

Environmental Issues

(See attachments for information sources)

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