



COUNTY OF PLACER
Community Development/Resource Agency

Planning Services
Division

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HEARING DATE: May 12, 2011
ITEM NO.: 3
TIME: 10:45 A.M.

TO: Placer County Planning Commission
FROM: Development Review Committee
DATE: May 3, 2011
SUBJECT: CONDITIONAL USE PERMIT (PSUB 20110108) / TENTATIVE MAP / AMENDMENT TO AUBURN BOWMAN COMMUNITY / REZONING / ZONING TEXT AMENDMENT / VARIANCES / MINOR USE PERMIT (PMPA 20110145)
TIMBERLINE AT AUBURN
FINAL ENVIRONMENTAL IMPACT REPORT (State Clearinghouse #2008082117)

COMMUNITY PLAN: Auburn/Bowman Community Plan

COMMUNITY PLAN DESIGNATION: The project site is currently designated a combination of Mixed Use (MU), High Density Residential (HDR), Medium Density Residential (MDR), Low Density Residential (LDR), and Open Space (OS), in the Auburn/Bowman Community Plan (A/BCP).

ZONING: The existing zoning for the site includes 43.7 acres of RS-DL 5 (Residential Single Family, combining Density Limitation of five units per acre), 18.3 acres of RM-DL 15 (Residential Multi-Family, combining Density Limitation of 15 units per acre), 3.5 acres of RA-B-40 (Residential Agriculture, combining minimum Building Site of 40,000 square feet), 3.5 acres of OP-RM-DC (Office Professional and Residential Multi-Family, combining Design Scenic Corridor), one acre of OP-DC (Office Professional, combining Design Scenic Corridor), 24 acres zoned F (Farm), and 25 acres of O (Open Space).

ASSESSOR'S PARCEL NUMBERS: 051-180-058, 059, 051-140-056, -057, and 051-211-016

STAFF PLANNER: George Rosasco, Supervising Planner

LOCATION: The project site is located in the Auburn area, north of the Bell Road and the Richardson Drive intersection and is approximately 0.5 miles west of SR 49. The site is directly across the street from the Placer County Community Development / Resource Agency building located in the Dewitt Center governmental complex. A number of roadways terminate adjacent to the property boundaries. The existing pavement of Richardson Drive terminates along the southeastern edge of the southernmost portion of the project site, approximately 460 feet north of

the southern project boundary. Education Street and Quartz Drive terminate close to the eastern boundary. Golden Eagle Drive terminates at the northern project boundary and Meadow Brook Drive terminates at the property's western boundary.

APPLICANT: John Margowski on behalf of Western Care Construction

PROPOSAL: The applicant requests approval of a Conditional Use Permit to allow a continuing care retirement community (CCRC), including up to 858 total residential units, a commercial center with 78 units of the 858 units located on second and third story lofts. The project will also require approval of a Tentative Map to subdivide the project into 54 lots; an amendment to the Auburn/Bowman Community Plan and Rezoning to redistribute land use designations and zoning on the property; a Noise Exception; a Zoning Text Amendment to allow more than one detached single family dwelling on a parcel; and Variances to allow backing into public and/or private roadways, to increase the fence height to eight feet for an RV/storage yard area, to reduce the parking requirement; to reduce setbacks for freestanding signs and allow multi-tenants on the freestanding signs and to allow three entry ways to have increased fence height within the front setback.

The applicant also requests approval of a Minor Use Permit in order to develop a loop trail and wetlands on an adjacent parcel located to the northeast of the Timberline project site and owned by the Auburn Recreation District.

SITE CHARACTERISTICS:

The project site partially flat, with some areas of moderately sloping land consisting of scattered woodlands and grasslands. Trees are generally clustered in the northeasterly corner, and along a drainage swale near the western edge of the site. The project site, although undeveloped, is disturbed from historic grazing, off-road vehicle use and trenching to accommodate the installation of a sewer line across the site to serve surrounding properties. A Nevada Irrigation District (NID) canal (Columbia East Canal) also crosses from east to northwest through the central portion of the project site.

The property is approximately one mile from the Auburn Municipal Airport. The October 2000 Placer County Airport Land Use Compatibility Plan (ALUCP) illustrates that the property is within the Airport's over-flight influence boundary. Two airport Compatibility Zones overlay the property. The northeastern portion of the site lies within the C1 zone and the remaining two-thirds of the property are within the C2 zone.

BACKGROUND: The Timberline project site, although undeveloped, has been disturbed from historic grazing, off-road vehicle use and trenching to accommodate the installation of a sewer line across the site to serve surrounding properties. The following two projects were proposed on the Timberline site, but never completed:

Timberline Senior Living Center - The project was approved on November 20, 1986 as a 188 unit age-restricted (55+) senior independent living center. Units would have averaged 600 square feet and the complex was designed to include community support services including a beauty shop, convenience store, canteen, communal dining hall / recreation hall, library/reading room,

self-storage complex, and indoor and outdoor recreation facilities included a swimming pool and spa, shade structure, shuffleboard, and senior par course.

Harmon Park Subdivision - This project was withdrawn prior to its approval and consisted of a mixed residential community focused primarily on seniors (55+). The project included the 80 single family residential units on 26.5 acres; 60 Manor homes on 7 acres; 250 Senior Apartments (may be up to 3 stories in height) on 11.25 acres; 17 Estate lots, (non-age restricted) on 10.75 acres, 1.5 acres of commercial uses on the corner of Bell Road and Richardson Drive, and 27.75 acres of open space.

PROJECT DESCRIPTION:

The Timberline Continuing Care Retirement Community consists of three distinct areas on 94 acres. The first area consists of the proposed age-restricted community, which includes a total of 780 dwelling units and encompasses the area to the west of Richardson Drive, except that area west of Richardson Drive in the north east portion of the project that would contain commercial recreation and fitness center buildings. The second area is centered on Richardson Drive and includes various office and commercial buildings that include 78 residential lofts in addition to 218,500 square feet of office/commercial space. The third area of the proposed project is a 24-acre Auburn Recreation District parcel in the northernmost portion of the project site, which would include the construction of a trail and wetlands to mitigate for the loss wetlands on the Timberline project site. The approximately 4,500-foot long trail and wetlands will serve to provide recreational opportunities for the project residents and other County residents as well as to provide a link to the existing Auburn Recreational District's regional park located northeast of the project site.

The housing inside the age restricted (primary residents are required to be 55 years of age or older) residential portion of the continuing care retirement community will include one-, two- and three-bedroom residences in the two- and three-story independent living residential buildings. In addition, the project would also include duplexes and detached villas. The detached villas would range in size from 1,400 to 2,100 square feet and the duplex villas would measure 1,200 square feet per unit. All villas are designed as single-story dwellings for the residents' convenience, however 20 of the villas would be built utilizing a stem wall construction method to better integrate the residence into the existing topography and to allow for the opportunity to add an 800-square-foot daylight basement. This portion of the project will also have three common buildings with lounge facilities for residents and their guests, a library, multipurpose rooms, and a dedicated block of rooms available to resident's guests for short-term stays. There will also be minor commercial activities to serve the residents such as a small convenience store, hair salon/spa, and a banking kiosk. The continuing care retirement community of the project would include installation of a solid perimeter fence along the north, south and west sides. A combination of solid and open fencing, such as wrought iron will be constructed between the east side of the community and Richardson Drive.

The outdoor environment of the continuing care retirement community would provide both passive and active recreation. An open space network of trails and pathways would link all of the project's proposed complexes and facilities. A series of mini parks are also planned along a

system of trails and pathways. In addition, the project includes a pedestrian/bicycle trail along Richardson Drive.

The proposed commercial center portion of the Timberline project will be located on approximately 25 acres on the east side of the project and will include both commercial and office uses, as well as sufficient above and below ground parking for the proposed uses. Although the exact commercial tenant mix is not known at this time the commercial center is intended to satisfy most of the needs of the continuing care retirement community residents as well as the existing area residents and visitors. The commercial center would be located east along Richardson Drive. The retail portion (shopping center) near the corner of Richardson Drive and Bell Road would consist of three buildings totaling 33,500 square feet (28,500 square feet of retail and 5,000 square feet of office). Each of the buildings would be divided further depending on the tenant mix. Tenants may include a coffee/bagel shop, restaurant, dry cleaners, convenience store, florist, etc. Residential lofts would occupy the second and third story of each of the I1 and I2 plan retail buildings (Attachment C) and the third floor of the H5 commercial building (Attachment C). The loft units in the retail buildings are anticipated to be available to the general public, including employees of the project. Building I3 (Attachment C) would have 5,000 square feet of retail on the ground floor and 5,000 square feet of Professional Office on the second floor.

