UBORA
EXCELLENCE

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Memorandum

To: Will Wong, Community Development Director
Jack Warren, Public Works Director
City of Auburn
From: Joe Olsen, P.E., Ubora Engineering & Planning
Date: September 1, 2010
Regarding: **Baltimore Ravine – Site Access Alternatives**

On January 18, 2010 we provided you with a memorandum summarizing the findings of our analysis on alternative site access routes for the project. To supplement that information, we have been asked to provide you with an estimate of:

1. the total area that would be disturbed by each access alternative, and
2. the area of woodland habitat that would be removed by each access alternative

In addition, we understand that a member of the public has suggested that a new alternative access route near the west end of the project site (i.e. "the extension of Tea Lane") be evaluated, and we have been asked to provide our opinion regarding the feasibility of that alternative.

Supplemental Information – Areas of Disturbance:
Below is a summary of the estimated areas of disturbance that would result from each of the alternative access routes described in our January 18, 2010 memorandum. We've also included an estimate for the Tea Lane Extension alternative described later in this memo. Please note that we have provided a range of potential impact areas. The minimum area is based upon an assumed impact width of sixty feet (equivalent to the existing Herdal Drive right-of-way) for each of the access alternatives. However, in reality the impacts would be greater due to the cut and fill slopes that would result from the hilly topography in the project vicinity. As such, the high end of the range shown is based upon an assumed impact width of 100 feet in an attempt to accommodate cut & fill slopes. Because of the more detailed information available for the Herdal Drive Extension, the disturbed area estimates for Alternative #1 are fairly representative.

Alternative Access Route	Area Disturbed	Woodland Habitat Disturbed
#1 Herdal Drive Extension	0.9 acres	0.5 acres
#2 Maidu Drive Extension	2-3 acres	1-2 acres
#3 May Perry Drive	6-10 acres	4-7 acres
#4 Pacific Street Extension	5-8 acres	4-7 acres
#5 South of Pacific Street	4-7 acres	3-5 acres
#6 Tea Lane Extension	2-3 acres	1-2 acres

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In addition to the increased areas of disturbance that would result from choosing any of the Alternatives #2 thru #6 instead of the preferred Alternative #1, a significant increase in grading would also result, though quantifying that increased grading was not within the scope of our analysis.

Extension of Tea Lane:
An additional alternative for accessing the Baltimore Ravine Specific Plan site from the south has been suggested by a member of the public. The alignment, as we understand it, would be to extend Tea Lane north, from its intersection with Indian Hill Road, and follow the PG&E electric transmission line easement across Dutch Ravine until reaching Perry Ranch Road, then improving roughly 300 feet of Perry Ranch Road to the location where the secondary access connection (EVA) is currently proposed (see Exhibit A).

