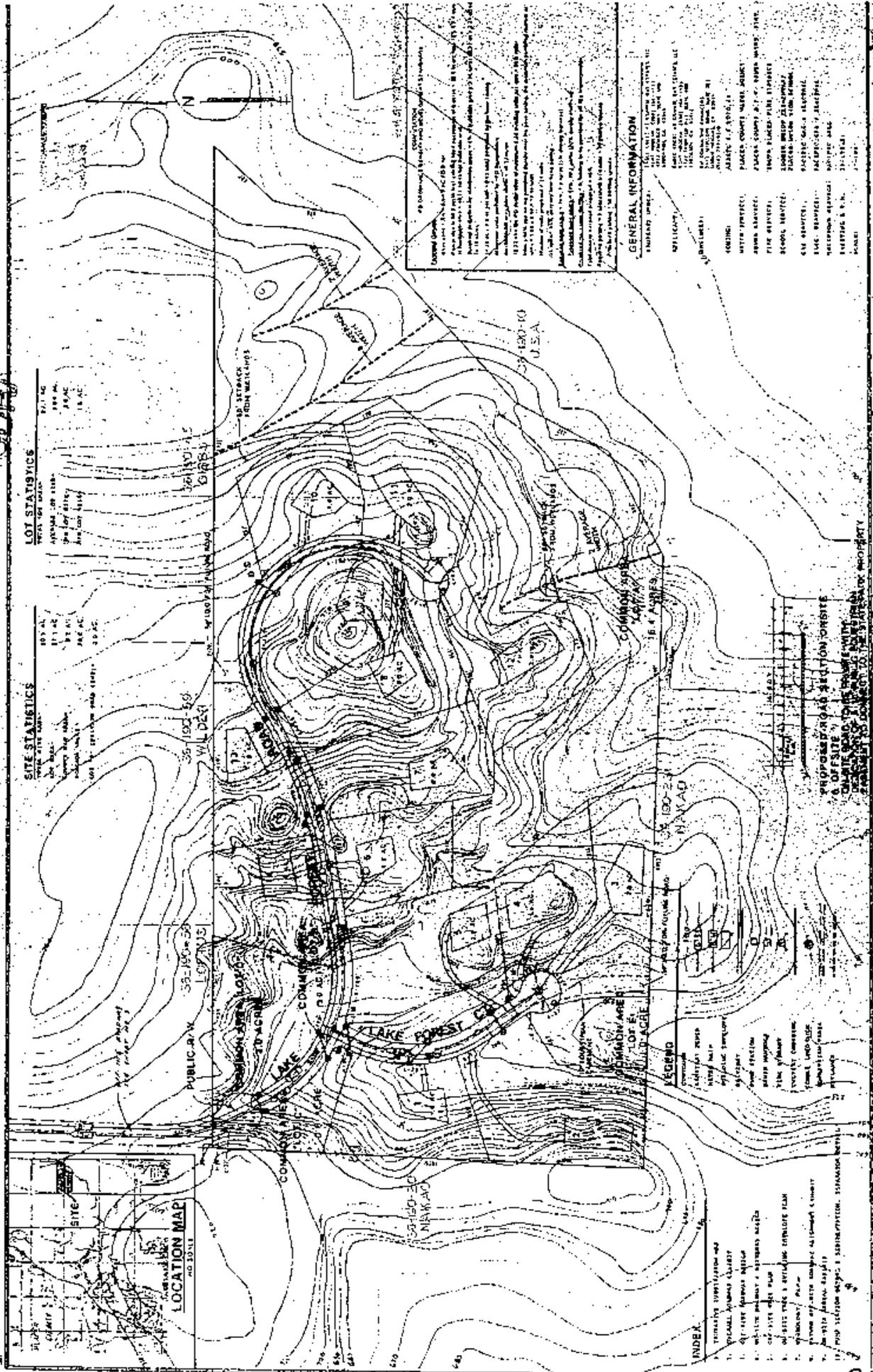
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ENGINEERING & SURVEYING

PLANNER- E.J. IVARDI  
MICHAEL JOHNSON  
EVS- REBECCA TABER  
EHS GRAND MILLER  
CU, CU- ACC  
BOS- 6099  
FAC SVCS B  
PARKS & REC  
93



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MAY 24 2017

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**SITE STATISTICS**  
 TOTAL ACRES: 105.14  
 TOTAL ACRES: 111.42  
 TOTAL ACRES: 88.41  
 TOTAL ACRES: 78.42  
 TOTAL ACRES: 60.12

**LOT STATISTICS**  
 TOTAL LOTS: 71  
 TOTAL ACRES: 111.42  
 TOTAL ACRES: 88.41  
 TOTAL ACRES: 78.42  
 TOTAL ACRES: 60.12

**GENERAL INFORMATION**

PROPERTY OWNER: [Name]  
 PROJECT: [Name]  
 DATE: [Date]  
 SCALE: [Scale]  
 SHEET NO.: [Number]

**LEGEND**

- Proposed road
- Proposed lot
- Proposed easement
- Proposed utility
- Proposed structure
- Proposed fence
- Proposed boundary
- Proposed easement
- Proposed structure
- Proposed fence
- Proposed boundary

TENTATIVE SUBDIVISION MAP FOR  
**VISTA DEL LAGOS**

C W CONSULTING ENGINEERS  
 1000 [Address]  
 [City, State, Zip]



DATE	DESCRIPTION

ATTACHMENT C



**CONDITIONS OF APPROVAL - TENTATIVE  
MAP/CONDITIONAL USE PERMIT - "VISTA DEL LAGOS" (SUB-  
400/CUP-2762)**

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***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 Tentative Map/Conditional Use Permit is approved as a 14-lot Planned Residential Development involving the subdivision of a  $\pm$  50.5-acre parcel into 14 lots ranging in size from 1.5 to 2.7 acres, and 20.25 acres of common area/open (Common Lots A, C, D, & E).

On September 13, 2005, the Board of Supervisors approved a two-year time extension subject to modified conditions #1, 6, 14, 23, 39, 43 and 72.

On July 26, 2007, the Planning Commission approved a two-year time extension subject to modified conditions #1, 15, and 72.

2. The following Standard Condition #'s ip3, 7, 8, 12, 14, 15, 20, 21, 24, 25, 26, 27; g2, 3, 4, 7; rt2, 10, 13, 19; ps2, 5; v4, 5; cr2; eh10, 14, 15, 16; ap1, 2, 2b, 4; mc2, 4, 8, 9, 10; and ep1, apply to this project as printed in Volume 7, Number 1, dated March 5, 2001.

A) 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. **(CR/MM)** (DPW)

B) The connection of each existing residence within this project to public sanitary sewers is required, shall be shown on the Improvement Plans, and shall be included in the engineer's estimate of costs for subdivision improvements. **(CR)** (EJIS/DPW)

C) 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, formerly Chapter 29), 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 DPW 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

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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 DPW.

Submit to the DPW 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/DPW for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/DPW to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body. **(SR/CR)** (DPW)

D) Storm water run-off shall be reduced to pre-project conditions through the installation of retention/detention facilities. Retention/detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of DPW. The DPW may, after review of the project drainage report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. In the event on-site detention requirements are waived, this project may be subject to payment of any in-lieu fees prescribed by County Ordinance. No retention/detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. **(CR/MM)** (DPW)

E) Drainage facilities, for purposes of collecting runoff on individual lots, shall be designed in accordance with the requirements of the County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of DPW. These facilities shall be constructed with subdivision improvements and easements provided as required by DPW. Maintenance of these facilities shall be provided by the homeowners' association. **(CR/MM)** (DPW)

F) **ADVISORY COMMENT:** This project is subject to construction-related storm water permit requirements of the Federal Clean Water Act National Pollutant

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Discharge Elimination System (NPDES) program. Any required permits shall be obtained through the State Regional Water Quality Control Board or EPA. **(FR/SR)** (DPW)

G) Provide the DPW with a letter from the appropriate fire protection 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. **(CR)** (DPW)

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

I) The Improvement Plans shall be approved by the water supply entity for water service, supply, and maintenance. The water supply entity shall submit to the Departments of Environmental Health Services and Public Works a "will-serve" letter or a "letter of availability" from the water district indicating that the agency has the ability and system capacity to provide the project's domestic and fire protection water quantity needs. **(CR)** (DPW/EHS)

J) An agreement 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 DPW 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. **(CR)** (DPW)

K) Install cable TV conduit(s) in accordance with company or County specifications, whichever are appropriate. **(CR)** (DPW)

L) Submit, for review and approval, a striping and signing plan with the project Improvement Plans. The plan shall include all on- and off-site traffic control devices and shall be reviewed by the County Traffic Engineer. A construction signing plan shall also be provided with the Improvement Plans for review and approval by the County Traffic Engineer. **(CR)** (DPW)

M) Any proposed subdivision grading beyond that necessary for construction of streets, utilities, and drainage improvements (*i.e.*, mass grading, residential pad grading) must be approved by DRC prior to approval of project Improvement Plans. The intent of this condition is to allow detailed DRC review of lot or contour grading impacts, and to ensure that grading activities do not exceed those indicated on the preliminary grading plan for this project. Grading plans, of a suitable scale and providing specific engineering detail, including limits of grading, identification of trees, existing and proposed contours, drainage patterns, etc., shall be prepared and submitted for DRC review. If grading, beyond that indicated on the preliminary grading plan, and/or environmental documents is proposed

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with subdivision construction, the matter shall be referred back to the Planning Commission for consideration. **(CR)** (DPW/PD)

N) Before any grading or clearing occurs on the project site, within 50' of any on-site sewage disposal area, the on-site sewage disposal area of any affected lot shall be fenced off with fluorescent construction fencing and clearly marked with a sign that states "KEEP OFF! Reserved for Sewage Disposal Only". **(CR)** (DPW/EHS)

O) In order to protect site resources, no grading activities of any kind may take place within the 100-year flood plain of the stream nor within the watershed of the vernal pool(s), unless otherwise approved as a part of this project. **(CR/MM)** (DPW/PD)

P) 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. (DPW)

Q) Final approval of waterline, sewerline, storm drain routes, and road locations must be obtained from the DRC. **(CR)** (DPW/PD)

R) On lots where subdivision roadway cuts/fills exceed 4' in vertical height (as measured from finished road grade) or driveway grades would exceed 12% at any reasonable access location, the driveways shall be shown on the Improvement Plans and constructed with subdivision improvements, or specific development standards for that lot shall be established for inclusion in the Development Notebook and with appropriate CC&R restrictions and notification to the satisfaction of DRC. Said driveways shall have a paved width of not less than 10', a minimum structural section of 2" AC/4" AB, and shall extend from the roadway edge not less than 50' into the lot, or as deemed appropriate by the DPW. These driveways shall be constructed such that the slope between the street and building site does not exceed 16%, or as otherwise approved by the servicing fire district and the DPW. **(CR/MM)** (DPW)

S) Provide school bus turnout(s) to the satisfaction of the California Highway Patrol, local busing provider, and the DPW. A letter shall be provided from the CHP which addresses the turnout as shown on the project Improvement Plans prior to their approval. **(CR)** (DPW)

T) Proposed road names and alternatives shall be submitted to the local postal authority for written comments and shall be approved by the DPW prior to Improvement Plan approval. **(CR)** (DPW)

U) Prior to the approval of the Improvement Plans, submit to Environmental Health Services a "will-serve" letter from the franchised refuse collector for weekly or more frequent refuse collection service. **(CR)** (EHS)

V) 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 road names and box locations, or a release from the necessity of

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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. **(FR/CR)** (DPW)

W) **ADVISORY COMMENT:** 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. **(CR)** (PD/DPW)

X) Prior to approval of Improvement/Grading Plans, the applicant shall furnish to the DRC, evidence that the California Department of Fish & Game, the U. S. Army Corps of Engineers, the National Marine Fisheries Services (NMFS), and the U. S. Fish and Wildlife Service have been notified by certified letter regarding the existence of wetlands, including vernal pools on the property. If permits are required, they shall be obtained and copies submitted to DRC prior to any clearing, grading, or excavation work. **(FR/SR/CR)** (DPW/PD)

Y) If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a SOPA-certified (Society of Professional Archaeologists) archaeologist 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. **(SR/CR/MM)** (PD)

Z) 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 homeowners' association shall be responsible for refuse collection service to all non-residential facilities within the project on the same basis. **(CR)** (EHS)

AA) The project owner or authorized managing entity shall insure that all construction vehicles or equipment, fixed or mobile, operated within close proximity of a residential dwelling shall be equipped with properly operating and maintained mufflers at all times during project construction. It is the owner's responsibility to obtain the services of a qualified acoustical professional to verify proper equipment mufflers if concerns relating to the issue arise. A note to this effect shall be added to the Improvement Plans where applicable. **(CR)** (EHS)

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BB) Construction noise emanating from any construction activities for which a Building Permit or Grading 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
- b) Saturdays, 8:00 AM to 6:00 PM

This condition shall be noted on the Improvement Plans and in the Development Notebook, if one is required for this project.

**ADVISORY COMMENT:** 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. **(CR)** (EHS/PD)

CC) Properly destroy, under permit and inspection, the existing well(s) and septic system(s) located within the project site. Said destruction shall be shown on the Improvement Plans. **(CR)** (EHS)

DD) The applicant shall submit a dust control plan to the APCD no later than 45 days prior to groundbreaking. The applicant shall not break ground prior to receiving APCD approval of the dust control plan. **(MM)** (APCD)

EE) No open burning shall occur unless the applicant demonstrates, in writing, to the APCD that alternatives to open burning have been explored and that open burning is the only feasible method of disposal. The District's issuance of a Burn Permit will be dependent upon the applicant's successful demonstration that no other feasible method of disposal exists. Any burning must be done in conformance with APCD Regulation 3 (Open Burning). The burning of construction/demolition debris is prohibited. **(CR/MM)** (APCD)

- a) The applicant or the homeowners' association shall provide for the use of a chipper if such is necessary to dispose of vegetative materials from grounds keeping or elimination of fire hazards, thereby decreasing or eliminating open burning in the project area. **(MM)** (APCD)

FF) All woodburning devices installed in the project must be EPA-certified Phase II. Any fireplaces installed must have EPA-certified Phase II inserts. **(FR)** (APCD)

GG) No lot shall be further divided. **(CR)** (PD)

HH) No lot shall be divided by a tax district boundary. **(CR)** (PD)

II) Any entrance structure 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 interference with driver sight distance as determined by the DPW, and shall not be located within the right-of-way.