To the north of the retail buildings would be five two- or three-story medical office / professional office buildings with a total of up to 90,000 square feet of medical office space or up to 140,000 square feet of professional office space. The tenants of these buildings have not been identified. If the use of the building is professional office, the building would be built three stories tall. However, if the use is medical office, then the buildings would only be built two stories tall.

An RV/boat storage facility and two 23,500-square-foot two-story commercial buildings would be located north of the five medical office/professional office buildings. The RV/boat storage facility will include an eight-foot tall solid perimeter fence/wall. The commercial buildings would potentially contain a variety of uses ranging from professional office to indoor recreation and fitness uses and/or day spa.

The Timberline project is designed to group different segments of the retirement community together, while integrating each component into the overall design, including the indoor and outdoor facilities and proposed adjacent commercial center. Additionally, the project has been designed to encourage the residents living above the commercial buildings along Richardson Drive to walk to work at any of the nearby employment centers such as the Sutter Auburn Faith Hospital, the Dewitt County complex, local medical offices, or at the proposed Timberline project. Residents will be able to utilize the public bus, walking trails, and neighborhood electric vehicles (NEVs) to get to appointments and to conduct their shopping.

PUBLIC NOTICES AND REFERRAL FOR COMMENTS:

Public notices were mailed to property owners of record within 300 feet of the project site. A public hearing notice was also published in the Sacramento Bee Newspaper. Community Development/Resource Agency staff and the Departments of Public Works, Environmental

Health, Air Pollution Control District and North Auburn Municipal Council (MAC) were transmitted copies of the project plans and application for review and comment.

EXISTING LAND USE AND ZONING:

	LAND USE	ZONING
SITE	Vacant/Undeveloped	OP-DC (Office Professional, combining Design Scenic Corridor), OP-RM-DC (Office Professional and Residential Multi-Family, combining Design Scenic Corridor), RM-DL 15 (Residential Multi-Family, combining Density Limitation of 15 units per acre), RS-DL-5 (Residential Single Family, combining Density Limitation of 5 unit per acre), O (Open Space), RS-AG-B-40 (Residential Single Family, combining Agriculture, combining minimum Building Site of 40,000 square feet), F (Farm 4.6 acre minimum).
NORTH	Vacant (Auburn Recreation District property) and Single Family Residential (Deer Ridge Subdivision)	RS-AG-B-43 (Residential Single Family, combining Agriculture, combining minimum Building Site of 1 acre) and RS-AG-B-20 PD 2 (Residential Single Family, combining Agriculture, combining minimum Building Site of 20,000 square feet, combining Planned Residential Development of 2 units per acre)
SOUTH	Mixed Commercial Uses (Convalescent Hospital, Dewitt Center)	RM-DC (Residential Multi-Family combining Design Scenic Corridor) and OP-DR-DC (Office Professional, combining Development Reserve, combining Design Scenic Corridor)
EAST	Medical Facilities and Assisted Living Developments	OP-DC (Office Professional, combining Design Scenic Corridor), OP-RM-DC (Office Professional, and Residential Multi-Family combining Design Corridor), RM-DL8-DC PD 8 (Residential Multi-Family, combining Density Limitation of 8 units per acre, combining Design Scenic Corridor and Planned Residential Development of 8 units per acre), and RM-DL 10 (Residential Multi-Family, combining Density Limitation of 10 units per acre)
WEST	Single Family Residential (Panorama Subdivision area, Sunset Terrace area and Copper Penney Subdivision area)	RS (Residential Single Family), RS-AG-B-20 PD 2 (Residential Single Family, combining Agriculture, combining minimum Building Site of 20,000 square feet, combining Planned Residential Development of 2 units per acre)

DISCUSSION OF ISSUES:

The following is a discussion of all the major issues that pertain to the proposed Timberline project:

LAND USE

The Auburn Bowman Community Plan envisioned the Timberline site as a mixed-use area and states that it is probably the best opportunity in north Auburn to realize a different type of residential development than the primarily large lot, single-family residences that have typically been constructed in the recent past. Surrounding amenities also add to the attractiveness of the area. For instance, justification to decrease the minimum lot size and increase density can be found in the close proximity of the area to the Regional Park, a major recreational facility and the need to preserve many of the on-site oak trees and vegetation. The area is also situated so that it is within walking distance of major employment centers, including the Dewitt Center and Auburn Faith Hospital and its appurtenant medical offices, an elementary school, proposed religious facilities, and major shopping facilities. Parcels fronting Bell Road on the north should be developed with low intensity office buildings designed to preserve existing oak trees. These offices should be designed to retain as much of the scenic view to the north and to act as a transition between the more urban development along the Highway 49 corridor and the residential development to the west.

Areas north of the Education Street extension and east of the proposed Richardson Drive extension could be developed as medical related services. This area is immediately adjacent to the Auburn Faith Community Hospital. Development of medical related services in this area provides localized "continuum of care" services to the Auburn community. Development of ambulatory diagnostic and treatment services as well as potential long term care adjacent to existing acute health facilities can create economies that result in affordable health services.

Circulation within this mixed-use area should be improved to include new roads that will help reduce traffic congestion on existing roads. A proposed road system in this mixed-use area would include the extension of Education Street and Quartz Drive to the Richardson Drive extension and the extension of Richardson Drive to the Education Street extension.

The proposed Timberline project clearly meets the intent of the 1994 Auburn Bowman Community Plan as stated above. However, based on today's regulations it is necessary for the proponents of the project to obtain a General Plan Amendment and Rezoning and Zoning Text Amendment to comply with the mixed use vision set forth in the Auburn Bowman Community Plan. Even though the Timberline project is requesting a General Plan Amendment and Rezoning the project will retain the same amount of Open Space acreage and overall density as called for in the existing Auburn Bowman.

The two tables below graphically illustrate the proposed land use designations changes and the proposed zoning changes. It should be noted a change to the Auburn-Bowman Community Plan is considered an amendment of the County General Plan.

Community Plan Land Use Changes			
Land Use Designation	Existing (acres)	Proposed (acres)	Change (acres)
Mixed Use	4.5	-	-4.5
High Density Residential (10-25 dwelling units per acre)	18.3	22.3	+4.3
Medium Density Residential (5-10 dwelling units per acre)	43.7	-	-43.7
Low Medium Density Residential (2-5 dwelling units per acre)	-	6.2	+6.2
Low Density Residential (1-2.5 acres per unit)	27.5	24	-3.5
Open Space	25	25	-
Commercial	-	41.5	+41.5
Total	119	119	-

Proposed Zoning Changes			
Land Use Designation	Existing (acres)	Proposed (acres)	Change (acres)
General Commercial (C2)	-	41.5	+41.5
Office and Professional combining Design Corridor	1	-	-1
Office and Professional and Residential Multi-Family combining Design Corridor	3.5	-	-3.5
Residential Multi-Family (15 units per acre maximum)	18.3	22.3	+4
Residential Single Family (5 units per acre maximum)	43.7	6.2	-37.5
Residential Agriculture (40,000-square-foot lot minimum)	3.5	-	-3.5
Farm	24	24	-
Open Space	25	25	-
Total	119	119	-

PROJECT ENTITLEMENTS:

The following is list of the proposed entitlements for the Timberline Project and explanation of them:

Required Permit	Responsible Agency
General/Community Plan Amendment	Placer County
Rezone	Placer County
Zoning Ordinance Text Amendments	Placer County
Use Permits	Placer County
Parking Variance	Placer County
Variance for backing into public or private roadways	Placer County
Signage Variance	Placer County
Subdivision Map	Placer County
Noise Ordinance Exception	Placer County
Section 404 Permit	U.S. Army Corps of Engineers
Section 401, Water Quality Certification	Central Valley Regional Water Quality Control Board
Section 402, National Pollutant Discharge Elimination System Permit Compliance	Central Valley Regional Water Quality Control Board
Streambed Alteration Agreement	California Department of Fish and Game

General/Community Plan Amendment and Rezoning:

See the above land use discussion.