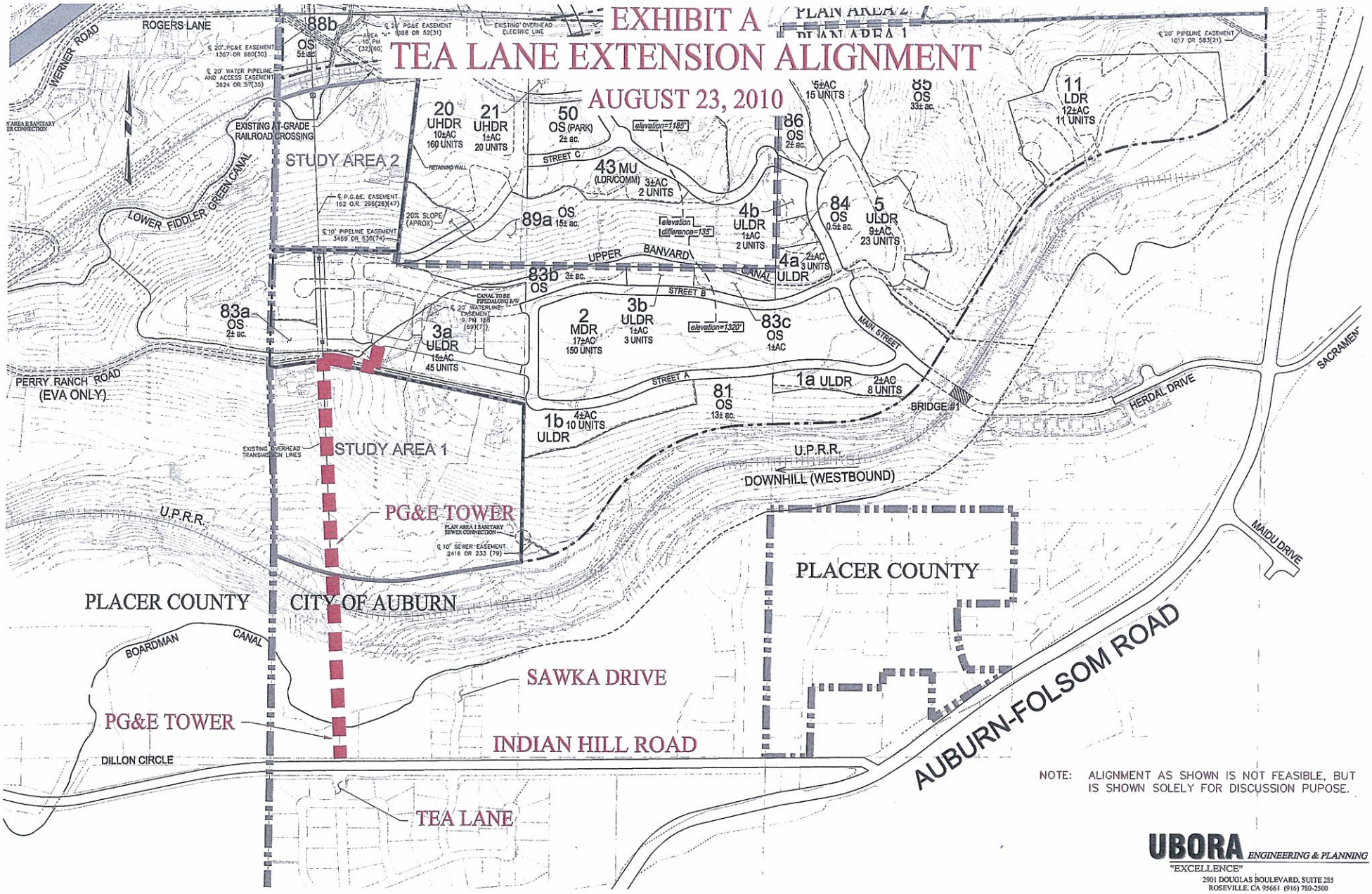
The suggested alignment, as described, is not feasible due to the existence of two towers within the easement. These towers (one of which is located less than 150 feet north of Indian Hill Road) support the electric lines, and negate the ability to construct a roadway within the easement. Even if the suggested alignment were moved east (i.e. adjacent to the easement), the southerly of the two towers would create challenges for aligning the proposed roadway with Tea Lane for its connection to Indian Hill Road. Due to the proximity of the Sawka Drive/Indian Hill Road intersection, there is not enough room to move the suggested connection to Indian Hill Road east of Tea Lane.

As such, if an acceptable alignment for extending Tea Lane (one that avoided the tower) could be developed, and if the impacts to the existing residents on Perry Ranch Road were found acceptable, the suggested alternative access would result in the following:

1. Right-of-way would need to be acquired for the new road (roughly 2,400 LF).
2. Significant impacts to trees would result from earth fills necessary to construct the roadway.
3. Extremely long span (in excess of 1,000 feet) bridge and significant grading for bridge approaches would be needed to cross the railroad (significant cost); visual impact of large bridge span would be greater than the proposed bridge at Bloomer Cut.
4. The road extension would have impacts to adjacent properties (Perry Ranch Road residents) where no adjacent road right-of-way currently exists.
5. Emergency vehicle response times would be greater than those via the proposed access at Herdal Drive.
6. Traffic circulation / connectivity to downtown Auburn would be less desirable than the proposed access at Herdal Drive.

Please give me a call if you have any questions or if you would like to discuss any of these issues in further detail.

EXHIBIT A
TEA LANE EXTENSION ALIGNMENT
AUGUST 23, 2010



NOTE: ALIGNMENT AS SHOWN IS NOT FEASIBLE, BUT IS SHOWN SOLELY FOR DISCUSSION PUPOSE.

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