**ADVISORY COMMENT:** Any entrance monument or structure erected within the front setback on any lot, within certain zone districts, shall not exceed 3' in

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height (Ref. Article 17.54.030, formerly Section 10.030, Placer County Zoning Ordinance). **(CR)** (PD/DPW)

JJ) This project is located within a "State Responsibility Area" and, as such, is subject to fire protection regulations established by the State Board of Forestry. Compliance with these regulations shall be evidenced by submittal of a letter from California Department of Forestry (CDF) to the Department of Public Works prior to Improvement Plan approval. CC&Rs shall include notification to future lot owners that said regulations include provisions applicable to residential construction. **(SR/CR)** (DPW)

KK) During project construction, staking shall be provided pursuant to Section 5-1.07 of the County General Specifications. **(CR)** (DPW)

LL) The applicant shall prepare and submit to the Department of Public Works (DPW), a Final Subdivision Map which is in substantial conformance to the approved Tentative Map in accordance with Chapter 16 (formerly Chapter 19) of the Placer County Code; pay all current map check and filing fees. **(SR/CR)** (DPW)

3. Following Tentative Map approval, but before submittal of Improvement Plans, the applicant shall provide the Planning Department with five (5) full-size blue-line prints of the approved Tentative Map for distribution to other County departments.

## IMPROVEMENTS/IMPROVEMENT PLANS

4. 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 DPW 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. 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 DPW prior to acceptance by the County of site improvements. **(SR/CR/MM)** (DPW)

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**ADVISORY COMMENT:** The applicant shall provide five (5) copies of the approved Tentative Map and two (2) copies of the approved conditions with the plan check application. Technical review of the Final Map shall not commence until the Improvement Plans are approved by the DPW. **(CR)(DPW)**

5. 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 Manual that are in effect at the time of submittal, to the DPW for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall address storm drainage during construction and thereafter and shall propose "Best Management Practice" (BMP) measures to reduce erosion, water quality degradation, etc. Said BMP measures for this project shall include: Minimizing drainage concentration from impervious surfaces, construction management techniques, erosion protection at culvert outfall locations, and:
  - A) Grading and trenching activities will be timed so as to minimize the amount of exposed areas during the wet season.
  - B) Placement of hay bales or other acceptable means as sediment barriers, installation of temporary earth berms, use of silt fences, spreading straw or hay on disturbed areas, development of temporary settling areas and use of other means for slowing runoff and reducing sediment loads. Periodic collection and disposal of sediment trapped in erosion control sites.
  - C) Revegetation of all disturbed areas that will remain undeveloped during the rainy season (October 1 through April 1).
  - D) Direction of site runoff across naturally vegetated areas before entering site drainageways. Placement of cobble mounds (or other approved energy dissipators) in roadside ditches to reduce runoff velocity, allow for infiltration within the ditches and reduce the risks of erosion. **(CR/MM)** (DPW)
6. Storm drainage from on-site impervious surfaces (including roads) shall be collected and routed through naturally vegetated areas before entering site drainageways. Cobble mounds shall be placed in ditches, at the lowered curbs in cul-de-sacs, at entrances and exits of culverts for entrapment of sediment, debris and to reduce erosion. A minimum 50-foot setback between roadways and residences is established by these conditions. This will minimize the quantity of oils/greases and motor vehicle related contaminants entering roadside ditches. These mitigations, those identified in condition 3, above, as well as alternatives approved by DPW, are to be constructed to reduce the amount of sediment,

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debris and oil/grease discharged to the storm drainage system. Water quality treatment facilities (BMPs) shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction and for New Development / Redevelopment (or other similar source as approved by the DPW). Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Prior to Improvement Plan or Final 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. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. **(CR/MM)** (DPW)

7. Submit to DPW, 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 on-site, (*i.e.*, groundwater, expansive/unstable soils, etc.)
  - F) Slope stability

Once approved by the DPW, two copies of the final report shall be provided to the DPW 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, would lead to structural defects, additional investigations, prior to issuance of Building Permits and acceptance of the subdivision improvements, may be required for subdivisions. This shall be so noted in the CC&Rs, the Improvement Plans 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. **(SR/CR/MM)** (DPW)

8. 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 which is consistent with the Governmental Accounting Standards Board, 34th Standard (GASB 34). The engineer preparing the estimate shall use unit prices approved by the DPW for line items within the estimate.

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The estimate shall be in a format approved by the County and shall be consistent with the guidelines of GASB 34. (CR) (DPW)

9. Equestrian/Pedestrian Trails: The Improvement Plans shall provide details of the location and specifications of all proposed equestrian/pedestrian trails per Condition #23, for the review and approval of the DRC and Parks Division. Said trails shall be installed prior to the County's acceptance of the subdivision's improvements, and all easements shall be shown on the Final Map. (CR) (PD/PFS)

## GRADING

10. No concrete slab foundations, except for garages and basements, shall be permitted on any portion of lots where slopes exceed 10%. The intent of this condition is to limit the extent of grading to that reasonably necessary for residential construction and to ensure protection of wetland areas and other sensitive environmental resources. This restriction shall be noted within the Development Notebook for each affected lot. (CR/MM) (DPW/PD)
11. DPW Grading Permits shall be required for all construction activities on Lot 12. Such permits shall provide for protective fencing a minimum of 4' high with warning signs every 100' along the wetland areas near the proposed construction activities. Such fencing shall be in place prior to, and during any construction activities including development of on-site roads, driveways, leach fields, houses, and accessory structures. The requirement for Grading Permits on this lot shall be noted on the Final Map, information sheet, Development Notebook, and shall be included as part of the CC&Rs.
12. Any proposed subdivision grading beyond that necessary for construction of streets, utilities, and drainage improvements (i.e., mass grading, residential pad grading) must be approved by the DRC prior to approval of project Improvement Plans. The intent of this condition is to allow detailed DRC review of lot or contour grading impacts, and to ensure that grading activities do not exceed those indicated on the preliminary grading plan for this project. Grading plans, of a suitable scale and providing specific engineering detail, including limits of grading, identification of trees, existing and proposed contours, drainage patterns, etc., shall be prepared and submitted for DRC review. If grading, beyond that indicated on the preliminary grading plan, and/or environmental documents is proposed with subdivision construction, the matter shall be referred back to the Planning Commission for consideration.
13. In order to protect site resources, no grading activities of any kind may take place within the 100-year flood plain of the stream nor with the watershed of the vernal pool(s), unless otherwise a part of this project.

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14. (Deleted condition as it is a duplicate to Standard Condition # 2.R.)

#### GENERAL DEDICATIONS/EASEMENTS

15. Provide the following easements/dedications on the Improvement Plans and Final Map to the satisfaction of the ESD and DRC. Proof of acquisition of easements for both the off-site emergency access road and the off-site extension of Lake Forest Drive shall be required prior to the ESD approving Improvement Plans for any portion or phase of the project: **(CR) (DPW)**

A) An Irrevocable Offer of Dedication to Placer County for a 50'-wide highway easement (Ref. Chapter 16, formerly Chapter 19, Placer County Code) along on and off-site subdivision roadways for road and utility purposes, including the off-site connection to Lake Forest Drive the area shown on the Tentative Map for this subdivision across "Lot E" for purposes of a future road, and the emergency access from Lake Forest Drive to Eden Roc Drive. Said roads shall be privately maintained by the homeowners' association until such time as the County Board of Supervisors accepts the offer of dedication. **(CR) (DPW)**

B) A 50'-wide private road and public utility easement (Ref. Chapter 16, formerly Chapter 19, Placer County Code) along on-site subdivision roadways, and off-site to connect with existing public roadway easements on Lake Forest Drive. The off-site private road shall be maintained by the homeowners' association or through HOA participation in a road maintenance agreement with other roadway users, subject to DRC approval. **The applicant shall acquire any additional easements necessary to construct the improvements for the off-site extension of Lake Forest Drive without any assistance from the County and, notwithstanding any rights it may have or obligations the County may have under Government Codes section 66452.5, applicant agrees that County may deny a final map or approval of improvement plans for the project unless and until applicant complies with this Condition 15.**

**(CR) (DPW)**

C) Public utility easements as required by the serving utilities, excluding wetland preservation easements (WPE). **(CR) (DPW)**

D) Dedicate 12.5' multi-purpose easements adjacent to all highway easements. **(CR) (DPW)**

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- E) Slope easements for cuts and fills outside the highway easement. **(CR) (DPW)**
- F) Drainage easements as appropriate. **(CR) (DPW)**
- G) Fire protection and access easement(s) along on and off-site roadways. A 50'-wide emergency access road easement to the properties to the north and south, generally as depicted on the Tentative Map, but subject to final DPW approval. **(CR) (DPW)**
- H) A 50'-wide emergency access easement, from Lake Forest Drive to Eden Roc Drive, as depicted on the Overall Roadway Exhibit submitted with the Tentative Map for this subdivision and over the extension of Lake Forest Drive described in condition 15A, above. Said easements shall be for the benefit of the public in general, for emergency ingress and egress only. **(CR) (DPW)**

**ADVISORY COMMENT:** Prior to Final Map approval, the applicant may create or annex into a road maintenance agreement to provide maintenance of the Lake Forest Drive extension from the end of the County maintained highway to the subdivision boundary and the emergency access from the Lake Forest Drive extension to Eden Roc Drive. Other parcels benefiting from these roads may be included in this agreement, but will not be required to participate.

I) **ADVISORY COMMENT:** Provide private easements for existing or relocated water lines, service/distribution facilities, valves, etc., as appropriate. **(CR) (DPW)**

J) An Irrevocable Offer of Dedication for easements as required for access to, and protection and maintenance of, storm drainage retention/detention facilities, as well as water quality enhancement facilities (BMP's). Said facilities shall be privately maintained until such time as the Board of Supervisors accepts the offer of dedication. **(CR/MM) (DPW)**

K) Easements as required for installation and maintenance of fuel reduction areas by the homeowners' association. **(SR/CR) (DPW)**

L) Dedicate to Placer County a minimum 15'-wide public multi-use trail easement adjacent to the on-site roadway from the northwest corner to the south terminus of Lake Forest Court plus a 15' wide public equestrian/pedestrian easement adjacent to the 50' emergency access easement south of Lake Forest Court, as shown on the Tentative Map. **(CR) (DPW)**

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**ADVISORY COMMENT:** The off-site equestrian/pedestrian trail shall be constructed within the 50' roadway easement, with the design of said trail to be approved by the DRC and Parks Department.

16. Lots A, C, D, & E shall be defined and monumented as common area lots to be owned and maintained by the homeowners' association, including the removal of unauthorized debris. The purpose of Lot "A" is to protect and preserve the Folsom Lake watershed natural features, and the stream corridors. A note shall be provided elsewhere in these conditions of approval prohibiting any disturbances within Lot "A" (excepting any existing public utility line maintenance easement), including placement of fill materials, lawn clippings, trash, oil, chemicals, nor any grading or clearing activities, animal grazing, vegetation removal, domestic landscaping, fencing (excepting that specifically required by these conditions of approval). Trimming or other maintenance activities are allowed only for the benefit of fish, wildlife, and water quality resources, and for the elimination of diseased growth, or thinning as necessary for fuel load reduction, the maintenance of the natural vegetation, and only with the written consent of the Placer County DRC.

## ROADS/TRAILS

17. Construct subdivision road(s) on- and off-site to a Rural Minor (Plate 2 LDM) standard. The alignment of the roadway(s) shall generally conform to the plan depicted on the Overall Roadway Exhibit provided with the Tentative Map. The road(s) and storm drainage shall be privately maintained by the homeowners' association, unless accepted by the County at a later date. All subdivision streets 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 section(s) shall be designed for a Traffic Index of 6.0 (Ref. Section 4, LDM), however, Lake Forest Drive, east of Lake Forest Ct. may be designed for a traffic index of 5.5, and design speed of 15 mph or greater. **(CR) (DPW)**
18. Construct a public road entrance from the emergency access road onto Lake Forest Drive to a Minor Plate 27-1, LDM standard. The design speed of the roadway shall be 25 mph, unless an alternate design speed is approved by the DPW. The improvements shall begin at the outside edge of any future lane(s) as directed by the DPW. An Encroachment Permit shall be obtained by the applicant or authorized agent from DPW. **(CR) (DPW)**
19. Construction vehicles' access during construction of this project shall be limited to Lake Forest Drive. Temporary construction access onto County roadways shall be shown

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on project Improvement/Grading Plans and shall be improved to the satisfaction of DPW.  
**(CR) (DPW)**

20. Construct Plate 7 LDM Standard turnarounds at the following locations, to the satisfaction of the DPW:
  - A) Between the barrier provided on the emergency access road and Lake Forest Drive,
  - B) Between the proposed gated entry to the subdivision and Lake Forest Drive, as depicted on the Tentative Map for the subdivision.
  
21. Construct an emergency vehicle access from Lake Forest Drive to Eden Roc Drive to the standard indicated on the Overall Roadway Exhibit included with the Tentative Map for this subdivision. This standard generally requires a 24'-wide paved section with 2'-wide AB shoulders. This roadway 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 section(s) shall be designed to carry a 40,000-pound fire truck, or as otherwise approved by the DPW and the South Placer Fire Protection District. The surface of the road shall be all weather. A minimum of 3" AC/8" AB is recommended. The road shall be privately maintained by the homeowners' association, unless accepted by the County at a later date.
  
22. Stake the centerline of the proposed roads for the review and approval of the DRC. All underground utility routes shall also be staked and final approval of the road location and underground utility corridors shall be at the discretion of the DRC.
  
23. Equestrian/pedestrian trails shall be provided in conjunction with the project as follows. Maintenance of all public trails shall be by the Granite Bay Parks Assessment District, private trails (on-site) shall be maintained by the homeowners' association or through a road/trail maintenance agreement if acceptable to the DRC.
  - A) Equestrian/Pedestrian: A minimum 15' wide public equestrian/pedestrian trail easement through Lot 3 and adjacent to Lot "B" and adjacent to the street rights-of-way, as conceptually shown on the Tentative Map and approved by the DRC, in consultation with the Parks Department. The design of the off-site and on-site equestrian trail shall meander around trees, rock outcrops, or other natural features. The off-site shall be constructed within the right-of-way and the on-site trail shall be constructed within the trail easement area. Construct a minimum 6' wide equestrian trail between Sterling Pointe subdivision and this project's south property line.