Zoning Ordinance Text Amendment: The County is being asked to approve a Zoning Ordinance to allow multiple single family dwelling units on one parcel of land when the land and units are held in one common ownership. Specifically, Section 17.04.030 of the Zoning Ordinance is proposed to be amended as follows:

“Multifamily dwellings” (land use) means and includes: (1) a building or a portion of a building used and/or designed as residences for two or more families living independently of each other, or (2) two or more detached single-family dwellings on a single lot where all of the single-family dwellings and the lot are under common ownership, provided that one of the units is not a secondary dwelling. Includes: halfplex structures (a halfplex is a single dwelling unit that is half of a two-unit building where a property line separates the two units), duplexes, triplexes, and fourplexes (detached buildings under one ownership with two, three, or four dwelling units (respectively) in the same building) and apartments (five or more units under one ownership in a single building); common ownership, attached unit projects such as condominiums and townhouses; and rooming and boarding houses (single dwellings where bedrooms are rented to five or more people and at least one common meal is offered each day). The boarding of four or fewer renters is not considered to be a land use different from a single-family dwelling.

Staff is in support of the proposed Zoning Text Amendment as it is in keeping with the intent of Residential Multi-Family Zoning District and the definition of " Multifamily

dwellings" in that it was intended to allow any combination of single family units, duplexes, halplexes, triplexes, fourplexes and apartments in any combination that does exceed the density allowed by a parcels Multi-Family zoning as provided for in the Placer County Zoning Ordinance.

Use Permits:

The Timberline project is requesting a Conditional Use Permit and a Minor Use Permit.

The Conditional Use Permit is needed for the continuing care retirement community including the following uses:

1. Construction and operation of model homes for the Richardson Drive at the entry to residential portion of the Timberline project.
2. The construction of the commercial center on 10 acres or more which will consist of retail buildings, 78 residential lofts, medical offices, recreational vehicle/storage yard and other various commercial uses.
3. The independent living apartment units and various commercial uses proposed in the residential portion of the Timberline project.

The Minor Use permit is need for the following use:

1. The operation and construction of the off-site trail and the creation of the off-site wetland on the ARD property.

Staff is in support of the proposed Conditional Use Permit and Minor Use Permit for the project as their approval will not endanger the health safety or general welfare of the surrounding properties.

Phased Tentative Maps:

The Timberline project is requesting approval of a Phased Tentative Map that could result in the creation of 54 lots. The "on site" roadways proposed for this project do not meet current County standards for public roadways because they are less than 32' of pavement width. Staff is asking the Planning Commission to find that the subdivision design is acceptable with the roadway widths as proposed because this design is a reasonable design for private roads under the circumstances applicable to the subdivision and is engineered so that it does not constitute a danger to the public health, safety and welfare. The applicant is aware that the road and easement will not be accepted for public maintenance without being modified to meet County road standards.

Noise Exception:

The project includes, as one of its entitlements, an exception to the Placer County property line exterior noise level standard. The reason for the exception is because the Placer County Noise Ordinance requires the exterior noise level standard to be applied to the property line of the receiving land use for stationary noise sources (i.e., non-transportation). While stationary noise

levels associated with the project loading dock would be well within acceptable limits at the nearest sensitive receptor areas where people would actually be located, the noise levels at the nearest property line (i.e., Lot 15, Residential Building D2 "3-story Residential Independent Living" Attachment C), where people would not be located, would exceed Noise Ordinance standards. While actual physical noise impacts would not occur, in order to properly address this conflict, an exception to the Placer County property line exterior noise level standard has been included as a project entitlement, requiring Placer County approval. Exceptions to the noise ordinance are allowed in accordance with Subsection (D) of Section 9.36.080 when the applicable factors can be met, which staff believes is the case for this project.

Variance for increased fence height for the proposed recreational vehicle/storage yard:

The Timberline project has requested a Variance to increase the allowable fence height from six (6) feet to eight (8) feet surrounding the RV/boat storage yard use located on Richardson Drive within the front setback area. Staff is in support of this variance as an eight foot fence is necessary to provide adequate screening and security for the RV/boat storage yard facility.

Variance for backing into public or private roadways: The Timberline project is requesting approval of a Variance to allow perpendicular parking on private streets. As a result, residents of the continuing care retirement community portion of the project will back into private streets from the on street parking spaces instead of pulling out onto the street in a forward manner. Staff is in support of this variance as the traffic in this portion of the project is anticipated to be of a low volume. Therefore, backing into the private streets will not create a safety hazard.

Parking Variance: The Timberline project is requesting approval of a parking Variance to allow the development of one parking space per loft living unit where normally the Zoning Ordinance would require for one space per room and one space for every four rooms in apartment complex for guest parking. Staff is in support of this request as it is anticipated that sufficient parking will be available for the apartments, as the total number of parking spaces proposed for the project – including guest parking – is 1,994, which is 16 spaces less than the amount of parking required for the project per the Zoning Ordinance. While an additional 65 parallel parking spaces are proposed along Richardson Drive, for an overall total of 2,063, the County's parking standards do not allow on-street parking to count towards the provision of needed parking spaces. However, the project has been designed to encourage the residents to utilize the private on-site bus, public bus, walking trails and neighborhood electric vehicles (NEVs) to get to appointments and to conduct their shopping. As such, the need to utilize private automobiles should be reduced as compared to what is typical for residential communities. Therefore, Staff is in support of the requested variance.

Entry Way Variances to setbacks: The Timberline project is requesting approval of a Variance to the front setback to allow the entry way structure at Richardson Drive and Bell and two on Richardson Drive into the residential continuing care portion of the Timberline project. Due to the large size and scope of the project, staff is in support of the entry way features for the project as they will act as directional signage and reduce confusion on Bell Road and Richardson Drive.

Signage Variance: The Timberline project is requesting approval of a Variance to allow two monument multi-tenant signs for the commercial areas of the project, allow multi tenants on the sign faces, allow a twelve foot monument sign where eight is normally allowed, and allow less

than 100 feet from a street corner. The first sign in question will be located less than 100 feet from the corner of Education Street and Richardson Drive near the proposed medical offices and will serve as medical complex identification directional signage. Staff is in support of this variance as it is the best location to place the sign to provide adequate medical complex identification to the five medical buildings. The second proposed sign will be located on Bell Road near the intersection of Bell Road and Richardson Drive which will be used for the retail shopping area. The sign will be 12 feet in height with up to 12 businesses listed on the sign face. Staff is also in support of this sign variance as it is located in excess of 100 feet from the intersection of Bell Road and Richardson Drive and without the sign the retail businesses located on Richardson Drive will not have adequate signage exposure as Richardson Drive heading North will be a dead end at the retirement community until it is extended through to Dry Creek Road.

INFRASTRUCTURE IMPROVEMENTS:

The proposed project would require improvements and connections to the existing water lines, sewer facilities, drainage facilities, and roadways.

Grading:

The Timberline project site is proposed to be mass graded. The proponent for the project has chosen this method as it will allow the high areas and low areas of the site to be balanced without the necessity of importing dirt, exporting dirt or stockpiling dirt onsite. Additionally, the URBEMIS model that was run for the project demonstrated that the mass grading would act as a method to reduce air pollution resulting from the earth moving equipment. There are some portions of the site that will not be graded in order to preserve oak trees, buffer areas, and cultural resources.

Water

Potable water is supplied to the project area by the Nevada Irrigation District via their North Auburn Water Treatment Plant. The project would connect to existing 12-inch water lines located within the public utility easements on Richardson Drive (north and south of the project site), Education Street, Quartz Drive, and in Golden Eagle Drive. Water lines ranging from 8 to 12 inches in diameter would be extended throughout the project site to provide water to the proposed uses.

It should be noted that the proposed project could potentially utilize gray water harvesting for irrigation purposes. Gray water harvesting is differentiated from other harvested water sources like rainwater or condensation in that it has already been "gently used" – usually as water from showers and sinks (not including kitchen sinks) – but it could also be sourced from the rinse water in a commercial washing machine. Toilet waste water is termed "black water," which is not normally considered for on-site harvested water systems, is not being proposed for the project. Pursuant to California Plumbing Code requirements, the black water and kitchen sink water would be isolated from all gray water plumbing and/or fixtures.