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The trail shall be constructed to the following standards, unless otherwise approved by the Parks Department: A trail tread, drainage appurtenances, clearing, seeding, and planting as necessary for erosion control. Tread width may vary within the limits of 4-6' (outslope at ½" per foot). Tread shall be rough graded with decomposed granite. Clearing should be 10' above ground, and 1' on each side of the trail tread; excessive clearing is undesirable. Where trails cross paved driveways, trail crossings shall be constructed of "turfstone" or a comparable, non-slip surfacing, as approved by the Parks Department. Occasionally widen the cleared area to allow for passing. Water must be diverted from the trail's surface before it builds up to erosive force. To divert water, use outslopes, grade dips, water bars, and lead ditches, in conjunction with inslopes or culverts. The crossing of any wetland areas shall also be reviewed and approved by the DRC, Parks Division, and the Department of Fish and Game, and shall be bridged to provide public safety while preserving the existing wetlands habitat.

## **PUBLIC SERVICES**

24. Prior to the approval of the Improvement Plans, submit to Environmental Health Services a "will-serve" letter from Placer County indicating that the district can and will provide sewerage service to the project. Connection of each lot in this project to sanitary sewers is required. **(CR) (EHS)**
  
25. Prior to the approval of the Improvement Plans, submit to Environmental Health Services, for review and approval, a "will-serve" letter or a "letter of availability" from PCWA for domestic water service. The applicant shall connect the project to this treated domestic water supply. **(CR) (EHS)**
  
26. Provide to DRC "will-serve" letters from the following public service providers prior to Improvement Plan and Final Map approvals, as required:
  - A) PG & E
  - B) PCWA
  - C) Pacific Bell
  - D) The Franchised Solid Waste Collection AgencyIf such "will serve" letters were obtained as a part of the environmental review process, and are still valid, they shall not be required again. **(CR) (DPW)**
  
27. Prior to the approval of the Final Map, provide the DRC with proof of notification (in the form of a written notice or letter) of the proposed project to:
  - A) Placer Union High School District
  - B) Loomis Union Elementary School District

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C) The Placer County Sheriff's Office (CR) (DPW)

**ADVISORY COMMENT:** Maintenance of storm water detention facilities by the homeowners' association will be required. (CR/MM)

## GENERAL DEDICATIONS/ESEMENTS

28. Dedicate Common Lots A, B, C, D & E the homeowners' association. The purpose of Common Lots A, C, D and E shall be for the protection of wetland and riparian habitats and open space. Specific provisions of the Common Area Lot restrictions shall be contained within the project CC&Rs as deemed appropriate by the DRC. (CR/MM) (DPW)

## VEGETATION AND OTHER SENSITIVE NATURAL AREAS

29. Provide the DRC with an updated tree survey and arborist's report (by an ISA Certified Arborist or Registered Professional Forester) 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, 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 DRC prior to any development activity on-site, including preliminary clearing or grading.

Trees identified for removal, and/or trees with disturbance to their driplines, shall be replaced on-site, in an area to be reviewed and approved by the DRC, as follows: One 15-gallon native oak tree, or a functional equivalent approved by the DRC, for each native tree removed. The use of five-gallon or one-gallon replacement trees may be substituted at 3:1 and 5:1 replacement ratios, respectively. To ensure survivability of replacement trees, a five-year maintenance agreement shall be entered into and a deposit, the amount of which shall be established by the County, but not greater than the replacement costs, shall be posted with the County. The deposit shall be retained until a Certified Arborist or Registered Professional Forester certifies that the conditions of the tree replacement program have been satisfied. After three years, an Arborist or Forester employed by the developer shall identify to the County the condition of the replanted trees. Any replanted

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five-gallon or larger tree that is dead after three years must be replaced in-kind with equal sized replacements. Any replanted trees smaller than five gallons must have at least 75% of the trees still alive after three years. The trees must be installed by the developer and inspected and approved by the DRC prior to approval of the final map by Placer County. At its discretion, the DRC may establish an alternate deadline for installation of mitigation replacement trees if weather or other circumstances prevent the completion of this requirement prior to approval of the final map.

In lieu of 50% of the tree replacement mitigation, a contribution of \$100 for each tree removed or impacted may be paid to the Placer County Tree Preservation Fund. If tree replacement mitigation fees are to be paid in lieu of on-site tree replacement, these fees must be paid prior to approval and recordation of the final map by Placer County.

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

**ADVISORY COMMENT:** The unauthorized disturbance to the dripline of a tree to be saved shall be cause for the Planning Commission to consider revocation of this permit/ approval. **(CR/MM)**

31. Permanent Protective Fencing: The applicant shall install permanent fencing, as may be approved by the DRC, with upright posts embedded in concrete a minimum of 50 feet from the centerline of all wetland and riparian preservation areas, and around all detention facilities to the satisfaction of the DRC. Such fencing shall provide a physical demarcation to future homeowners of the location of protected areas 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. **(CR/MM) (PD)**

32. 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 DRC) 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 areas and/or easements that are within 50' of any proposed construction activity;
- 2) At the limits of construction, a minimum of one (1) foot 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;

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3) Around any and all "special protection" areas as discussed in the project's environmental review documents.

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 DRC. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the DRC 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. **(CR/MM) (PD/DPW)**

33. Lots A, B, C, D, & E shall be defined and monumented as common area lots to be owned and maintained (including the removal of unauthorized debris) by the homeowners' association. The purpose of Lots A, C, D, & E is to: (1) Protecting existing wetlands; and (2) Protect wildlife and stream corridors.

All Open Space Lots, as shown on the Tentative Map, shall be for the protection of wetland habitats, wildlife preservation and open space. All Open Space Lots shall be defined and monumented as common area lots to be owned and maintained (including the removal of unauthorized debris) by the homeowners' association. A note shall be provided in the Development Notebook and on the Final Map prohibiting any disturbances within Open Space Lots, including the placement of fill materials, lawn clippings, oil, chemicals, or trash of any kind within the easements; nor any grading or clearing activities, vegetation removal, or domestic landscaping and irrigation, including accessory structures, swimming pools, spas, and fencing (excepting that specifically required by these conditions). Trimming or other maintenance activity is allowed only for the benefit of fish, wildlife, fire protection, and water quality resources, and for the elimination of diseased growth, or as otherwise required by the fire department, and only with the written consent of DRC. A provision for the enforcement of this restriction by the homeowners' association shall be provided. **(CR) (PD/DPW)**

34. A qualified wetlands biologist shall update the wetlands report, including the route of the emergency vehicle access road, which shall be submitted to the U.S. Army Corps of Engineers for field verification and approval prior to filing the project improvement plans. If significant discrepancies arise between the report and the field investigation, the DRC shall schedule a hearing before the Planning Commission to consider revocation or modification of the project's permit approvals.

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35. The wetlands report shall be field verified by the U.S. Army Corps of Engineers prior to the filing of the Final Map. If significant discrepancies arise between the report and the field investigation of these agencies, the DRC shall schedule a hearing before the Planning Commission to consider revocation or modification of the project's permit approvals. **(FR/SR/CR/MM) (PD)**
36. 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. Habitat impacted shall be replaced at a 2:1 ratio to ensure no net loss of habitat. Evidence of payment, which describes the amount and type of habitat purchased at the bank site, must be provided to the County prior to approval of Improvement Plans or Building Permits that 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 or Use Permit is exercised (for guidance, if the Map were recorded today, the fee would be \$49,000 per acre for permanent and seasonal wetlands and/or \$70,000 per acre for vernal pools). **(SR/CR/MM)**
37. Prior to any grading or construction activities related to complying with the conditions of project approval, and during raptor nesting season (Beginning of March to end of July), a focused survey for nesting raptors shall be conducted by a qualified raptor biologist in areas potentially affected by project construction. A copy of the survey shall be provided to the Placer County Planning Department and the CA Department of Fish and Game. If construction is proposed to take place during the raptor-breeding season, no construction activity shall take place within 500 feet of an active nest until the young have fledged (as determined by a qualified raptor biologist). Temporary construction fencing and signage as described herein, shall be installed at a minimum 500' radius around any trees containing protected nests. If an active raptor nest is identified onsite, appropriate mitigation measures should be developed and implemented in consultation with the Department of Fish and Game. Any necessary removal of mature trees containing nests may only occur during the non-breeding season (September 15 to February 15). The satisfaction of this condition shall be as determined by the DRC.

## **CULTURAL RESOURCES**

38. The alignment of all off-site roads, including the emergency vehicle access road, shall be surveyed for cultural resources by a professional archaeologist prior to submittal of

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the Improvement Plans. Five copies of a report describing the methodology and findings of the survey shall be submitted to the DRC. Said report shall analyze the significance of any finds and recommend any necessary mitigation, including road relocation if necessary, to reduce the project's impacts to cultural resources to a less than significant level.

## FEES

39. **ADVISORY COMMENT:** Please be advised that pursuant to County Code Sections 15.34.010, 16.08.100 and/or 17.54.100 (D), a fee must be paid to Placer County for the development of park and recreation facilities. (For reference, the fee currently is \$533 per lot to be paid at final map and \$2,817 per unit due when a building permit is issued.)

Pursuant to Article 17.54.100(D) of the Placer County Code, this project's Planned Development status adds an onsite recreation facility requirement. The applicant however, chose to opt out of this requirement and instead pay an additional fee. The net result for all park fees due is the equivalent of double the applicable park fee. (For reference, the fee currently would be \$1,066 at final map recordation and \$5,634 at building permit issuance.) **(PD/DFS).**

40. 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 \$880 for projects with Environmental Impact Reports and \$1,280 for projects with Negative Declarations. Without the appropriate fee, the Notice of Determination (which the County is required to file within 5 days of the project approval) is not operative, vested or final and shall not be accepted by the County Clerk. Failure to provide the fees necessary to file the Notice of Determination within 5 days of project approval will result in **(SR) (PD)**

41. A) The developer will require that the contractors and subcontractors exercise their option to obtain a Board of Equalization sub-permit for the job site and allocate all eligible use tax payments to Placer County. Prior to any construction on-site, the developer will require that the contractor and subcontractors provide Placer County with either a copy of the sub-permit or a statement that use tax does not apply to their portion of the job.

B) The developer will review the Direct Payment Process established under State Revenue and Taxation Code 7051.3 and, if eligible, use the Permit so that the local share of its use tax payments is allocated to Placer County. The developer will provide Placer County with either a copy of the Direct Payment Permit or a statement certifying

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ineligibility to qualify for the permit. The developer will further work with the Agency to inform all tenants about the Direct Payment Permit Process and encourage their participation if qualified.

42. This project is located within the Lomida Lane Reimbursement Agreement Benefit Area for roadway and drainage improvements constructed by others. A fee of \$40,402 shall be paid to DPW prior to Improvement Plan approval. **(CR) (DPW)**

43. Condition number 17 herein requires construction of certain roads that allow for supplemental capacity that will partially benefit property not within the subdivision. At applicant's request and expense, a reimbursement agreement, in a form approved by County Counsel shall be prepared to provide for reimbursement of the costs in an equitable amount determined by DPW of construction of the off-site portion of Lake Forest Drive, as described in Condition 17, exceeding the project's fair share of those costs. The Board of Supervisors must approve the reimbursement agreement and establishment of the associated Benefit District with pro-rata assessments and the Developer must sign the approved agreement, prior to the approval of the Improvement Plans. The reimbursement agreement shall provide as follows, unless the Board of Supervisors adopts a policy pertaining to reimbursement agreements prior to approval of the improvement plans, in which case that policy will control:

A) Reimbursement shall be made solely from monies collected from property owners who develop property that is benefited by the improvement as that new development occurs. Those properties consist generally of the following properties identified by APN:

036-140-005	036-190-049
036-190-040	036-190-051
036-190-039	036-190-075
036-190-036	036-190-058
036-190-038	036-190-072
036-190-052	036-190-067
036-190-048	036-190-024
036-190-047	036-190-020
036-190-077	
036-190-023	
036-190-029	

B) Costs eligible for reimbursement shall be subject to approval of DPW based upon paid invoices and other written evidence of costs incurred as requested by DPW, and may include: topographic survey, engineering design, legal

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description preparation, construction staking, hard costs of construction, County plan check and inspection fees, and costs of right-of-way.

- C) The reimbursement agreement may be limited to ten (10) years, and interest on the amount subject to reimbursement may be limited to the Consumers Price Index or other criterion as approved by the County.
- D) The amount collected for reimbursement is dependent on new development within the area of benefit. There is no guarantee by Placer County that any of the entire reimbursement amount will be collected.
- E) The applicant shall prepare all necessary reports, plans and documents as well as pay any costs incurred by the County. The County will prepare the reimbursement agreement; the costs incurred for which would be paid by the applicant.

**ADVISORY COMMENT:** Any construction that is funded by County funds, in whole or in part, may be subject to bidding under the provision of the Public Contract Code and general prevailing wage rate requirements. (SR/CR) (DPW)

**ADVISORY COMMENT:** 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).
- C) "Bizz Johnson" Highway Interchange Joint Powers Authority

The current total combined estimated fee is \$5,984 per single family residence. 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)(DPW).

**ADVISORY COMMENT:** Pursuant to Placer County Ordinance #4051-B, \$150 shall be paid to the South Placer Fire District for each dwelling unit in the project prior to the issuance of a Building Permit for said dwelling unit. (CR) (DPW)

## ENVIRONMENTAL HEALTH

44. 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

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homeowners' association shall be responsible for refuse collection service to all non-residential facilities within the project on the same basis. **(CR)** (EHS)

45. The keeping of livestock on any lot or in any common area within the Planned Residential Development is prohibited. A statement to this effect shall be incorporated into the project CC&Rs and the Development Notebook for the project.

## **AIR POLLUTION**

46. Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emission limitations.

47. The applicant shall submit to the District and receive approval of a Construction Emission/Dust Control Plan prior to groundbreaking.

48. 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. District personnel, with assistance from the California Air Resources Board, will conduct initial Visible Emission Evaluations of all heavy-duty equipment on the inventory list.

49. An enforcement plan shall be established 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 found to exceed opacity limits will be notified and the equipment must be repaired within 72 hours.

50. Construction contracts should stipulate that at least 20% of the heavy-duty off-road equipment included in the inventory be powered by CARB certified off-road engines, as follows:

175 hp - 750 hp	1996 and newer engines
100 hp - 174 hp	1997 and newer engines
50 hp - 99 hp	1998 and newer engines

In lieu of or in addition to this requirement, an applicant can use other measures to reduce particulate matter and nitrogen oxide emissions from their project through the use of

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emulsified diesel fuel and or particulate matter traps. The District should be contacted to discuss this measure.

51. Wet broom or wash streets if silt is carried over to adjacent public thoroughfares. No dry mechanical brooming shall be allowed.
52. Project CC&Rs shall stipulate that no open burning shall be permitted.
53. If outdoor fire pits are installed, a natural gas line and natural gas type logs shall be installed in each pit.
54. Electrical outlets shall be installed in the exterior walls of all buildings to promote the use of electrical landscape maintenance equipment.
55. The following items will be installed in each home: An electrical outlet at the front and back of a home for electrical yard equipment, and a gas outlet in the back yard for gas burning barbecues.
56. All fireplaces installed in the project area shall be outfitted for natural gas.
57. All garages shall have electric vehicle raceways (conduit only) installed.
58. The applicant shall incorporate into CC&Rs limitations on the emission potential from all wood burning devices. The maximum emission potential for each residence shall not exceed 7.5 grams of particulate matter per hour. No open fireplaces without EPA certified devices shall be permitted.

## MISCELLANEOUS CONDITIONS

59. 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 Vista Del Lagos. 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

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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. (CC)

60. Applicant acknowledges that it has the responsibility to provide proof of access to the subdivision acceptable to the Department of Public Works prior to approval of the improvement plans.
61. The approved gated entry feature shall be reviewed and approved by the DRC, shown on the project Improvement Plans, and shall be located such that there is no interference with driver sight distance and roadway safety as determined by the DPW.

**ADVISORY COMMENT:** Any entrance monument or structure erected within the front setback on any lot shall not exceed 3' in height (ref. Sec. 1722, Placer County Zoning Ordinance).

62. Applicant shall construct public sewer lines, with applicable easements and paved access, to the limits of the project property to the north and to the west to the satisfaction of the District Sanitary Engineer.
63. Applicant shall provide to the District Sanitary Engineer an area sewer master plan prepared by a registered civil Engineer an area sewer master plan prepared by a registered civil engineer. The master plan shall be approved by the District Sanitary Engineer prior to submittal of improvement plans. The master plan will determine which adjacent properties the proposed lift station can serve and if it is feasible to design the sewer system for abandonment to a future lift station downstream. The sewer system shall be designed and constructed in accordance with the approved sewer master plan.
64. Applicant shall rescind the previously approved tentative map (SUB-313) and Conditional Use Permit (CUP-1714) for the 12-lot Vista Del Lagos Planned Residential Development. The form of the document rescinding the approvals shall be approved as to form and content by the County Counsel's Office.

## CONDITIONS, COVENANTS, & RESTRICTIONS

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65. Prior to the filing of the Final Map, Conditions, Covenants, and Restrictions (CC&Rs) shall be prepared and submitted to and approved by the DPW, County Counsel, and other appropriate County Departments and shall contain provisions/notifications related to those issues raised in these Conditions. **(CR) (PD/DPW/EHS/APCD)**

Conditions, Covenants, and Restrictions (CC&R's) shall be prepared and submitted to and approved by the DPW, County Counsel, and other appropriate County Departments and shall contain provisions for:

A) The applicants shall create a Homeowners' association with certain specified duties/responsibilities. **(CR) (DPW)**

B) Maintenance for roads, storm drainage facilities, including structural stormwater quality enhancement facilities (BMPs) by the homeowners' association.

C) Subscription to weekly refuse collection services from the refuse collection franchise holder by each homeowner as required by Placer County Code Section 9.24(2) and by the homeowners' association for all non-residential structures generating refuse within the development.

D) 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.

E) Maintenance of common areas and landscaping, by the homeowners' association.

F) Back flow prevention devices shall be provided on domestic water service lines as required by the water supplying entity.

G) No lot may be further divided.

H) Notification to future buyers, tenants, and/or occupants of the property affected of the potential for construction and use of emergency access roadways when/if the future improvements are made with the presently undeveloped property to the north and south.

I) The notification to lot owners that construction of driveways that exceed 12% gradient (gravel surface) or 15% (all weather surface) may impair emergency and construction vehicle and equipment access to building sites.

J) Notification to the future owners of Lot 10 that all structures shall be restricted to an average height of 30'. A note to this effect shall be provided on the information sheet and Development Notebook.

K) Notification to the future owners of all lots that no homeowner shall place any fill materials, lawn clippings, oil, chemicals, or trash of any kind within Common Lots A, C, D or E; nor shall any grading, vegetation removal, or alteration be permitted in these areas, including domestic landscaping and fencing. A provision for the enforcement of this restriction by the homeowners' association shall be provided. Trimming or other maintenance activities is allowed only for the purpose of fire prevention, elimination of

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diseased growth, or thinning necessary for the maintenance of natural vegetation, and only with the written consent of the DRC.

L) Notification to future homeowners and builders that removal of oak trees 6" 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 homeowners' association shall be provided.

M) Notification to future homeowners and builders that this project is located within a State Responsibility Area and certain CDF regulations apply (i.e., PRC 4290 & 4292).

N) Notification to the future owners of lots that have the permanent protective fencing installed that no structure shall be located closer than 5' to said fencing.

O) Notification to lot owners that all lot grading shall be limited to construction of driveways and that reasonably necessary for residential construction. In no case shall grading be allowed outside of setback limits as identified within the County Zoning Ordinance and as specified in these conditions.

P) 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.

Q) Notification to all future owners that an annual monitoring report is required for a period of five (5) years for the protection of wetlands, trees, and other natural resources to be replaced within the project area. Any required corrective action will be the responsibility of the homeowners' association. Right of entry shall be granted to the homeowners' association for inspection and corrective work.

R) Notification to all future lot owners that minimum setbacks for all structures, including accessory structures shall be as follows, unless a greater setback is required elsewhere in these conditions of approval: a) Front - 50'; b) Rear - 30'; c) Side - 30'; d) Street side - 50'; e) setbacks for swimming pools/spas/pool equipment, etc. shall conform to Placer County Code, Article 17.54.140.

S) Notification to all future lot owners that construction activities are permitted Monday through Friday, 6 AM to 8 PM and Saturday 8 AM to 6 PM only, unless prior approval is received from the homeowner's association and the Director of Planning, based on special circumstances such as adverse weather conditions. 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 installed, can occur other times as well.

**(mm)** T) Notification to future homeowners and builders that all trees identified to be saved that are located within 50' of any construction activity must be fenced at their

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driplines. Fencing shall consist of 4' high, brightly-colored, synthetic mesh material, or equivalent acceptable to the DRC, and 1'x 2' sign attached to the fence stating "This Tree To Be Saved." No development on the site, including grading, will be allowed until this condition is satisfied. Any encroachment into the driplines of trees to be saved must first be approved by the DRC. A provision for the enforcement of this restriction by the homeowners' association shall be provided.

U) Specific provisions of the restrictions, including access rights, within the Common Lots and any other easements, shall be defined with notification provided to all lot owners.

V) Prohibition against any night lighting within any common area lot, including active recreational uses within said lot.

X) Notification to the future owners of all lots with Wetland Preservation Easements (WPE) that no owner shall construct any structures including pools, and spas, nor place any fill materials, lawn clippings, oil, chemicals, or trash of any kind within said easements, nor shall any grading, vegetation removal or alteration be permitted within these areas nor fencing or domestic landscaping (unless native/wetland species approved by the DRC). Trimming or other maintenance activities is allowed only for the benefit of fish, wildlife, and water quality resources and for the elimination of diseased growth, or thinning as necessary for the maintenance of natural vegetation, and only with the written consent of DRC. Maintenance activities involving wetlands disturbance will require restoration as deemed appropriate by the DRC. A provision for the enforcement of this restriction by the homeowners' association shall be provided.

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

Z) Notification to all future lot owners of the tree preservation and maintenance techniques contained in the publication entitled "Living Among the Oaks" by the University of California Cooperative Extension. A copy of this publication shall be distributed by the developer or authorized agent to all new property/home owners. Irrigation under the driplines of oak trees is prohibited.

AA) Notification to the future owners of all lots that no structures including fencing over 3' in height may be installed in the front setback along all interior roadways.

BB) None of the provisions required by this condition of approval shall be altered without the prior written consent of Placer County.

CC) Notification to the homeowners and homeowners' association that the keeping of any livestock (i.e. horse) is prohibited on all lots within this project. **(CR)**  
**(PD/DPW/EHS/APCD)**

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DD) Notification to homeowners that there is a public horse trail constructed through the project and that the project is located in an area where livestock, particularly horses, may be maintained on adjacent properties.

## NOTIFICATION TO FUTURE BUYERS

66. Notification to all future owners that no concrete slab foundations are permitted on any portion of lots exceeding 10% slopes, excepting for garages and basements. **(CR/MM)**  
**(DPW)**
67. Notification to all future lot owners that minimum setbacks for all structures shall be as follows, unless a greater setback is indicated within the Development Notebook that is described elsewhere in these conditions of approval: A) Front - 50' from the property line or edge of easement, whichever is greater; B) Side - 30'; C) Rear - 30'. Setbacks for pools and related equipment areas are defined in Placer County Code, Article 17.54.140, formerly Zoning Ordinance Section 10.082 B (5). **(CR) (PD)**
68. Notification to all future lot owners of the tree preservation and maintenance techniques contained in the publication entitled *Living Among the Oaks* by the University of California Cooperative Extension. A copy of this publication shall be distributed by the developer or authorized agent to all new Homeowners. Irrigation under the driplines of oak trees is prohibited, except as otherwise described within this publication. **(CR) (PD)**

## DEVELOPMENT STANDARDS

69. The Development Standards for this project are as follows:
- A) The minimum lot width shall be 100' as measured at the street frontage the front setback per Placer County Code, Article 17.54.130, formerly Zoning Ordinance Section 10.080. **(CR) (PD)**
- B) Pursuant to the Zoning Ordinance, wherever a road right-of-way is less than 50' in width, 25' must be added to the front setback requirement as measured from the centerline of the traveled way. **(CR) (PD)**
- C) The structural setbacks for this Planned Development are as follows:
- i) Front (street) - 50' from the property line or edge of easement, whichever is greater.
  - ii) Sides - 30'
  - iii) Rear - 30'

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iv) Pools/spas per Zoning Ordinance Section 17.54.140 B (6). **(CR) (PD)**

D) The maximum building height for this Planned Development is 36', except for lot 10, which shall have a maximum average height of 30'. **(CR) (PD)**

E) The maximum building coverage per residential lot in this Planned Development is per Zoning Ordinance Article 17.54.100. **(CR) (PD)**

70. Prior to the issuance of any building permits (including model homes) for each phase, a Development Notebook shall be submitted to the Planning Department for review and approval and shall include plot plans for each lot in the project, depicting all dimensions, easements, setbacks, height limits, trail locations, and other restrictions which might affect the construction of structures on said lot. No Building Permits may be issued for the project until this Notebook is provided to and accepted by the DRC for format and content requirements for each phase. Upon Planning Department's acceptance of the Development Notebook, the applicant shall provide four copies of the final notebook for distribution to the Planning Department, Department of Public Works, Department of Environmental Health, and Air Pollution Control Department for their use in issuing building permits. **(CR) (PD)**

#### **MITIGATION MONITORING**

71. A Mitigation Monitoring Implementation Program (MMIP) for the replacement of native oaks and other trees, prepared by an ISA certified arborist or Registered Professional Forester shall be submitted to the Planning Department, in conjunction with the project's Improvement Plans for review and approval by the DRC. Said plan shall provide for a minimum of one 15-gallon native tree to be planted for every tree 6" dbh or larger removed or impacted. Replacement trees shall be planted by the project developer within Common Area Lots and any residential lots determined appropriate by the DRC. The Plan shall include a site plan that indicates the trees' location, species, 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 County and the homeowners' association.

An annual monitoring report for a minimum period of five (5) years from the date of installation, prepared by the above-cited professional, shall be submitted to the DRC for

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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 or cash deposit in the amount of 125% 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 DRC. An amount equal to the cost for administrative and program review by the County shall be paid to Placer County and deducted from this deposit before the balance is returned to the applicant.

Violation of any components of the approved MMIP may result in enforcement activities per Placer County Environmental Review Ordinance, Article 18.28.080. An agreement between the applicant and County shall be prepared which meets DRC approval that allows the County use of this deposit to assure performance of the MMIP in the event the homeowners' association reneges. **(SR/CR/MMIP) (PD)**

## **EXERCISE OF PERMIT**

72. The applicant shall have 36 months to exercise this Tentative Map/Conditional Use Permit. Unless exercised, this approval shall expire on May 29, 2005. **(SR/CR) (PD)**

This Tentative Map extension shall remain effective for 24 months from the original expiration date and shall expire on May 29, 2007, unless exercised before that date. (PD)

This second Tentative Map extension shall remain effective for 24 months from the original expiration date and shall expire on May 29, 2009, unless exercised before that date. (PD)

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PLACER COUNTY PLANNING DEPARTMENT  
 11414 B AVENUE  
 AUBURN, CA 95603  
**MITIGATED  
 NEGATIVE DECLARATION**

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: Vista Del Lagos (EIAQ-3557) 30012-400

Description: The project consists of the proposed addition of two 1.5-acre lots to the previously-approved 12-lot Vista Del Lagos Subdivision. The project proponent is requesting approval of Subdivision and Conditional Use Permit Applications for a Planned Residential Development involving the subdivision of a 50.5-acre parcel into 14 residential lots ranging in size from 1.5 to 2.8 acres. The project includes creation of four common area lots with a combined acreage of 20.2 acres that will be maintained as open space. Road improvements associated with the project include construction of a ±3,000-foot extension of Lake Forest Drive from near Lomida Lane south to the northwest corner of the site, construction of a ±3,200-foot emergency vehicle access road from the southerly extension of Lake Forest Road (i.e., northwest corner of site) westerly to Eden Roc Circle, and construction of ±2,550 linear feet of on-site roads to serve the resultant parcels.