Sewer

The project site is located in the service area boundary of Sewer Maintenance District No.1 (SMD-1) within the service area of the DeWitt trunk sewer system. The project proposes to re-align the portion of the sewer trunk within the Timberline project area. The project will provide sewer connections to six units on Sunset Terrace to the west and a connection to provide gravity

sewer in Education Street to the east. The project will make a connection to Meadowbrook Drive in order to route an anticipated 42 EDUs to the Joeger Road Lift Station. The project will be required to upsize the lift station and will upsize the Dry Creek trunk downstream of the lift station depending on additional flows. The project will be required to upsize the DeWitt trunk sewer line due to capacity restrictions to accommodate project flows. The upsizing includes the trunk line from the project area to the SMD No. 1 wastewater treatment plant on Joeger Road. The provision of sewer service is discussed in depth in Chapter 12, Public Services and Utilities, of the Draft EIR.

Drainage

Implementation of the proposed project would result in additional flows of storm water as a result of the increase in impervious surfaces. The project design incorporates storm water detention basins to serve the dual purposes of storm water detention and water quality improvement. The main detention areas would be located in the northeast area of the project site. Following detention, storm water flows would not exceed pre-development levels and would be conveyed to existing storm water pipes in Richardson Drive (north of the project site), the created mitigation wetlands located in the ARD parcel, and to the existing onsite drainage way along the north western portion of the project boundary.

Roadways

The proposed project would connect the southern section of Richardson Drive, which currently terminates just north of Bell Road, to the northern section located north of the Timberline site. In addition, connections off of Richardson Drive would be established with Quartz Drive and Education Street to the east. A connection to Golden Eagle Drive would be established to allow for emergency access; however, under normal circumstances the connection would be gated to ensure that non-emergency vehicles would not use the roadway.

Neighborhood Electric Vehicles

The Timberline community will have a total of 270 NEV charge units that will be available at all residential units, the Community Building, and proposed retail buildings along Richardson Drive. Neighborhood Electric Vehicles (NEVs) are one- to four-passenger, three- or four-wheeled vehicles whose power comes from electricity supplied by a rechargeable battery. NEVs are designed for low-speed use in neighborhoods and urban areas, to run errands, commute to and from work or school, and to make small local deliveries. In order to satisfy National Highway Traffic Safety Administration (NHTSA) safety criteria for street operation, NEVs are equipped with three-point seat belts, windshields and windshield wipers, running lights, headlights, brake lights, reflectors, rear view mirrors, and turn signals.

Local NEV Routes

Richardson Drive, which will have a posted speed of less than or equal to 35 mph, will be the main artery for NEV travel to/ from the community, and will be designed to a wider width. There are two primary routes to travel to grocery/shopping centers from the proposed Timberline community. The first route consists of NEVs traveling south of the project, down Richardson Drive to Atwood Road, and then east across SR 49 at the signal into the Bel Air shopping center.

Atwood Road is posted 35 mph east of Richardson Drive. The second NEV route is planned but not yet constructed. This route would consist of traveling south of the project, down Richardson Drive, then turning east on Education Street and subsequently crossing SR 49 at the signal, from which point the NEVs would continue east on the extension of Education Street, which would provide access to the Safeway and Target Center.

Off-site Improvements:

The proposed project includes the construction of several off-site improvements related to the sewer and roadway infrastructure needed to serve the project.

Sewer

Some or all of the off-site sewer trunk line from the project's northern boundary to the Joeger Road Sewer Treatment Plant (SMD-1 WWTP), located on Joeger Road, will need to be replaced. Some sewer pipe sections are currently in need of replacement due to capacity constraints in a 10-year storm event, other sections need to be replaced to accommodate increased flows resulting from Timberline. Three stretches of pipe between the Timberline project and the Joeger Road SMD-1 WWTP do not require upsizing as part of the Timberline improvements. However, because the majority of the sewer trunk from the Timberline project to the SMD-1 WWTP would be replaced/upsized during the course of the build out of the project, the sewer report prepared for this project includes a recommendation for these three stretches of pipe to be concurrently upsized to accommodate build out development, which is considered the DeWitt Trunk Tributary area of the SMD-1 WWTP service boundary. The installation of the new lines will be to the County's specifications and the work will be inspected by the County Sewer District. A connection fee will be paid before a property is connected to the public sewer. The connection fee is used to offset the project's impacts to the capacity of the SMD-1 WWTP.

Alignment

The entire length of this off site pipe alignment is approximately 6,000 feet in length and the diameter of the new replacement pipe will range in size from 12 to 24 inches. The average depth of pipe coverage is approximately 3.5 feet. The new pipeline will follow the same alignment as the existing sewer pipeline but the trench may be slightly wider and deeper to reflect the new size of the replacement pipe. Typically, the minimum width of the trench is the outside diameter of the pipe plus 24 inches; for example, a new 24-inch pipe will be installed in a trench that is approximately 48 inches wide. Please see Impact 12-2, Increased Demand for Wastewater Disposal, of Chapter 12, Public Services and Utilities, for a detailed discussion of the methods of construction that will be utilized to remove and replace the existing off-site sewer pipes that need to be upsized, including those portions that are asbestos cement pipe.

Figure 3-8 in the EIR shows the alignment from the northern boundary of the project site to the Joeger Road SMD-1 WWTP. The numbers next to the alignment, such as "AE2-22," are numbers given by the County to specific sewer manholes along the alignment. Access to the construction area would be from public roads, where such roads are adjacent to the existing sewer easement, or by traversing along the easement. The off-site sewer alignment currently varies in width, depending on the location. Generally, for segments of the off-site alignment where there are no sensitive resources, the sewer construction impact area (i.e., work area) would have a maximum width of approximately 30 feet; however, if there are sensitive resources or receptors, such as

wetlands or residential properties, the construction impact area would be reduced to approximately 10 feet in width.

Specific widths of the construction impact area along the off-site sewer alignment are as follows, using the manhole designations illustrated in Figure 3-8 as identification points:

- Northern boundary of Timberline Project, north to AE2-24. For most of this section a 25-foot construction width would be utilized; however, there are several areas in this section where the construction width would narrow down to avoid wetland areas and existing native oaks.
- AE2-24 to AE2-25. The construction impact area would be 10 feet in width.
- AE2-25 to AF2-05. This portion of the off-site alignment is within County road right-of-way; therefore, construction activities would be restricted to the County road easement width.
- AF2-05 to Joeger Road. The construction impact area would be restricted to 10 feet unless property owners grant permission to utilize a wider area up to 30 feet in width.

Bell Road/First Street Intersection

This is an existing two-way stop-controlled intersection. The project will be constructing a traffic signal at this intersection (See Figure 3.9 in the Draft EIR). Installation of the traffic signal will include the following improvements on the south side of Bell Road: adjustment to the width and alignment of the First Street pavement to match Blue Oaks Drive across Bell Road (including tapers back to existing pavement), construction of curb, gutter, and 8-foot wide ADA sidewalks, drainage improvements as necessary, and grading improvements as necessary to achieve appropriate vehicle sight distance.

New Airport Road/Bell Road Intersection

This is an existing signalized intersection. The project traffic study determined that the following improvements would lower the "Plus Project" volume to capacity ratio to less than the "No Project": The project will be constructing improvements at this intersection to widen the southbound approach to include one left-turn lane, one through lane, and one right-turn lane (See Figure 3-10 in the Draft EIR).

Bell Road/Richardson Drive Intersection

This is an existing two way stay controlled. The project will be constructing a modern, one-lane roundabout as an alternative to the roundabout; a traffic signal could be constructed with the intersection improvements. The project is required to include the construction of the encroachment onto Bell Road from Lot 33 as right-in / right-out only with the installation of a raised island in the encroachment ("pork chop" island) or a raised median within Bell Road.

BIOLOGICAL RESOURCES

Tree Removal:

Construction of the Timberline continuing care community would impact 22.86 acres of oak woodland. In addition, 11 Significant Trees (24 inches in diameter or larger) totaling 360 inches

in diameter would be removed. The construction of the improvements could impact nearby trees and would require implementation of protection methods during construction.

Implementation of the following mitigation measures would reduce the above impact to a *less-than-significant* level. To mitigate for impacts to both oak woodland and Significant Trees from development of the proposed project, a comprehensive, multi-pronged approach is proposed, which addresses both oak woodland values and individual Significant Trees. The mitigation proposed by the applicant is based on the fact that (1) including the ARD area, 29.7 acres of oak woodland out of 52.65 acres on-site (including the ARD property) are being preserved, with the oak woodland on the project site preserved via a conservation easement; and (2) overall habitat in the oak woodland preserved on-site also includes preserved wetland habitat, adding to the overall habitat and oak woodland habitat values preserved on-site. Included in the oak woodland area to be preserved on-site are Significant Trees, also contributing to the range of habitat being preserved.

Mitigation for lost oak woodland will be in the form of payment of in-lieu fees or preservation of other oak woodland in Placer County, or a combination thereof. Mitigation for Significant Tree impacts will be in the form of on-site planting or payment of in-lieu fees at \$100 per inch at dbh, or combination thereof.

The following proposed oak tree mitigation is divided into oak woodland impacts and significant oak tree impacts:

To mitigate oak woodland losses within the development footprint, the project shall provide mitigation at a 1:1 ratio by either of the following methods: (1) preserve in perpetuity 22.86 acres of oak woodland in Placer County, or (2) make an in-lieu fee payment to the Placer County Tree Preservation Fund equivalent to the fair market value of a conservation easement on 22.86 acres of oak woodland property in Placer County, with such fair market value established via an appraisal within 120 days of the time of approval of the tentative subdivision up for the project, or (3) a combination of these two mitigation methods. Any in-lieu payment shall be paid at the time issuance of the first grading permit issued on the property. Such in-lieu funds shall include both a conservation component and an in-perpetuity management component. These funds will be used by the County to purchase conservation easements for other oak woodland in the County. If changes in the project are required during the Grading Plan process that result in changes in the impact area, the amount of such oak woodland acreage to be mitigated shall be revised accordingly consistent with this Mitigation Measure 5-5(a).

Each Significant Tree (24 inches dbh or greater) identified for removal (other than those identified by the arborist for removal) shall be mitigated by either of the following methods:

(1) Prior to Grading Plan approval, the applicant shall submit payment to the Placer County Tree Preservation Fund in the amount of \$36,000 for impacts to Significant Trees on-site. If changes in the project are required during the Grading Plan process that result in changes in impacts to Significant Trees, this figure shall be revised accordingly consistent with this Mitigation Measure 5-5(b); or

(2) For the 11 Significant Trees to be removed because of project development, the project shall include planting of on-site 24-inch box trees and 15-gallon trees (cumulatively 25%), 5-gallon trees (25 percent) and D-pots (50 percent) at the ratios outlined in Table 5-3 below:

Proposed Significant Oak Tree Mitigation Ratios

Condition	Replacement Value/ Inch of Impact	Percent of Total Mitigation
24-inch box	1/3	25% Cumulative
15-gallon	1/2	
5-gallon	2/1	25%
D-pot	5/1	50%

Mitigation tree planting shall occur in two open space areas specified on the project site. These planting areas on-site, once planted with replacement oak trees, will also serve as replacement habitat for oak woodland values lost on the project site. Mitigation tree planting shall be installed by the applicant and inspected and approved by an authorized representative of the DRC prior to acceptance of improvements by the Engineering and Surveying Department. 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.

Jurisdictional Wetlands:

A total of 3.468 acres of jurisdictional wetlands and other waters of the U.S. are located on-site. It should be noted that a Section 404 Permit application was submitted to ACOE based on the site plan for the project that identified 2.493 acres of jurisdictional wetlands and waters of the U.S. would be filled by mass grading, which includes 0.060-acre of seasonal marsh; 0.046-acre of wetland; 2.055 acres seasonal wetland swale; and 0.332-acre of ephemeral drainage. Any waters of the U.S. that would be lost or disturbed would be required to be replaced or rehabilitated on a "no-net-loss" basis in accordance with the USACE mitigation guidelines, and habitat restoration, rehabilitation, and/or replacement should be at a location and by methods agreeable to the USACE. The Section 404 Permit application identifies the preservation and purchase of mitigation credits at a nearby off-site location. The current project proposal includes constructing wetlands on the Auburn Recreation District property. The mitigation wetlands would be adjacent to the existing wetlands on the property.

In addition, the project includes the upsizing of an off-site sewer pipe through the Auburn Recreation District's property and properties north of the project site. Although the off-site sewer alignment area does not include wetlands or seasonal wetlands, the construction impact area is located near seasonal wetland swales on the ARD property. During construction of the off-site sewer alignment, Best Management Practices (BMPs) shall be implemented to ensure impacts to nearby wetlands do not occur.

Because the project would impact 2.493 acres of jurisdictional wetlands and other waters of the U.S. the following mitigations are being required to mitigate those impacts to a less than significant level:

To the extent feasible, the project shall be designed and constructed to avoid and minimize adverse effects to waters of the United States or jurisdictional waters of the State of California within the project area and adhere to the USACE regulations and guidelines.

Prior to Grading Plan approval for each phase of the project, a Section 404 permit for fill of jurisdictional wetlands shall be acquired, and mitigation for impacts to jurisdictional waters that cannot be avoided shall conform with the USACE "no-net-loss" policy and the USACE Regulatory Guidance Letter No. 02-2 establishing policies and guidance on appropriate mitigation for impacts to jurisdictional waters. Mitigation for impacts to both federal and State jurisdictional waters shall be addressed using these guidelines.

If a Section 404 permit is obtained, the applicant must also obtain a water quality certification from the Regional Water Quality Control Board (RWQCB) under Section 401 of the Clean Water Act (CWA).

OTHER PROJECT ISSUES:

Visual resources:

The massing study for Timberline at Auburn concluded that impacts related to the existing visual character or quality of the site, scenic vistas and natural resources, and light pollution and glare would be less-than-significant. With regard to scenic vista it was determined that the buildings proposed as part of the project would block some local view sheds.

It should be noted that a letter was received containing comments on visual impact issues discussed in the Visual Resources Section of Timberline at Auburn Final EIR. The letter indicated that their Sierra views from Sunset Terrace would be impacted and that the photo simulations contained in the EIR were faulty. In response to the neighbor's comment, it was found that the drawings in the EIR accurately depicts the floor elevations for the K1 and K2 buildings as the same as indicated on the preliminary grading plan. The optical perspective distortion caused by depth of field made the 2 story building in front (K1) seem bigger than the 3 story building behind (K2). The K1 building is considerably closer, by about 200 feet, to the viewpoint than the K2 building. Objects that are closer to one's viewpoint appear larger than objects that are further away and the further the distance the more pronounced the perceived size differential. Even though the K1 building is 12 feet shorter than the K2 building, it appears taller than the K2 building because it is 200 feet closer to the viewpoint. The drawing is an accurate depiction of the relative perceived heights of the buildings from this viewpoint.

Noise:

A comment letter was received containing comments on noise issues discussed in the Noise Section of Timberline at Auburn Final EIR, many of which were included in the neighbor's original comment letter submitted on the Timberline at Auburn Draft EIR. One of the noise-related comments raised in both of neighbor's letters pertains to trash compactor noise. As stated in Chapter 9, *Noise*, of the Draft EIR, and the Environmental Noise Assessment, which is attached to the Draft EIR as Appendix V, the trash compactor is associated with the central utility plant (Lot J1) and would be located in the its outdoor yard area, which would be enclosed by a concrete block wall. Based on the project site plan, the trash compactor could be located within approximately 50 feet from the residential property line to the south of the Central Plant. In

analyzing the potential noise effects of the project's trash compactor, the noise consultant for the project used noise level data collected for a garbage compactor. The noise level measurements indicated that the trash compactor generated a noise level of approximately 55 dB at a distance of 50 feet.

The compactor cycle consists of the extension and retraction of a hydraulic ram. The entire cycle was observed to take approximately one minute to complete. The noise emissions of the compactor essentially consist of a fairly steady-state hum, which does not vary significantly throughout the cycle. The noise analysis assumed that the compactor would be run infrequently throughout a typical day and four times in a busy hour. The noise consultant determined, utilizing the above assumptions, that the compactor would be expected to result in an hourly average noise level of 43.2 dB L_{eq} and a maximum noise level of 55.0 dB L_{max} . The predicted noise levels do not account for shielding from the proposed concrete block wall around Lot J1 which would provide additional sound attenuation.