Location: South of the end of Lake Forest Road, approximately 1.3 miles east of Auburn-Folsom Road, Granite Bay area of Placer County (APN: 036-190-024)

Project Proponent: Dr. Paris Royo and Affie Royo County Contact Person: Scott Lucas (530) 889-7470

**PUBLIC NOTICE:**

The comment period for this document closes on February 27, 2002. A copy of the Negative Declaration is available for public review at the Planning Department public counter and at the Granite Bay 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 Placer County Planning Department at (530) 889-7470 between the hours of 8:00 a.m. and 5:00 p.m. at 11414 "B" Avenue, 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 31.910 of the Placer County Code for important information regarding the timely filing of appeals.

RECORDER'S CERTIFICATION: POSTED JAN 30 2002  
 through 03/05/2002  
 JIM McCAULEY, COUNTY CLERK  
 BY [Signature] ATTACHMENT E



## PLACER COUNTY PLANNING DEPARTMENT

11414 B Avenue, Auburn, CA 95603 (530) 889-7470/FAX (530) 889-7499

### INITIAL STUDY

*In accordance with the policies of the Placer County Board of Supervisors regarding implementation of the California Environmental Quality Act, this document, constitutes the Initial Study on the proposed project. This Initial Study provides the basis for the determination whether the project may have a significant effect on the environment. If it is determined that the project may have a significant effect on the environment, an Environmental Impact Report will be prepared which focuses on the areas of concern identified by this Initial Study.*

#### PROJECT BACKGROUND

**Title of Project:** Vista Del Lagos (ELAQ #3557)

**Project Background:** The Vista Del Lagos Subdivision was originally approved by Placer County on December 9, 1993, as a 12-lot "Planned Development" subdivision of approximately 50 acres, with an average lot size of 2.3 acres. Entitlements required and approved for the project included a Conditional Use Permit (CUP-1714), Tentative Map (SUB-313), and a Variance (VAA-2531) to the Zoning Ordinance's recreation facility requirements for Planned Unit Developments. The County subsequently extended the expiration date of these entitlements in December 1997 and October 1999. The most recent expiration date for the Tentative Map was December 9, 2001; however an application for an additional extension of time was submitted to the County on November 29, 2001. If the revised 14-lot project is approved, it will be necessary for the applicant to rescind the extension request for the 12-lot project, thereby effecting the expiration of the tentative map. In the event the revised project is not approved, the developer intends to request approval of the extension of time to keep the 12-lot project approval "alive". In the event the extension is needed, it will be scheduled for consideration by the Planning Commission at a later hearing.

An Addendum Environmental Impact Report was previously prepared and approved as the environmental document for the 12-lot Vista Del Lagos project. Although not included as a part of the Mitigated Negative Declaration for the revised 14-lot project, this Initial Study relies, in part, upon information and analysis contained in the Addendum EIR. Copies of the Final Addendum EIR for the Vista Del Lagos project are available for review at the Placer County Planning Department.

#### **Environmental Setting:**

The project site encompasses approximately 50.5 acres of undeveloped oak woodland located near the southern terminus of Lake Forest Drive, approximately 1.3 miles east of Auburn-Folsom Road, and approximately one mile south of Lomida Lane and the Sterling Point Subdivision. Folsom Lake State Recreation Area forms the site's eastern boundary. The site is entirely within the Folsom Lake watershed. Topography at the site ranges from gently rolling to moderately steep terrain. There are numerous granite rock outcroppings throughout the site. Three unnamed intermittent drainages cross the property from north to south and flow into Folsom Lake, which is located immediately east of the site. A wetlands delineation conducted on the site identified approximately 0.14 acres of jurisdictional wetlands associated with these drainages, all of which are located within the proposed open space/common lot areas. Dominant vegetation at the site consists of species associated with Blue Oak Woodland, including blue oak, live oak and foothill/grey pine. A wildfire swept through the area in the summer of 1990, destroying much of the understory and many trees in the western portion of the site. The Wildlife Resource Assessment of the site performed by Earthtec Ltd. in 1991 described the property as follows:

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**Environmental Issues**

(See attachments for information sources)

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
-----------	------------------------------	--	--------------------------------

The proposed Vista Del Lagos subdivision ecosystems were greatly affected by a wild fire in the summer of 1990. All of the shrub understory and a small number of trees were destroyed. Significant portions of the site were left barren and void of vegetation.

A recent site visit, however, indicates that many of the oaks that were damaged by the fire have re-sprouted and are growing rapidly. There is currently a dense, nearly impenetrable, understory throughout much of the property consisting of coyote brush, yerba santa, coffeeberry, toyon, poison oak, and other shrub and forb species commonly associated with early successional stages of foothill woodland habitat following a fire.

**II. EVALUATION OF ENVIRONMENTAL IMPACTS**

- A. A brief explanation is required for all answers except "No Impact" answers.
- B. "Less than Significant Impact" applies where the project's impacts are negligible and do not require any mitigation to reduce impacts.
- C. "Potentially Significant Unless Mitigation Incorporated" 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 Section IV, EARLIER ANALYSES, may be cross-referenced).
- D. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is 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 off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA, 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 [Section 15063(c)(3)(D)]. Earlier analyses are discussed in Section IV at the end of the checklist.
- G. References to information sources for potential impacts (e.g., 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.

**LAND USE PLANNING: Would the proposal**

- |   |                                     |                                     |                          |                              |
|---|-------------------------------------|-------------------------------------|--------------------------|------------------------------|
| a. Conflict with general plan/community plan/specific plan designation(s) or zoning, or policies contained within such plans? | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>     |
| b. Conflict with applicable environmental plans or policies adopted by responsible agencies with jurisdiction over the        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> 129 |

**Environmental Issues**

(See attachments for information sources)

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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project?

- |   |                                     |                                     |                          |                          |
|---|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| c. Be incompatible with existing land uses in the vicinity?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Affect agricultural and timber resources or operations (e.g., impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Result in a substantial alteration of the present or planned land use of an area?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Planning Department**

Discussion: Item 1a - The site is zoned RA-B-X-4.6-PD 0.44 (Residential-Agricultural, Min. Building Site Size of 4.6 acres, Planned Residential Development Combining District/0.44 dwelling units per acre), and is designated on the land use map of the *Granite Bay Community Plan* as "Rural Residential, 2.3-4.6 ac. min." The project includes creation of 14 lots, which is five more than is permitted by the base RA-B-X-4.6 zone district. The additional lots are proposed using the Placer County Zoning Ordinance PD provisions, which provide for an increase in density subject to meeting the requirements set forth in Section 17.54.100(A)(2). Specifically, the project proponent is requesting an increase in permitted density based on the provision of additional open space (40.25% vs. min. required 20%) and provision of an emergency access road that would serve the Vista Del Lagos project, but would also provide a benefit to the surrounding community. In arriving at the 14-lot project, the following density calculations were used:

Parcel Size	50.5 acres
Net Buildable Area	46.72 acres
Units permitted by base zoning	9.65
<u>Density Adjustments/Increase</u>	
Base Open Space	5.0%
Increased Open Space	20.25%
Infrastructure Improvements in excess of project requirements	20.0%
Total adjustment	45.25%
Total units permitted	14.02

Provided the Planning Commission finds that the provision of the emergency access road meets the intent of the Zoning Ordinance with respect to allowing an increase in density, the project is considered consistent with the intent of the applicable zoning and general plan policy.

Item 1f: The project would result in the conversion of 50.5 acres of currently undeveloped land to a developed residential subdivision. Although project development would result in a substantial change from the present land use, the project is consistent with planned land use of the site, as provided for by the RA-B-X-4.6 PD 0.44 zoning and "Rural Residential" land use designation. The *Granite Bay Community Plan* Final EIR concluded that Plan-wide land use impacts would be cumulatively significant; however, land use impacts from development of the Vista Del Lagos project are not considered individually significant.

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**Environmental Issues**

(See attachments for information sources)

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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**7. POPULATION AND HOUSING: Would the proposal:**

- |   |                                     |                                     |                          |                          |
|---|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Cumulatively exceed official regional or local population projections?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Displace existing housing, especially affordable housing?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

**Planning Department**

**Discussion:** Item 2b - The proposed 4-lot Vista Del Lagos development will result in a population increase of approximately 36 persons, based on an average of 2.559 persons per household. This small addition to the present population is not considered individually significant; however, the *Granite Bay Community Plan* Final EIR indicates that population increases associated with buildout of the planning area will result in cumulatively significant and unavoidable impacts.

Additionally, the project includes road improvements (i.e., improvement of Lake Forest Drive and construction of an emergency access road) and extension of utility services that could help facilitate development of adjoining lands. However, because surrounding lands are also zoned RA-B-X-4.6 PD 0.44 and designated as "Rural Residential, 2.3-4.6 ac. min.", which would provide for development intensities similar to the Vista Del Lagos project, this impact is not considered significant.

**8. GEOLOGIC PROBLEMS: Would the proposal result in or expose people to potential impacts involving:**

- |  |                                     |                                     |                                     |                          |
|--|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a. Unstable earth conditions or changes in geologic substructures?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| b. Significant disruptions, displacements, compaction or overcrowding of the soil?   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Substantial change in topography or ground surface relief features?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| d. The destruction, covering or modification of any unique geologic or physical features?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| e. Any significant increase in wind or water erosion of soils, either on or off the site?  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f. Changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| g. Exposure of people or property to geologic and geomorphological (i.e. avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Environmental Issues**

(See attachments for information sources)

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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**Planning Department**

**Discussion: Item 3c** - The project includes construction of roads, driveways parking areas, and level building sites, all of which would result in minor changes to local topography. Impacts to local topography from such construction would be less than significant.

**Department of Public Works**

**Discussion: Items 3b & e** – Construction of this proposed subdivision would disturb soils in previously undisturbed areas along the alignment of the proposed entry road, the emergency vehicle access road, on-site roads and within lots where homesite construction will take place. The Granite Bay Community Plan Environmental Impact Report (EIR) identified accelerated erosion of soils as a less than significant impact after implementation of the mitigation measures identified in that document. During environmental review for this subdivision it was determined that the site-specific impacts due to increases in wind or water erosion of soils are potentially significant. These impacts will be reduced to a less than significant level through implementation of the following mitigation measures.

**Mitigations:** 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 DPW 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. 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 DPW prior to acceptance by the County of site improvements.

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

**ADVISORY COMMENT:** The applicant shall provide 5 copies of the approved Tentative Map and 2 copies of the approved conditions with the plan check application. Technical review of the Final Map shall not commence until the Improvement Plans are approved by the DPW.

**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.

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, formerly Chapter 29), 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 DPW 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

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**Environmental Issues***(See attachments for information sources)*

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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 DPW.

Submit to the DPW 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/DPW for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/DPW to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.

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 Manual that are in effect at the time of submittal, to the DPW for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall address storm drainage during construction and thereafter and shall propose "Best Management Practice" (BMP) measures to reduce erosion, water quality degradation, etc. Said BMP measures for this project shall include: Minimizing drainage concentration from impervious surfaces, construction management techniques, erosion protection at culvert outfall locations, and:

- A) Grading and trenching activities will be timed so as to minimize the amount of exposed areas during the wet season.
- B) Placement of hay bales or other acceptable means as sediment barriers, installation of temporary earth berms, use of silt fences, spreading straw or hay on disturbed areas, development of temporary settling areas and use of other means for slowing runoff and reducing sediment loads. Periodic collection and disposal of sediment trapped in erosion control sites.
- C) Revegetation of all disturbed areas which will remain undeveloped during the rainy season (October 1 through April 1).
- D) Direction of site runoff across naturally vegetated areas before entering site drainageways. Placement of cobble mounds (or other approved energy dissipators) in roadside ditches to reduce runoff velocity, allow for infiltration within the ditches and reduce the risks of erosion.

Submit to DPW, 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 on-site, (i.e., groundwater, expansive/unstable soils, etc.)
- F) Slope stability

Once approved by the DPW, two copies of the final report shall be provided to the DPW 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

**Environmental Issues***(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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corrected, would lead to structural defects, additional investigations, prior to issuance of Building Permits and acceptance of the subdivision improvements, may be required for subdivisions. This shall be so noted in the CC&Rs, the Improvement Plans 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.

Any proposed subdivision grading beyond that necessary for construction of streets, utilities, and drainage improvements (i.e., mass grading, residential pad grading) must be approved by DRC prior to approval of project Improvement Plans. The intent of this condition is to allow detailed DRC review of lot or contour grading impacts, and to ensure that grading activities do not exceed those indicated on the preliminary grading plan for this project. Grading plans, of a suitable scale and providing specific engineering detail, including limits of grading, identification of trees, existing and proposed contours, drainage patterns, etc., shall be prepared and submitted for DRC review. If grading, beyond that indicated on the preliminary grading plan, and/or environmental documents is proposed with subdivision construction, the matter shall be referred back to the Planning Commission for consideration.

In order to protect site resources, no grading activities of any kind may take place within the 100-year flood plain of the stream nor within the watershed of the vernal pool(s), unless otherwise approved as a part of this project.

Grading Permits shall be required for all construction activities on Lot 12. Such permits shall provide for protective fencing a minimum of 4' high with warning signs every 100' along the wetland areas near the proposed construction activities. Such fencing shall be in place prior to, and during any construction activities including development of on-site roads, driveways, leach fields, houses, and accessory structures. The requirement for Grading Permits on those lots shall be noted on the Final Map, information sheet, and shall be included as part of the CC&Rs.

On lots where subdivision roadway cuts/fills exceed 4' in vertical height (as measured from finished road grade) or driveway grades would exceed 12% at any reasonable access location, the driveways shall be shown on the Improvement Plans and constructed with subdivision improvements, or specific development standards for that lot shall be established for inclusion in the Development Notebook and with appropriate CC&R restrictions and notification to the satisfaction of DRC. Said driveways shall have a paved width of not less than 10', a minimum structural section of 2" AC/4" AB, and shall extend from the roadway edge not less than 50' into the lot, or as deemed appropriate by the DPW. These driveways shall be constructed such that the slope between the street and building site does not exceed 16%, or as otherwise approved by the servicing fire district and the DPW.

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 DRC) 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.

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 DRC. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the DRC 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.

BA

**Environmental Issues**

(See attachments for information sources)

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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Said fencing and a note reflecting this Condition shall be shown on the Improvement Plans.

**Discussion:** Item 3c – The grading required for homesites, on-site roadways, the extension of Lake Forest Drive and the emergency access road will follow, as closely as possible, the existing contours to minimize ground disturbance and to avoid substantial changes in topography or ground surface relief. This impact is considered less than significant.

**Mitigations:** None required.

**Discussion:** Item 3g – This site is located in Seismic Zone 3 and the project will result in construction of residences where no buildings currently exist. This will expose people and property to potential geological hazards such as earthquakes. These impacts can be reduced to a less than significant level through the implementation of the following mitigations.

**Mitigations:** Submit to DPW, 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 on-site, (i.e., groundwater, expansive/unstable soils, etc.)
- F) Slope stability

Once approved by the DPW, two copies of the final report shall be provided to the DPW 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, would lead to structural defects, additional investigations, prior to issuance of Building Permits and acceptance of the subdivision improvements, may be required for subdivisions. This shall be so noted in the CC&Rs, the Improvement Plans 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.

**Will the proposed project:**

a. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Exposure of people or property to water related hazards such as flooding?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Discharge into surface waters or other alterations of surface water quality (e.g., temperature, dissolved oxygen, or turbidity)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Changes in the amount of surface water in any water body?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Changes in currents, or the course or direction of water movements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Environmental Issues (See attachments for information sources)	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
f. Change in the quantity of groundwater, either through direct additions of withdrawals, or through interception of an aquifer by cuts or excavations, or through substantial loss of groundwater recharge capability?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Altered direction or rate of flow of groundwater?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Impacts to groundwater quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Substantial reduction in the amount of groundwater otherwise available for public water supplies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Impacts to 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Department of Public Works**

**Discussion:** Items 4a, b & d – This proposed project will create new impervious surfaces due to roadway construction, utilities construction and buildout of homesites. The Granite Bay Community Plan Environmental Impact Report (GBCP EIR) determined that the site specific impacts due to increased runoff resulting from development are considered significant. The Vista del Lagos project, however, is in the Folsom Lake watershed and the potential to exacerbate downstream flooding as a result of the proposed 14 lots and improved accesses is considered minimal. Staff has determined that the site-specific impacts due this proposed project are less than significant.

**Mitigations:** None required.

**Discussion:** Items 4c & j – The construction phase of this project will disturb soils on-site and off-site. This creates a potential for increased erosion and subsequent discharge of material into surface waters. In addition, the on-site and off-site roadways could be a source for ongoing runoff contamination. In this area the local drainage eventually could impact Folsom Lake. The Granite Bay Community Plan Environmental Impact Report (GBCP EIR) identified water quality impacts to Folsom Lake as significant and unavoidable. The GBCP EIR discusses mitigations for these significant regional impacts. The site-specific impacts from this project will be reduced to a level less than significant through implementation of the following mitigation measures.

**Mitigations:** 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 Manual that are in effect at the time of submittal, to the DPW for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall address storm drainage during construction and thereafter and shall propose "Best Management Practice" (BMP) measures to reduce erosion, water quality degradation, etc. Said BMP measures for this project shall include: Minimizing drainage concentration from impervious surfaces, construction management techniques, erosion protection at culvert outfall locations, and:

- A) *Grading and trenching activities will be timed so as to minimize the amount of exposed areas during the wet season.*
- B) Placement of hay bales or other acceptable means as sediment barriers, installation of temporary earth berms, use of silt fences, spreading straw or hay on disturbed areas, development of temporary settling areas and use of other means for slowing runoff and reducing sediment loads. Periodic collection and disposal of sediment

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## Environmental Issues

(See attachments for information sources)

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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- C) trapped in erosion control sites.
- C) Revegetation of all disturbed areas which will remain undeveloped during the rainy season (October 1 through April 1).
- D) Direction of site runoff across naturally vegetated areas before entering site drainageways. Placement of cobble mounds (or other approved energy dissipators) in roadside ditches to reduce runoff velocity, allow for infiltration within the ditches and reduce the risks of erosion.

Storm drainage from on-site impervious surfaces shall be collected and routed through naturally vegetated areas before entering site drainageways. Cobble mounds shall be placed in ditches, at the lowered curbs in cul-de-sacs, at entrances and exits of culverts for entrapment of sediment, debris and to reduce erosion. A minimum 50-foot setback between roadways and residences is established by these conditions. This will minimize the quantity of oils/greases and motor vehicle related contaminants entering roadside ditches. These mitigations, those identified in the preceding mitigation measure, above, as well as alternatives approved by DPW, are to be constructed to reduce the amount of sediment, debris and oil/grease discharged to the storm drainage system. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Prior to Improvement Plan or Final 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.

Drainage facilities, for purposes of collecting runoff on individual lots, shall be designed in accordance with the requirements of the County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of DPW. These facilities shall be constructed with subdivision improvements and easements provided as required by DPW. Maintenance of these facilities shall be provided by the homeowners' association.

Submit to DPW, 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 on-site, (i.e., groundwater, expansive/unstable soils, etc.)
- F) Slope stability

Once approved by the DPW, two copies of the final report shall be provided to the DPW 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, would lead to structural defects, additional investigations, prior to issuance of Building Permits and acceptance of the subdivision improvements, may be required for subdivisions. This shall be so noted in the CC&Rs, the Improvement Plans 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.

## Environmental Health Services

**Discussion:** Item 4j - This project is located within the Folsom Lake watershed and poses to potentially impact the water quality of the lake from project runoff. The lot sizes are large enough to raise the consideration of keeping livestock (i.e. horses, ponies, etc.) on-site. The generation of livestock waste from this activity poses a significant threat to Folsom Lake water quality.

**Mitigation:** The applicant has agreed to a no livestock provision being included in the conditions of approval.

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Environmental Issues (See attachments for information sources)	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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**5. AIR QUALITY: Would the proposal:**

- |  |                                     |                                     |                                     |                          |
|--|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a. Violate any air quality standard or contribute to an existing or projected air quality violation?                           | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Expose sensitive receptors to pollutants?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| c. Have the potential to increase localized carbon monoxide levels at nearby intersections in exceedance of adopted standards? | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| d. Create objectionable odors?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |

**Air Pollution Control District**

**Discussion:** The project will emit short and long-term air pollutant emissions within the project vicinity and the Sacramento Valley Air Basin. The project could result in significant short-term construction related air quality impacts primarily from diesel powered construction equipment, architectural coatings, trucks hauling supplies and construction worker vehicle trips. Long-term operational emissions from the project would result primarily from vehicle trips, landscape maintenance equipment, space heating/cooling and wood burning devices.

While long-term operational emissions are expected to be below the District's Significance Thresholds, the project will contribute to significant cumulative air quality impacts occurring within Placer County and the Sacramento Valley Air Basin. The project will contribute to significant cumulative air quality impacts occurring within the Sacramento Valley Air Basin portion of Placer County. This area is classified as non-attainment for the State and federal ozone standards and the State particulate matter (PM10) standard. Since the previously approved addendum Environmental Impact Report was approved, the federal non-attainment designation for Placer County has changed from Serious to Severe. Therefore the mitigations proposed are consistent with this change.

**Mitigation:**

1. Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emission limitations.
2. The applicant shall submit to the District and receive approval of a Construction Emission / Dust Control Plan prior to groundbreaking.
3. 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. District personnel, with assistance from the California Air Resources Board, will conduct initial Visible Emission Evaluations of all heavy-duty equipment on the inventory list.
4. An enforcement plan shall be established 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.
5. Construction contracts should stipulate that at least 20% of the heavy-duty off-road equipment included in the inventory be powered by CARB certified off-road engines, as follows:

175 hp - 750 hp	1996 and newer engines
100 hp - 174 hp	1997 and newer engines
50 hp - 99 hp	1998 and newer engines

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**Environmental Issues**

(See attachments for information sources)

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In lieu of or in addition to this requirement, an applicant can use other measures to reduce particulate matter and nitrogen oxide emissions from their project through the use of emulsified diesel fuel and or particulate matter traps. The District should be contacted to discuss this measure.

6. Wet broom or wash streets if silt is carried over to adjacent public thoroughfares. No dry mechanical brooming shall be allowed.
7. Project CC&Rs shall stipulate that no open burning shall be permitted.
8. If outdoor fire pits are installed, a natural gas line and natural gas type logs shall be installed in each pit.
9. Electrical outlets shall be installed in the exterior walls of all buildings to promote the use of electric landscape maintenance equipment.
10. The following items will be installed in each home: An electrical outlet at the front and back of a home for electrical yard equipment, and a gas outlet in the backyard for gas burning barbecues.
11. All fireplaces installed in the project area shall be outfitted for natural gas.
12. All garages shall have electric vehicle raceways (conduit only) installed

The applicant shall incorporate into CC&Rs limitations on the emission potential from all woodburning devices. The maximum emission potential from each residence shall not exceed 7.5 grams of particulate matter per hour. No open fireplaces without EPA certified devices shall be permitted.

**6. TRANSPORTATION/CIRCULATION** Would the proposal result in:

- |  |                                     |                                     |                                     |                          |
|--|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a. Increased vehicle trips or traffic congestion?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| b. Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| c. Inadequate emergency access or access to nearby uses?   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Insufficient parking capacity on-site or off-site?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| e. Hazards or barriers for pedestrians or bicyclists?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| f. Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?                          | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| g. Rail, waterborne, or air traffic impacts?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |

**Department of Public Works**

**Discussion:** Item 6a – By themselves, the site-specific impacts due to traffic generated by this project are less than significant. The Granite Bay Community Plan EIR (GBCP EIR) identified increases in vehicular traffic within the GBCP Area as a significant and unavoidable impact. This project will contribute to that significant impact, but by itself does not create significant impacts due to vehicle trips or congestion. The GBCP EIR identifies mitigation measures to address significant and unavoidable transportation impacts community-wide.

**Mitigations:** No mitigations required.

**Discussion:** Item 6c – The extension of Lake Forest Drive will result in a dead end road which exceeds the maximum allowed in the Placer County Land Development Manual and Public Resources Code 4290. This creates potential hazards to people as well as property due to inadequate emergency access. This impact will be reduced to a level less than significant with the implementation of the following mitigation measures.

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**Environmental Issues**

(See attachments for information sources)

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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**Mitigations:** Provide the DPW with a letter from the appropriate fire protection 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.

Due to the project's location in a high fire hazard area, and given its distance from an existing fire station, South Placer Fire District approval will involve requirements for alternative vehicular access and may involve specific fuel modification measures, residential construction requirements (i.e. Class A roofs, fire sprinklers, etc.) and/or other measures to reduce fire hazards and improve fire safety.

Construct Plate 7 LDM Standard turnarounds at the following locations, to the satisfaction of the DPW:

- A) between the barrier provided on the emergency access road and Lake Forest Drive,
- B) between the proposed gated entry to the subdivision and Lake Forest Drive, as depicted on the Tentative Map for the subdivision.

Construct an emergency vehicle access from Lake Forest Drive to Eden Roc Drive to the standard indicated on the Overall Roadway Exhibit included with the Tentative Map for this subdivision. This standard generally requires a 24'-wide paved section with 2'-wide AB shoulders. This roadway 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 section(s) shall be designed to carry a 40,000-pound fire truck, or as otherwise approved by the DPW and the South Placer Fire Protection District. The surface of the road shall be all weather. A minimum of 3" AC/8" AB is recommended.

A 50'-wide emergency access easement, from Lake Forest Drive to Eden Roc Drive, as depicted on the Overall Roadway Exhibit submitted with the Tentative Map for this subdivision.

**7. BIOLOGICAL RESOURCES: Would the proposed project result in impacts to:**

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Endangered, threatened or rare species or their habitats (including, but not limited to plants, fish, insects, animals, and birds)?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Significant ecological resources including:  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 1) Wetland areas including vernal pools;  |                          |                          |                                     |                          |
| 2) Stream environment zones;  |                          |                          |                                     |                          |
| 3) Critical deer winter ranges (winter and summer), migratory routes and fawning habitat;   |                          |                          |                                     |                          |
| 4) Large areas of non-fragmented natural habitat, including but not limited to Blue Oak Woodlands, Valley Foothill Riparian, vernal pool habitat;   |                          |                          |                                     |                          |
| 5) Identifiable wildlife movement zones, including but not limited to, non-fragmented stream environment zones, avian and mammalian routes, and known concentration areas of waterfowl within the Pacific Flyway; |                          |                          |                                     |                          |
| 6) Important spawning areas for anadromous fish?  |                          |                          |                                     |                          |

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**Environmental Issues**

(See attachments for information sources)

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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**Planning Department**

**Discussion: Item 7a** - A biological resource assessment of the site was conducted in 1991 in conjunction with preparation of the Addendum EIR for the 12-lot Vista Del Lagos project. No special-status species were identified during the survey, although the assessment concludes that the site has the potential to provide habitat for eight special-status bird species, including bald eagle, golden eagle, Coopers hawk, sharp-shinned hawk, long-eared owl, short-eared owl, merlin, and peregrine falcon. Significant impacts to these species would not occur unless construction activities resulted in adverse impacts, either directly or indirectly, to nesting raptors. To avoid such impacts, the following mitigation is recommended:

**Mitigation:** Prior to any grading or construction activities related to complying with the conditions of project approval, and during raptor nesting season (Beginning of March to end of July), a focused survey for nesting raptors shall be conducted by a qualified raptor biologist in areas potentially affected by project construction. A copy of the survey shall be provided to the Placer County Planning Department and the CA Department of Fish and Game. If construction is proposed to take place during the raptor breeding season, no construction activity shall take place within 500 feet of an active nest until the young have fledged (as determined by a qualified raptor biologist). Temporary construction fencing and signage as described herein, shall be installed at a minimum 500' radius around any trees containing protected nests. If an active raptor nest is identified onsite, appropriate mitigation measures should be developed and implemented in consultation with the Department of Fish and Game. Any necessary removal of mature trees containing nests may only occur during the non-breeding season (September 15 to February 15). The satisfaction of this condition shall be as determined by the DRC.