The predicted 43.2 dB L_{eq} noise level would comply with the Placer County 50 dB L_{eq} daytime exterior noise level standard and 45 dB L_{eq} nighttime noise level standard. The predicted 55.0 dB L_{max} noise level would comply with Placer County daytime 70 dB L_{max} and nighttime 65 dB L_{max} exterior noise level standards. Therefore, the noise impacts from the trash compactor would be less-than-significant and no mitigation measures would be required for trash compaction noise.

The same neighbor also raised concerns regarding the traffic noise impacts of the project on Oakwood Village, which is located just over 100 feet west of the centerline of Richardson Drive. Even though the additional traffic generated by the project would result in a large increase in noise along Richardson Drive north of Bell Road, as evidenced in Tables 9-10 through 9-12 of Chapter 9, *Noise*, of the Draft EIR, the resultant noise level at 100 feet from centerline of Richardson Drive is 55.1 dB for the Existing + Phase 1 and Phase 2 condition, which is below the County's 60 dB noise level standard for transportation noise (see Table 9-7 of the Draft EIR). Furthermore, the outdoor activity areas of the Oakwood Village complex (i.e., courtyard areas) are located 200 feet or more from the centerline of Richardson Drive. At this distance, the noise consultant has indicated that noise levels would be approximately 3-4 dB less due to increased distance. Additionally, the courtyards will receive shielding from the intervening buildings for an additional 5 dB of shielding. Therefore, even the Cumulative + Project noise levels experienced at the Oakwood Village outdoor areas from Richardson Drive would be approximately 52 dB Ldn, which is well below the County's 60 dB Ldn standard. Additionally, considering the Cumulative + Project exterior level of 60.2 dB at 100 feet from centerline of Richardson Drive, future interior noise levels at Oakwood Village would be approximately 35.2 dB Ldn. This would also be well within compliance of the County's 45 dB Ldn interior standard.

The same neighbor's letter on the Final EIR also contests the County's response that states that backup alarms were included in the data used to assess truck circulation and loading dock noise impacts. The County would like to reiterate that the response language is accurate as the noise consultant for the Timberline at Auburn project confirmed that, in fact, their analysis of truck circulation and loading dock activities included backup alarms.

The same neighbor's final noise-related comment pertains to noise generated by garbage pickup activities. The comment expresses concerns regarding noise generated from commercial garbage pickup activities and the effects these activities may have on residential areas. However, the Site Plan shows that the commercial buildings proposed for the project are not located directly adjacent to any existing or proposed residential areas, with the single exception of Buildings H1-H3 (as shown on the attached noise study, for which mitigation has been included requiring a sound wall at the eastern property line.

Water For Fire Protection (Fire Flow):

For the Timberline at Auburn project to be built as proposed the water flow for fire suppression will need to be increased to comply with Chapter 12 of the Public Resources Code. This can be accomplished by construction of the Nevada Irrigation District's North Auburn Highway 49 Transmission Main Project, which would resolve the water flow issue. This project is slated to start the summer of 2011 and be completed prior to Timberline at Auburn beginning construction. If the new water main is not completed an alternative water source shall be provided or the buildings on the project shall be constructed to higher fire resistance level in compliance with Chapter 12 of the Public Resources Code. If the building are built to the higher fire resistance level the current water flow will be adequate for the project's fire suppression needs. Any of the above methods used by the Timberline at Auburn project shall be approved by Cal Fire.

Design Guidelines:

As a condition of approval for the Timberline at Auburn project, the applicant will be required to prepare Design Guidelines. The goal of the Design Guidelines would be to create overall continuity of landscape and architectural themes, while still allowing for individual expressions within the parameters of the Guidelines. The Design Guidelines will provide design concepts for specific elements, including but not necessarily limited to architectural treatments, entrances, streetscapes, intersections, and buffer areas. As is typical, the Design Guidelines for the Timberline Project will supersede and replace conflicting County Guidelines for purposes of the landscape and architectural design of the proposed project. However, where no guidance is provided within the Design Guidelines for specific items, the guidelines contained in the Placer County Landscape Design Guidelines shall apply.

Approvals Issued by Other Agencies

The following permits issued by the U.S. Army Corps of Engineers (USACE) and the Central Valley Regional Water Quality Control Board (RWQCB) are required to implement the proposed project. The Timberline at Auburn EIR is intended for the use of the above-mentioned agencies in their capacity as responsible agencies.

Section 404 Permit: The USACE regulates the placement of fill or dredged materials that affect waters of the United States, which include streams and wetlands. The USACE regulates these activities under the authority granted by through Section 404 of the Clean Water Act. Due to the numerous project constraints the drainages and isolated depressional wetlands will need to be filled to allow for required roads, infrastructure and building sites. A total of approximately 2.5 acres of wetlands will be filled; therefore, the project will be required to obtain a Section 404 permit to impact jurisdictional waters found on the project site.

Section 401 Water Quality Certification: In association with the Section 404 permit issued by the USACE, the project must apply for and obtain a State Water Quality Certification from the Central Valley RWQCB in compliance with Section 401 of the Clean Water Act.

Section 402 National Pollutant Discharge Elimination System Permit Compliance: Any project that disturbs more than 10,000 square feet of land is required to obtain a permit for storm water discharge under the National Pollutant Discharge Elimination System (NPDES) program administered by the RWQCB. The proposed project would therefore be required to obtain coverage under the program for construction phase and post-construction phase storm water discharge and would be required to develop a Storm Water Pollution Prevention Plan (SWPPP).

Placer County Air Pollution Control District Permits: Prior to any construction, the project may require a permit(s) from the PCAPCD.

ENVIRONMENTAL ANALYSIS:

The Environmental Impact Report prepared for the project was circulated to Public as a Draft Environmental Impact Report from November 10, 2010 to December 27, 2010 for 45 day required review period. The Environmental Review Committee received 17 comments, three from State Agencies, two from local agencies, two from concerned citizen groups, and ten from individuals. The Comments were all addressed in the Final Environmental Impact Report and circulated to public from March 16, 2011 to March 25, 2011 for the required 10 days.

The Environmental Impact Report (EIR) prepared for the proposed project concludes that, prior to the implementation of mitigation measures, the project could result in significant or potentially significant impacts in the following areas:

- Land Use
- Biological Resources
- Visual Resources
- Transportation and Circulation
- Air Quality
- Noise
- Soils
- Geology and Seismicity
- Hydrology and Water Quality
- Public Services and Utilities
- Hazardous Materials and Hazards

The EIR concludes that, after the implementation of mitigation, some impacts would still remain significant and unavoidable in the following areas, discussed below:

- Air Quality
- Transportation
- Biological Resources

Air Quality:

Project-Level AIR Quality Impacts

Impacts related to long-term increases of criteria air pollutants are according to the URBEMIS-2007 modeling for the proposed project, operation of the proposed project at full buildout would be expected to create 92.83 lbs/day of ROG emissions, which would exceed the PCAPCD's significance threshold of 82.0 lbs/day. In addition, operation of the proposed project at full buildout would be expected to create 86.66 lbs/day of PM₁₀ emissions, which would exceed Placer County Air Pollution Control Division (PCAPCD's) significance threshold of 82.0 lbs/day. It was determined that implementation of any feasible mitigation would not reduce the project's long-term emissions of ROG and PM₁₀ below the PCAPCD's thresholds.

Cumulative Air Quality Impacts

Placer County is classified as a severe non-attainment area for the federal ozone standards. In order to improve air quality and attain the health-based standards, reductions in emissions are necessary within non-attainment areas. The rapid growth and combined population, vehicle usage, and business activity within a non-attainment area, to which the project would cumulatively contribute, would either delay attainment of the standards or require the adoption of additional controls on existing and future air pollution sources to offset project-related emission increases.