**Discussion: Item 7b** - In 1992, a certified arborist conducted a tree survey to address potential impacts of project development (12-lot project) to trees located both on and off site. The scope of the survey was limited to those areas specifically designated for development activities (i.e., off-site road improvements, on-site roads, driveways and building envelopes). A total of 412 on-site and 594 off-site trees were located and evaluated during the survey. According to the Addendum EIR prepared for the 12-lot Vista Del Lagos project, it is estimated that 195 of the 412 on-site trees surveyed would be removed during preparation and construction activities, and that 23 of the 594 off-site trees would be removed in conjunction with off-site road improvements. Based on analysis of aerial photos, the project proponent's engineer has estimated that construction of the ±3,200-foot-long emergency access road, which would traverse through oak woodland and cross a riparian area, would result in the removal of approximately 150 additional native trees, including interior live oak, blue oak, and foothill pine. Residential development on the proposed two additional lots would likely result in the removal of some additional on-site native trees not included in the original estimates. Additionally, construction of project roads, driveways, building sites and vegetation removal for fire hazard reduction can also be expected to result in the removal of substantial portions of the dense shrub understory on and off site.

**Item 7c:** Two wetlands evaluations were conducted as part of the environmental analysis for the 12-lot Vista Del Lagos project. The first evaluation, *Jurisdictional Delineation Report*, dated January 1991, was prepared by Huffman and Associates for the 50.5-acre site. This study found that on-site wetlands totaled 0.14 acres and were limited to the three intermittent drainage channels in the eastern portion of the site. The second evaluation, *Waters of the United States Delineation Report*, March 1993, was prepared by Gibson and Skordal to describe wetland areas along the route of the off-site access roadway. Gibson and Skordal delineated three wetland areas totaling 0.123 acres of waters of the U.S., including a 0.003 acre (120 sq. ft.) seasonal drainage channel, a 0.07 acre (2846 sq. ft.) seasonal wetland swale, and a 0.05 acre (2,232 sq. ft.) seasonal swale. Additionally, review of aerial photographs of the proposed emergency access road route indicates that approximately 0.25 and 0.5 acres of riparian and/or wetland habitat could be impacted by emergency access road construction. A field survey of the proposed emergency access route has not been conducted because the project developer does not own these lands and permission to survey them was not granted by the landowner.

It is not anticipated that any on-site wetlands would be directly impacted by project development, since the three intermittent drainages associated with this habitat are located within proposed open space/common lot areas. The project has been designed to include a minimum 50' setback from the centerline of the intermittent drainages to the boundaries of the residential parcels. The construction of off-site road improvements could, however, result in the loss of up to 0.623 acres off-site wetlands and riparian habitat, including: 1) Loss of approximately 0.003 acres of seasonal drainage channel

**Environmental Issues**

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(3' x 40'); 2) Loss of approximately 0.07 acres of seasonal wetland swale in conjunction with roadway construction near the match line shown on the off-site roadway design map; 3) Loss of 0.05 acres of seasonal wetland swale at the culverted crossing of a swale located south of the previously described wetland area; and 4) Loss of approximately 0.25 to 0.5 acres of riparian/wetland habitat in conjunction with construction of the emergency access road from Eden Roc Circle to Lake Forest Drive. Impacts to and loss of wetland and riparian habitat is considered a significant impact. To compensate the loss of wetlands associated with project construction, the following mitigation is recommended.

**Mitigations:** A qualified wetlands biologist shall update the wetlands report, including survey of the previously unsurveyed route of the emergency access road, which shall be submitted to the U.S. Army Corps of Engineers for field verification and approval prior to filing the project improvement plans. If significant discrepancies arise between the report and the field investigation, the DRC shall schedule a hearing before the Planning Commission to consider revocation or modification of the project's permit approvals.

Common Area Lots A, C, D and E shall be defined and monumented as common area lots to be owned and maintained (including the removal of unauthorized debris) by the homeowners' association. The purpose of Common Lots A, C, D & E is to protect existing on-site wetlands, wildlife habitat and open space.

Where off-site mitigation has been determined to be acceptable for compensation of wetland/riparian impacts, and the area impacted is in excess of 1,000 sq. ft. in area, the applicant or agent shall provide mitigation as follows:

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. Habitat impacted shall be replaced at a 2:1 ratio to ensure no net loss of habitat. Evidence of payment, which describes the amount and type of habitat purchased at the bank site, must be provided to the County prior to approval of Improvement Plans or Building Permits that 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 or Use Permit is exercised (for guidance, if the Map were recorded today, the fee would be \$49,000 per acre for permanent and seasonal wetlands and/or \$70,000 per acre for vernal pools).

Provide the DRC with an updated tree survey and arborist's 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, 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 DRC prior to any development activity on-site, including preliminary clearing or grading.

Trees identified for removal, and/or trees with disturbance to their driplines, shall be replaced on-site, in an area to be reviewed and approved by the DRC, as follows: One 15-gallon native oak tree, or a functional equivalent approved by the DRC, for each native tree removed. The use of five-gallon or one-gallon replacement trees may be substituted at 3:1 and 5:1 replacement ratios, respectively. To ensure survivability of replacement trees, a five-year maintenance agreement shall be entered into and a deposit, the amount of which shall be established by the County, but not greater than the replacement costs, shall be posted with the County. The deposit shall be retained until a Certified Arborist or Registered Professional Forester certifies that the conditions of the tree replacement program have been satisfied. After three years, an Arborist or Forester employed by the developer shall identify to the County the condition of the replanted trees. Any replanted five-gallon or larger tree that is dead after three years must be replaced in-kind with equal sized replacements. Any replanted trees smaller than five gallons must have at least 75% of the trees still alive after three years. The trees must be installed by the developer and inspected and approved by the DRC prior to approval of the final map by Placer County. At its discretion, the DRC may establish an alternate deadline for installation of mitigation replacement trees if weather or other circumstances prevent the completion of this requirement prior to approval of the final map.

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Environmental Issues (See attachments for information sources)	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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In lieu of 50% of the tree replacement mitigation, a contribution of \$100 for each tree removed or impacted may be paid to the Placer County Tree Preservation Fund. If tree replacement mitigation fees are to be paid in lieu of on-site tree replacement, these fees must be paid prior to approval and recordation of the final map by Placer County.

**ADVISORY COMMENT:** The unauthorized disturbance to the dripline of a tree to be saved shall be cause for the Planning Commission to consider revocation of this permit/ approval.

**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 DRC) 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 wetlands and 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.

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 DRC. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the DRC 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.

**8. ENERGY AND MINERAL RESOURCES: Would the proposal:**

- |  |                                     |                          |                          |                          |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a. Conflict with adopted energy conservation plans?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Use non-renewable resources in a wasteful and inefficient manner?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Result in the loss of availability of a known mineral resource that would be of future value to the region and state residents? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**9. HAZARDS: Would the proposal involve:**

- |   |                                     |                          |                          |                          |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a. A risk of accidental explosion or release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Possible interference with an emergency response plan or emergency evacuation plan?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. The creation of any health hazard or potential health hazard?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Environmental Issues**  
(See attachments for information sources)

No Impact      Less Than Significant Impact      Potentially Significant Unless Mitigation Incorporated      Potentially Significant Impact

- |  |                                     |                          |                                     |                          |
|--|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| d. Exposure of people to existing sources of potential health hazards?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| e. Increased fire hazard in areas with flammable brush, grass, or trees? | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Planning Department**

**Discussion:** Item 9e -The project would result in the creation of 14 residential home sites on a currently undeveloped 50.5-acre parcel. Much of the site is densely vegetated with foothill woodland shrub species, and there is currently a large amount of downed trees and woody debris on the site as a result of the 1990 fire. Because the site is within an area designated by the California Department of Forestry and Fire Protection as having a high fire hazard rating, residential development at the site would increase the potential for human-caused fires. Fire hazard impacts would be mitigated to a certain degree by the requirement that all development on the resultant lots comply with County and State (PRC 4290) fire safe standards. However, to mitigate fire hazard impacts to a less than significant level, the following mitigation measures are recommended.

**Mitigation:** Provide the DPW with a letter from the South Placer Fire District stating that fire protection services are available and describing the 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, indicating that fire protection services will be provided to the site, shall be provided on the plans.

Extend a pressurized water and fire hydrant system into the subdivision to County (Section 7 of the LDM) and/or South Placer Fire District standards, whichever are greater. The hydrant and fire protection systems shall be reviewed and approved by the South Placer Fire District prior to final map approval.

An emergency vehicle access road, as depicted on the "Future Offsite Roadway Exhibit", shall be constructed from the southerly extension of Lake Forest Drive westerly to Eden Roc Circle. The design and location of said roadway shall be approved by the Placer County Department of Public Works and South Placer Fire District.

**10. NOISE: Would the proposal result in:**

- |  |                                     |                          |                          |                          |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a. Increases in existing noise levels?                               | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Exposure of people to noise levels in excess of County standards? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**11. PUBLIC SERVICES: Would the proposal have an effect on, or result in need for, new or altered government services, in any of the following areas:**

- |   |                                     |                                     |                          |                          |
|---|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Fire Protection?                                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Sheriff Protection?                                | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Schools?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Maintenance of public facilities, including roads? | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Other governmental services?                       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

**Environmental Issues**  
 (See attachments for information sources)

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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**Planning Department**

**Discussion: Item 1a:** The project site is served by the South Placer Fire District (SPFD, which provides fire protection services to the Granite Bay area from four fire stations. Additional duties of the SPFD include emergency medical services, building inspection and public education. The Vista Del Lagos project will contribute to additional demands placed on the SPFD as new development in the Granite Bay area occurs. In order to maintain adequate service levels and emergency response times, additional personnel, equipment and fire stations are needed. The project's impacts to fire protection services will be largely mitigated through the collection of development impact fees, which are typically collected prior building permit issuance. The project's impacts to fire protection services are therefore considered less than significant.

**Item 1b:** Law enforcement services are provided to the project area by the Placer County Sheriff's Department, with patrols dispatched to the area from the Loomis substation. Although the project will contribute to an overall increased demand on Sheriff's Department, individual impacts to law enforcement services are considered less than significant.

**Item 1c:** The project area is provided elementary and intermediate educational services by the Loomis Union High School District. Students from the Vista Del Lagos project will attend the Placer Elementary School (k-8) on Horseshoe Bar Road near Tudsbury Road. High School students from the project will attend Del Oro High School, a Placer Union High School District school serving grades 9-12, which is located on Taylor Road in the Town of Loomis. The project would generate approximately seven K-8 students and four high school students. Although the project would contribute to impacts to local schools as a result of local population growth, individual impacts from 14-lot project are considered less than significant. School impact would be mitigated to a large degree through the collection of school impact fees prior to issuance of building permits for residential development on the lots.

**Item 1d:** The project will contribute additional traffic that will increase maintenance needs on local public roads. However, the project's individual impacts to public road maintenance are not considered significant.

**UTILITIES AND SERVICE SYSTEMS** Would the proposed facility need new systems or supplies or substantial alterations to the following utilities?

- |  |                          |                                     |                          |                          |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Power or natural gas?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Communication systems?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Local or regional water treatment or distribution facilities?           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Sewer, septic systems, or wastewater treatment and disposal facilities? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Storm water drainage?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Solid waste materials recovery or disposal?                             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Local or regional water supplies?                                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Planning Department**

**Discussion: Item 1a:** Pacific Gas and Electric (PG&E) is the supplier of natural gas and electricity to the project area. There is presently an existing network of electrical transmission line and gas pipelines providing service the Granite Bay Community Plan area. Development of the 14 lots would increase the demand for gas and electric service, although the

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**Environmental Issues**  
(See attachments for information sources)

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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project would not result in the need for new systems or supplies or substantial alterations to existing electric and gas distribution system. The project will require, however, the electric and gas lines be extended to serve the resulting lots. This impact is considered less than significant.

Item 1b: Telephone service is provided to the project area by Pacific Bell. Although the project will require extensions of existing phone lines in the area, this impact is considered less than significant.

Item 1c & 1g: Assuming an average daily consumption of 350 gallons per household per day, with a peak usage of up to 1,000 gallons per household per day, the project would require between 4,900 and 14,000 gallons of domestic water per day. The project is located within the area served by the Placer County Water Agency (PCWA), which has existing water lines in the area. The PCWA has adequate capacity to supply the proposed 14 additional lots.

Item 1d: Wastewater collection service for the site will be provided by the Placer County Sanitary Maintenance District No. 3 (SMD No. 3). Using an estimate of 350 gallons per household per day, the 14 proposed lots would generate approximately 4,900 gallons of wastewater per day. The proposed subdivision would connect to public sewer service via an on-site system consisting of a six-inch sewer line, one sewer pump station, and five manholes. The pump station will contain dual pumps, with one pump serving as a backup, and a generator to serve as a power source in the event of electrical outage. Approximately 1,800 feet north of the project is a sewer line stub from the Sterling Pointe Subdivision. The on-site system will tie into this sewer line. The Vista Del Lagos project does not exceed the anticipated housing densities used in sizing the sewer and treatment capacity. The project proponent will design and construct all on-site facilities necessary for the provision of sewer service to the site. Impacts to wastewater treatment facilities and systems are therefore considered less than significant.

Item 1e: The project will require construction of on-site stormwater drainage and treatment facilities to prevent the release of turbid or contaminated runoff from the site, which could contribute to a degradation of the water quality in Folsom Lake (See Section 4 for further analysis and recommended mitigation).

Item 1f: Solid waste collection services to the proposed project will be provided by Auburn-Placer Disposal Service, and the collected refuse handled by the Western Regional Sanitary Landfill (WRSL) located northwest of Roseville. Assuming a solid waste generation rate of five pounds per capita per day (Jones & Stokes GBCP EIR, 1989), the Vista Del Lagos project would create a collection demand of 180 pounds of solid waste per day. This represents a very small percentage of the total solid waste generated by the entire Granite Bay community, and is not considered individually significant.

**13. AESTHETICS: Would the proposal:**

- |   |                                     |                                     |                          |                          |
|---|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Affect a scenic vista or scenic highway?       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Have a demonstrable negative aesthetic effect? | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Create adverse light or glare effects?         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Planning Department**

**Discussion:** Items 13 c and 13e - The project would result in the conversion of portions of the site from undeveloped oak woodland and grassland to developed residential home sites. The exterior lighting associated with new homes on the lots would also increase the amount of light and glare in the project vicinity. These aesthetic impacts are not considered significant, although it is recognized that project development will change the aesthetic character of the site and that portions of the site will be visible from the adjoining Folsom Lake Recreation Area. This impact is mitigated to some degree by the project's designation of 40.25% of the site as open space.