It should be noted that the PCAPCD cumulative significance thresholds for emissions are applied to project-level emissions. An increase of more than 10 lbs/day of ROG and/or NO_x (ozone precursors) would be above the PCAPCD cumulative threshold of significance. The PCAPCD does not have cumulative thresholds of significance for PM₁₀ emissions, as Placer County is in attainment for PM₁₀. According to the URBEMIS-2007 modeling for the proposed project, operation of the proposed project at full build out would be expected to create 92.83 lbs/day of ROG emissions, which would exceed PCAPCD's cumulative significance threshold of 10.0 lbs/day. In addition, operation of the proposed project at full build out would be expected to create 33.73 lbs/day of NO_x emissions, which would exceed the PCAPCD's cumulative significance threshold of 10.0 lbs/day. It was determined that implementation of any feasible mitigation would not reduce the project's cumulative emissions of ROG and NO_x below PCAPCD's thresholds.

Transportation and Circulation:

Project-Level Traffic Impacts

The proposed project would result in a significant and unavoidable impact to roadway segments under Short Term in phase one and two of the project.

Cumulative Traffic Impacts

The proposed project would result in a significant and unavoidable impact to roadway segments under Cumulative Plus Project conditions.

Biological Resources:

Cumulative Biological Impacts

With implementation of mitigation measures, the projects incremental contribution to the cumulative loss of special-status species, trees and other habitats, and waters of the U.S. was

found to be less than cumulatively considerable. However, the project's impacts to biological resources in conjunction with other projects would result in the permanent loss of oak woodland, and therefore, a significant and unavoidable impact.

ACTION OF THE NORTH AUBURN MUNICIPAL AREA COUNCIL:

Placer County Planning Staff gave a presentation to The North Auburn Municipal Area Council on May 5, 2011 and requested that they take action to recommend approval or denial of the Timberline project to the Placer County Planning Commission. Before taking action on the item they received comments from two members of the public who voiced concerns about the possible loss of views of the Sierra Mountains and the noise that might be generated from the project. In response the MAC determined that the visual analysis for the project addressed the Sierra Mountain view issue and recommended that the Planning Commission consider limiting the times of noise generating activities such a garbage pick-up. The North Auburn MAC then took action to unanimously recommend that the Planning Commission approve the Timberline project.

RECOMMENDATIONS:

Staff recommends the Planning Commission approve the Timberline project subject to the following findings and attached conditions as it is in keeping with the orderly development of the North Auburn Community and is consistent with development vision set forth in the Auburn Bowman Community Plan.

FINDINGS:

- 1) **Final Environmental Impact Report:** The Planning Commission, having considered the staff report, supporting documents and public testimony, determines that the Final Environmental Impact Report for the Timberline at Auburn project is adequate for use in conjunction with the project entitlements and recommends the Board of Supervisors certify it.
- 2) **Auburn-Bowman Community Plan Amendment and Rezoning:** The Planning Commission, having considered the staff report, supporting documents and public testimony, finds that the proposed changes to the Auburn-Bowman Community Plan land use designations and the proposed rezoning would not be inconsistent with public health, safety and welfare, and would be otherwise consistent with the County General Plan and Auburn-Bowman Community Plan, and are in compliance with applicable requirements of State law and recommends the Board of Supervisors approve the Community Plan Amendments and the Rezoning.
- 3) **Zoning Text Amendment:** The Planning Commission, having considered the staff report, supporting documents and public testimony, finds that the proposed Zoning Text Amendment would not be inconsistent with public health, safety and welfare, and would be consistent with the General Plan and recommends the Board of Supervisors approve the proposed amendment of Section 17.04.030 of the County Zoning Ordinance as proposed in the staff report.

4) **Conditional Use Permit:** The Planning Commission, having considered the staff report, supporting documents and public testimony, makes the following findings with respect to a Condition Use Permit to permit uses which are contained in the commercial and residential portions of the project and, subject to certification of the FEIR by the Board of Supervisors, approves a Conditional Use Permit subject to the conditions attached hereto as Attachment A:

a) The proposed uses are consistent with all applicable provisions of Chapters 17 and 18 of Placer County Code.

b) The proposed uses are consistent with the objectives, policies, general land uses and programs as specified in the Placer County General Plan and the Auburn Bowman Community Plan Amendment and Rezoning.

c) The establishment, maintenance or operation of the proposed uses will not be detrimental to the health, safety, and general welfare of people residing or working in the neighborhood of the proposed use, and will not be detrimental or injurious to property or improvements in the neighborhood or the general welfare of the County.

d) The proposed uses are consistent with the character of the immediate neighborhood and will not be contrary to its orderly development.

5) **Minor Use Permit:** The Planning Commission, having considered the staff report, supporting documents and public testimony, makes the following findings with respect to a Minor Use Permit to permit the creation of the wetlands and trail construction and operation on the Auburn Recreation District parcel and, subject to certification of the FEIR by the Board of Supervisors, approves a Minor Use Permit subject to the attached conditions attached hereto as Attachment A:

a) The proposed uses are consistent with all applicable provisions of Chapters 17 and 18 of Placer County Code.

b) The proposed uses are consistent with the objectives, policies, general land uses and programs as specified in the Placer County General Plan and the Auburn Bowman Community Plan upon approval of the General Plan Amendment and Rezoning.

c) The establishment, maintenance or operation of the proposed uses will not be detrimental to the health, safety, and general welfare of people residing or working in the neighborhood of the proposed use, and will not be detrimental or injurious to property or improvements in the neighborhood or the general welfare of the County.

d) The proposed uses are consistent with the character of the immediate neighborhood and will not be contrary to its orderly development.

6) Variance:

1. The Planning Commission, having considered the staff report, supporting documents and public testimony, makes the following findings with respect to a variance for the proposed recreational vehicle/storage yard eight foot fence height and, subject to certification of the FEIR by the Board of Supervisors, approves the Variance subject to the attached conditions, attached hereto as Attachment A:

a) Because of the special circumstances applicable to this property, the strict application of the provisions of Chapter 17 would deprive the property of privileges enjoyed by other property in the vicinity and under identical classification. The special circumstances are that due to the close proximity to Richardson Drive an eight foot fence is necessary to provide adequate screening from Richardson Drive and security for the RV/boat storage facility as it will be in close proximity to a main thoroughfare.

b) The granting of this Variance does not constitute a grant of special privileges inconsistent with limitations upon other properties in the vicinity and in the zone district because other properties do not have the same the close proximity to a main thoroughfare necessitating the need for an eight foot fence.

c) The granting of this Variance does not authorize a use that is not otherwise authorized in the zone district in which the property is located.

d) The granting of this Variance does not under the circumstances and conditions of this case, adversely affect public health or safety, is not materially detrimental to the public welfare, and is injurious to nearby property or improvements.

e) The proposed use is consistent with the objectives, policies, general land uses, and programs as specified in the Placer County General Plan and Auburn Bowman Community Plan.

f) The Variance as granted is the minimum necessary departure from the applicable requirements of Chapter 17.

2. The Planning Commission, having considered the staff report, supporting documents and public testimony, makes the following findings with respect to a variance to allow backing into private roadways and, subject to certification of the FEIR by the Board of Supervisors, approves the Variance subject to the attached conditions, attached hereto as Attachment A:

a) Because of the special circumstances applicable to this property, the strict application of the provisions of Chapter 17 would deprive the property of privileges enjoyed by other property in the vicinity and under identical classification. The special circumstances are the traffic in this portion of the project is anticipated to be of a low volume; Therefore, backing into the private streets will not create a safety hazard.

b) The granting of this Variance does not constitute a grant of special privileges inconsistent with limitations upon other properties in the vicinity and in the zone district because other properties do not have same predicted low volume traffic.

c) The granting of this Variance does not authorize a use that is not otherwise authorized in the zone district in which the property is located.

d) The granting of this Variance does not under the circumstances and conditions of this case, adversely affect public health or safety, is not materially detrimental to the public welfare, and is injurious to nearby property or improvements.

e) The proposed use is consistent with the objectives, policies, general land uses, and programs as specified in the Placer County General Plan and Auburn Bowman Community Plan.

f) The Variance as granted is the minimum necessary departure from the applicable requirements of Chapter 17.