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**Environmental Issues**  
(See attachments for information sources)

No Impact      Less Than Significant Impact      Potentially Significant Unless Mitigation Incorporated      Potentially Significant Impact

**14. CULTURAL RESOURCES: Would the proposal:**

- |   |                                     |                                     |                          |                          |
|---|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Disturb palaeontological resources?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Disturb archaeological resources?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Affect historical resources?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Have the potential to cause a physical change, which would affect unique ethnic cultural values? | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Restrict existing religious or sacred uses within the potential impact area?                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

**Discussion:** Item 14b - The project site was surveyed for cultural resources in 1991 by the consulting firm of Peak and Associates. The survey did not result in the discovery of any evidence of prehistoric or historic occupation or use of the project area. However, based on the potential that cultural resources may exist at the site that are obscured by vegetation or covered by soil, it was recommended that the project include the following mitigation:

**Mitigation:** If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a SOPA-certified (Society of Professional Archaeologists) archaeologist 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 that provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site.

**15. RECREATION: Would the proposal:**

- |   |                                     |                                     |                          |                          |
|---|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Increase the demand for neighborhood or regional parks or other recreational facilities? | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Affect existing recreational opportunities?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

**Planning Department**

**Discussion:** Item 15a - The increased population associated with the creation of 14 residential lots would increase demand for recreational facilities in the project area. The increase demand from the Vista Del Lagos project is not, however, considered individually significant.

**III. MANDATORY FINDINGS OF SIGNIFICANCE**

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Environmental Issues**  
(See attachments for information sources)

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
-----------	------------------------------	--	--------------------------------

species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory?

- B. Does the project have 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.)
- C. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

**Planning Department**

**Item A:** The project will result in a number of impacts, including, but not limited, to oak woodland, wetlands and water quality, that are potentially significant; however, the project has been modified to include measures to reduce all project-specific impacts to a less than significant level.

**Item B:** The project will contribute to a number of impacts that are identified in the Final Environmental Impact Report for the Granite Bay Community Plan as cumulatively significant and unavoidable, including impacts to oak woodlands, water quality, air quality, transportation systems, and public services. However, as discussed above, the project includes measures to reduce individual impacts from the project to a less than significant level.

**Department of Public Works**

**Discussion:** Item B - As indicated in the discussion of items 4 and 6, water quality impacts and traffic impacts were identified in the GBCP EIR as significant and unmitigable. The project as proposed is consistent with the GBCP and the policies contained therein. This project proposes mitigations which will reduce the site-specific impacts to a less than significant level.

**Mitigations:** See items 4 and 6 for the text of these mitigation measures.

**Air Pollution Control District**

**Discussion:** The short-term construction emissions resulting from this project are consistent with those anticipated with build out of the Horseshoe Bar Community Plan. The project's contribution to cumulative air quality impacts will be adequately mitigated with the implementation of the mitigation measures listed in Item 5 of this Initial Study, or others agreed to by the applicant.

**Mitigation:** See Item 5 of this Initial Study.

**EARLIER ANALYSIS**

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effect has **148**

been adequately analyzed in an earlier EIR or Negative Declaration [State CEQA guidelines Section 15063(c)(3)(D)]. In this case a discussion should identify the following on attached sheets.

**A. Earlier analyses used.** Identify earlier analyses and state where they are available for review.

*The Vista Del Lagos Planned Unit Development (SUB-313-/CUP-1714/VAA-2531) was approved to allow a 12-lot single-family residential subdivision on approximately 50 acres. The Granite Bay Community Plan Environmental Impact Report, certified by the Board of Supervisors on May 9, 1989, in conjunction with the Final Addendum EIR (EIAQ-2764) for the Vista Del Lagos Subdivision, served as the environmental document for that project. The revised project includes two additional residential lots and an approximately 3,200 ft. off-site emergency access road. Although the project revision does not raise important new issues about significant effects on the environment, it would result in additional impacts to biological resources (i.e. native trees, riparian areas, etc.). The Granite Bay Community Plan Environmental Impact Report, the Final Addendum to the Granite Bay Community Plan EIR (EIAQ-2764) for the Vista Del Lagos Subdivision, and this Mitigated Negative Declaration shall serve as the environmental documentation for the revised project.*

**B. 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.

*Effects that are within the scope of, and adequately analyzed in the previously prepared Final Addendum to the Granite Bay Community Plan EIR (EIAQ-2764) for the Vista Del Lagos Subdivision, are included on the attached sheets (Pages 13-69, Final Addendum to the Granite Bay Community Plan EIR (EIAQ-2764) for the Vista Del Lagos Subdivision).*

**C. Mitigation measures.** For effects that are checked as "Potentially Significant Unless Mitigation Incorporated," 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.

*Mitigation measures that address potential significant impacts to native trees and wetland/riparian areas have been refined from those mitigation measures contained in the previously prepared Final Addendum to the Granite Bay Community Plan EIR (EIAQ-2764) for the Vista Del Lagos Subdivision. The mitigation measures were refined to be consistent with the Placer County General Plan adopted in late 1994 and the Placer County Tree Ordinance and are listed above.*

Authority: Public Resources Code Sections 21083 and 21087.

Reference: Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 31083.3, 21093, 21094, 21151; *Sundstrom v. County of Mendocino*, 202 Cal. App. 3d 296 (1988); *Leonoff v. Monterey Board of Supervisors*, 222 Cal. App. 3d 1337 (1990).

**V. 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 Transportation (e.g. Caltrans)    | <input type="checkbox"/> California Department of Health Services     |
| <input checked="" type="checkbox"/> California Regional Water Quality Control Board | <input type="checkbox"/> California Integrated Waste Management Board |
| <input type="checkbox"/> California Department of Forestry                          | <input type="checkbox"/> Tahoe Regional Planning Agency               |
| <input checked="" type="checkbox"/> U.S. Army Corp of Engineers                     | <input type="checkbox"/> California Department of Toxic Substances    |
| <input type="checkbox"/> U.S. Fish and Wildlife Service                             | <input type="checkbox"/> Other _____                                  |
| <input type="checkbox"/> National Marine Fisheries Service                          |   |

**VI. DETERMINATION (to be completed by the Lead Agency)**

A. I find that the proposed project is categorically exempt (Class \_\_\_\_ ) from the provisions of CEQA.

B. I find that the proposed project COULD NOT have a significant effect on the environment, and a  149

**NEGATIVE DECLARATION** will be prepared.

- C. I find 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 on an attached sheet have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- D. I find that the proposed project is within the scope of impacts addressed in an previously adopted Negative Declaration, and that only minor technical changes and/or additions are necessary to ensure its adequacy for the project. An **ADDENDUM TO THE PREVIOUSLY-ADOPTED NEGATIVE DECLARATION** will be prepared.
- E. I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required (i.e. Project, Program, or Master EIR).
- F. I find that the proposed project **MAY** have a significant effect(s) on the environment, and at least one effect has not been adequately analyzed in an earlier document pursuant to applicable legal standards. Potentially significant impacts and mitigation measures that have been adequately addressed in an earlier document are described on attached sheets (see Section IV above). An **ENVIRONMENTAL IMPACT REPORT** will be prepared to address those effect(s) that remain outstanding (i.e. focused, subsequent, or supplemental EIR).
- G. I find that the proposed project is within the scope of impacts addressed in a previously certified EIR, and that some changes and/or additions are necessary, but none of the conditions requiring a Subsequent or Supplemental EIR exist. An **ADDENDUM TO THE PREVIOUSLY-CERTIFIED EIR** will be prepared.
- H. I find that the proposed project is within the scope of impacts addressed in a previously-certified Program EIR, and that no new effects will occur nor new mitigation measures are required. Potentially significant impacts and mitigation measures that have been adequately addressed in an earlier document are described on attached sheets, including applicable mitigation measures that are imposed upon the proposed project (see Section IV above). **NO FURTHER ENVIRONMENTAL DOCUMENT** will be prepared [see CEQA Guidelines, Section 15168(c)(2)], 15180, 15181, 15182, 15183.

**VI. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments Consulted)**

Scott Lucas, Planning Department  
David Price, Department of Public Works  
Roger Davies, Environmental Health Services  
Ann Hobbs, Air Pollution Control District

Signature: *Alena Sanchez*  
ENVIRONMENTAL REVIEW COMMITTEE CHAIRPERSON

1/28/02  
Date



## 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

*Craig Powell*  
*Mike DeLaurentis*  
*Gregory Grenfell*  
*Kathryn Matthews*  
*Jeff Moss*  
Fire Chief  
*Tony Corado*

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

July 30, 2007

Eagle Meadows Development, Ltd.  
Attn: Jay Oman  
4772 Frontier Way, Ste. 400  
Stockton, CA 95215

Re: Vista Del Lagos Subdivision

Dear Mr. Oman,

As you are aware this proposed project has been on a planning table since 1993 with little or no real progress in regard to a secondary circulation road. During the Placer County Planning Commission hearing on July 26, 2007, the fire district expressed life safety concerns based on ingress/egress and acceptable response times in the area. Please note that the temporary Will-Serve letter expired on May 29, 2006.

Additionally, Chief Corado publicly denied any extension or issuance of a temporary "Will-Serve" letter until an acceptable secondary circulation road is provided. To move forward I am requesting a Fire Protection Plan as per Article 86 of the 2001 California Fire Code as follows:

### SECTION 8601

A Fire Protection Plan (FFP), Approved by the Fire Chief, shall be required for all new development within declared Urban-Wildland Interface (UWI) areas.

The FPP shall include mitigation measures consistent with the unique problems resulting from the location, topography, geology, flammable vegetation and climate of the proposed site.

The Fire Protection Plan shall address water supply, access, building ignition and fire resistance, fire protection systems and equipment, defensible space and vegetation management.

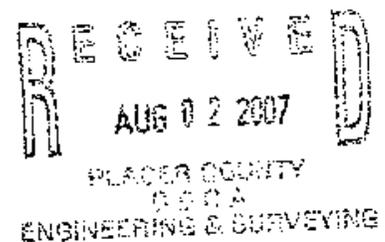
The Fire Protection Plan shall be consistent with the Interface Code, or, at the option of the Fire Chief, with other nationally recognized standards and good practice.

Respectfully,

A handwritten signature in black ink, appearing to read "Robert Richardson".

Robert Richardson, Fire Marshal

Cc: Scott Wyckoff  
Bob Eicholtz, Placer County Fire Planner  
Rebecca Taber, Placer County Engineering



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ATTACHMENT F



**COUNTY OF PLACER**  
**Community Development Resource Agency**

John Marin, Agency Director

**ENGINEERING &  
SURVEYING**

Wes Zicker, Director

**R E C E I V E D**  
AUG 26 2007

PLANNING DEPT.

By Fax and U.S. Mail

August 17, 2007

South Placer Fire District  
Attn: Robert Richardson  
6900 Eureka Road  
Granite Bay, CA 95746

**SUBJECT: Appeal of Extension of Time: Vista Del Lagos Subdivision**

Dear Mr. Richardson,

Thank you for your letter dated July 30, 2007 regarding the Vista Del Lagos Subdivision. In your letter, you indicated that the South Placer Fire District (SPFD) requires a secondary circulation road with the construction of this subdivision. As you may be aware, the Placer County Planning Commission's decision on July 26, 2007 to approve the extension of time for this 14-lot residential tentative subdivision map has been appealed by a nearby landowner. A copy of the appeal is attached to this letter for your information. This appeal is tentatively scheduled to be heard by the Placer County Board of Supervisors on September 18, 2007. That date may change. If so, we will keep the Fire District informed.

County Engineering and Planning staff are available to meet with you on Monday, August 20, 2007 at 9:00 a.m. to discuss your letter. We think it would be beneficial to meet in order to better understand what the SPFD is requesting. As you may know, the project is conditioned to provide an emergency vehicle access (EVA) to connect between the proposed subdivision and the existing Eden Roc subdivision. Although gated on both ends, the SPFD would have full access to the road at all times. We understand that SPFD deemed this proposal appropriate at the time of the original project approval. Staff would like to confirm that this is still the position of the SPFD.

We look forward to meeting with you soon to discuss this matter further. I can be reached at (530) 745-7527.

Sincerely,

Wesley K. Zicker, P. E.  
Director Engineering and Survey Department

Attachment

cc: Jay Oman, Eagle Meadows Development, Ltd.  
Scott Wyckoff, Eagle Meadows Development, Ltd.  
Bob Eicholz, Placer County Fire Protection Planner  
Rick Eiri, Placer County Engineering and Surveying  
EJ Ivaldi, Placer County Planning



**COUNTY OF PLACER**  
**Community Development Resource Agency**

John Marin, Agency Director

**PLANNING**

Michael J. Johnson, AICP  
Planning Director

By Fax and U.S. Mail

September 6, 2007

South Placer Fire District  
Attn: Robert Richardson  
6900 Eureka Road  
Granite Bay, CA 95746

**RE: Vista Del Lagos Subdivision – Appeal of Extension of Time**

Dear Mr. Richardson,

Thank you for taking the time with Chief Corado to meet with County Engineering and Planning Staff in regards to the above-mentioned appeal. As we discussed, the Extension of Time is being appealed on the basis that fire safe issues allegedly have not adequately been addressed. The appellant has also expressed concerns that the emergency vehicle access may not be built prior to occupancy of the project. We also discussed the Fire District's June 30, 2007 letter requesting a secondary circulation road, as opposed to an emergency vehicle access, so residents could more readily evacuate in an emergency.

Staff suggested taking a look at the existing conditions of approval to see if they could be reinforced to address life safety concerns expressed by the Fire District. Please find attached draft conditions (changes in green) for your review and note that the proposed emergency vehicle access is now defined as the "fire evacuation/access road". If you concur with these changes and your concerns have been addressed, we would like to be able to present them at the upcoming Board of Supervisors meeting. The item is currently scheduled to be heard by the Board of Supervisors on October 2, 2007. We will keep you informed any changes in the anticipated hearing date.

I would appreciate hearing back from you as soon as possible. I can be reached at (530) 745-3147.

Sincerely,



E.J. Ivaldi, Senior Planner  
Placer County Planning Department

Attachment

cc: Jay Oman, Eagle Meadows Development, Ltd.  
Scott Wyckoff, Eagle Meadows Development, Ltd.  
Bob Eicholz, Cal Fire/Placer County Fire Protection Planner  
Wes Zieker, Placer County Engineering and Surveying  
Rick Eiri, Placer County Engineering and Surveying  
Michael Johnson, Placer County Planning Department

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ATTACHMENT H