3. The Planning Commission, having considered the staff report, supporting documents and public testimony, makes the following findings with respect to a Variance to allow a parking Variance to allow the development of one parking space per loft living unit where normally the Zoning Ordinance would call for one space per room and one space for every four rooms in apartment complex for guest parking. The Planning Commission, having considered the staff report, supporting documents and public testimony, makes the following findings with respect to a Variance to allow and, subject to certification of the FEIR by the Board of Supervisors, approves the Variance subject to the attached conditions, attached hereto as Attachment A:

a) Because of the special circumstances applicable to this property, the strict application of the provisions of Chapter 17 would deprive the property of privileges enjoyed by other property in the vicinity and under identical classification. The special circumstances are that sufficient parking will be available for the apartments, as the total number of parking spaces proposed for the project – including guest parking – is 1,994, which is 16 spaces less than the amount of parking required for the project per the Placer County Zoning Ordinance. While an additional 65 parallel parking spaces are proposed along Richardson Drive, for an overall total of 2,063, the County's parking standards do not allow on-street parking to count towards the provision of needed parking spaces.

b) The granting of this Variance does not constitute a grant of special privileges inconsistent with limitations upon other properties in the vicinity and in the zone district because other properties do not have not usually have residential lofts above commercial buildings with on street parking that exceeds the parking requirement of the County per the Zoning Ordinance.

c) The granting of this Variance does not authorize a use that is not otherwise authorized in the zone district in which the property is located.

d) The granting of this Variance does not under the circumstances and conditions of this case, adversely affect public health or safety, is not materially detrimental to the public welfare, and is injurious to nearby property or improvements.

e) The proposed use is consistent with the objectives, policies, general land uses, and programs as specified in the Placer County General Plan and Auburn Bowman Community Plan.

4. The Planning Commission, having considered the staff report, supporting documents and public testimony, makes the following findings with respect to a Variance to allow two entry way structures on Richardson Drive and another on Bell and Richardson Drive into the residential portion of the Timberline project to encroach into the front setback and, subject to certification of the FEIR by the Board of Supervisors, approves the Variance subject to the attached conditions, attached hereto as Attachment A:

a) Because of the special circumstances applicable to this property, the strict application of the provisions of Chapter 17 would deprive the property of privileges enjoyed by other property in the vicinity and under identical classification. The special circumstances are the large size and scope and mixed use nature of the Timberline project require entry way features for the project as they will act as directional signage and reduce directional confusion on Bell Road and Richardson Drive.

b) The granting of this Variance does not constitute a grant of special privileges inconsistent with limitations upon other properties in the vicinity and in the zone district because other properties do not normally have the mixed use nature, size, or scope similar to the Timberline project.

c) The granting of this Variance does not authorize a use that is not otherwise authorized in the zone district in which the property is located.

d) The granting of this Variance does not under the circumstances and conditions of this case, adversely affect public health or safety, is not materially detrimental to the public welfare, and is injurious to nearby property or improvements.

e) The proposed use is consistent with the objectives, policies, general land uses, and programs as specified in the Placer County General Plan and Auburn Bowman Community Plan.

f) The Variance as granted is the minimum necessary departure from the applicable requirements of Chapter 17.

6. The Planning Commission, having considered the staff report, supporting documents and public testimony, makes the following findings with respect to a variance to allow a signage Variance to allow two monument multi-tenant signs for the commercial areas of the project, that will allow multi tenants on the sign face, allow them to be no higher than twelve feet

where eight is normally allowed, and to be less than 100 from a street corner and, subject to certification of the FEIR by the Board of Supervisors, approves the Variance subject to the attached conditions, attached hereto as Attachment A:

a) Because of the special circumstances applicable to this property, the strict application of the provisions of Chapter 17 would deprive the property of privileges enjoyed by other property in the vicinity and under identical classification. The special circumstances are for the first sign that it will need to be closer than 100 feet from the corner of Richardson and Education to Act directional signage into the medical complex as its entrance is near the corner of the intersection.

The second proposed sign will be located on Bell Road near the intersection of Bell Road and Richardson Drive for the retail shopping area. The sign is proposed to be 12 feet in height with up to 12 businesses listed because without the sign the retail businesses located on Richardson Drive will not have adequate signage exposure as Richardson Drive heading north will dead end at the retirement community negating the usefulness of any signage on Richardson Drive.

b) The granting of this Variance does not constitute a grant of special privileges inconsistent with limitations upon other properties in the vicinity and in the zone district because other properties do not normally have the mixed use nature, size, or scope similar to the Timberline project.

c) The granting of this Variance does not authorize a use that is not otherwise authorized in the zone district in which the property is located.

d) The granting of this Variance does not under the circumstances and conditions of this case, adversely affect public health or safety, is not materially detrimental to the public welfare, and is injurious to nearby property or improvements.

e) The proposed use is consistent with the objectives, policies, general land uses, and programs as specified in the Placer County General Plan and Auburn Bowman Community Plan.

f) The Variance as granted is the minimum necessary departure from the applicable requirements of Chapter 17.

- 12) **Noise Exception:** The Planning Commission, having considered the staff report, supporting documents and public testimony, finds the following factors applicable in accordance with Subsection (D) of Section 9.36.080 of the Placer County Noise Ordinance finds an noise exception is needed as the stationary noise levels associated with the project loading dock would be well within acceptable limits at the nearest sensitive receptor areas where people would actually be located, the noise levels at the nearest property line (i.e., Lot 15, residential Building D2 "3-story Residential Independent Living" as shown on the attached site plan), where people would not be located, would exceed

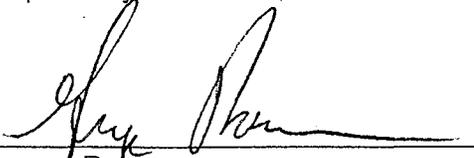
Noise Ordinance standards and, subject to certification of the FEIR by the Board of Supervisors, approves the exception:

a) The Timberline loading dock noise exception is in keeping with the intent of the Placer County noise ordinance as stationary noise levels associated with the project loading dock would be well within acceptable limits at the nearest sensitive receptor areas where people would actually be located, the noise levels at the nearest property line (i.e., Lot 15, Residential Building D2 "3-story Residential Independent Living" as shown on the attached site plan), where people would not be located, would exceed Noise Ordinance standards.

13) **Tentative Subdivision Map:** The Planning Commission, having considered the staff report, supporting documents and public testimony, makes the following findings with respect to a the Tentative Map for the Timberline at Auburn project, as shown in Attachment D, and, subject to certification of the FEIR by the Board of Supervisors, approves the Tentative Map subject to the conditions, attached hereto as Attachment A:

- a) Upon approval of the proposed amendments to the, Auburn-Bowman Community Plan, Rezoning and Zoning Text Amendment, the proposed subdivision, together with the provisions for its design and improvements, will be consistent with the Placer County General Plan, the Auburn-Bowman Community Plan and the applicable County Zoning Ordinances.
- b) The site of the subdivision is physically suitable for the type and proposed density of development.
- c) The project, with the recommended conditions, is compatible with the neighborhood and adequate provisions have been made for necessary public services and mitigation of potential environmental impacts.
- d) The design and proposed improvements of the subdivision are not likely to cause substantial environmental damage or public health problems.
- e) The design of the subdivision and the type of the proposed improvements will not conflict with easements acquired by the public at large for access through, or use of the property, within the proposed subdivision.

Respectfully submitted,


George Rosasco
Supervising Planner

ATTACHMENTS:

- Attachment A – Recommended Conditions of Approval
- Attachment B – Findings Of Fact And Statement Of Overriding Considerations
- Attachment C –Site Plan
- Attachment D –Vesting Tentative Map
- Attachment E –Land Use Designation Map
- Attachment F –Zoning Designation Map
- Attachment G –Correspondence on Final EIR
- Attachment H –Timberline at Auburn Final Environmental Impact Report (under separate cover)

cc: John Margowski- Applicant
Michael J Johnson - CDRA Director
Paul Thompson - Deputy Planning Director
Karin Schwab - County Counsel's Office
Scott Finley - County Counsel's Office
Holly Heinzen – CEO Office
Angel Rinker- Air Pollution Control District
Phil Frantz- Engineering and Surveying Department
Andrew Gaber - Department of Public Works
Grant Miller - Environmental Health Services
Andy Fisher - Parks Department
Michael Wells - Supervising Planner
Subject/chrono files

T:PLN/George/Timberline/Timberline DEIR PC Rpt

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