

PUBLIC INPUT ON FENCE OPTIONS (AVCSD)

PROPOSED FENCING



- Legend
- County Boundary
 - Parcels



1: 1,128



Notes

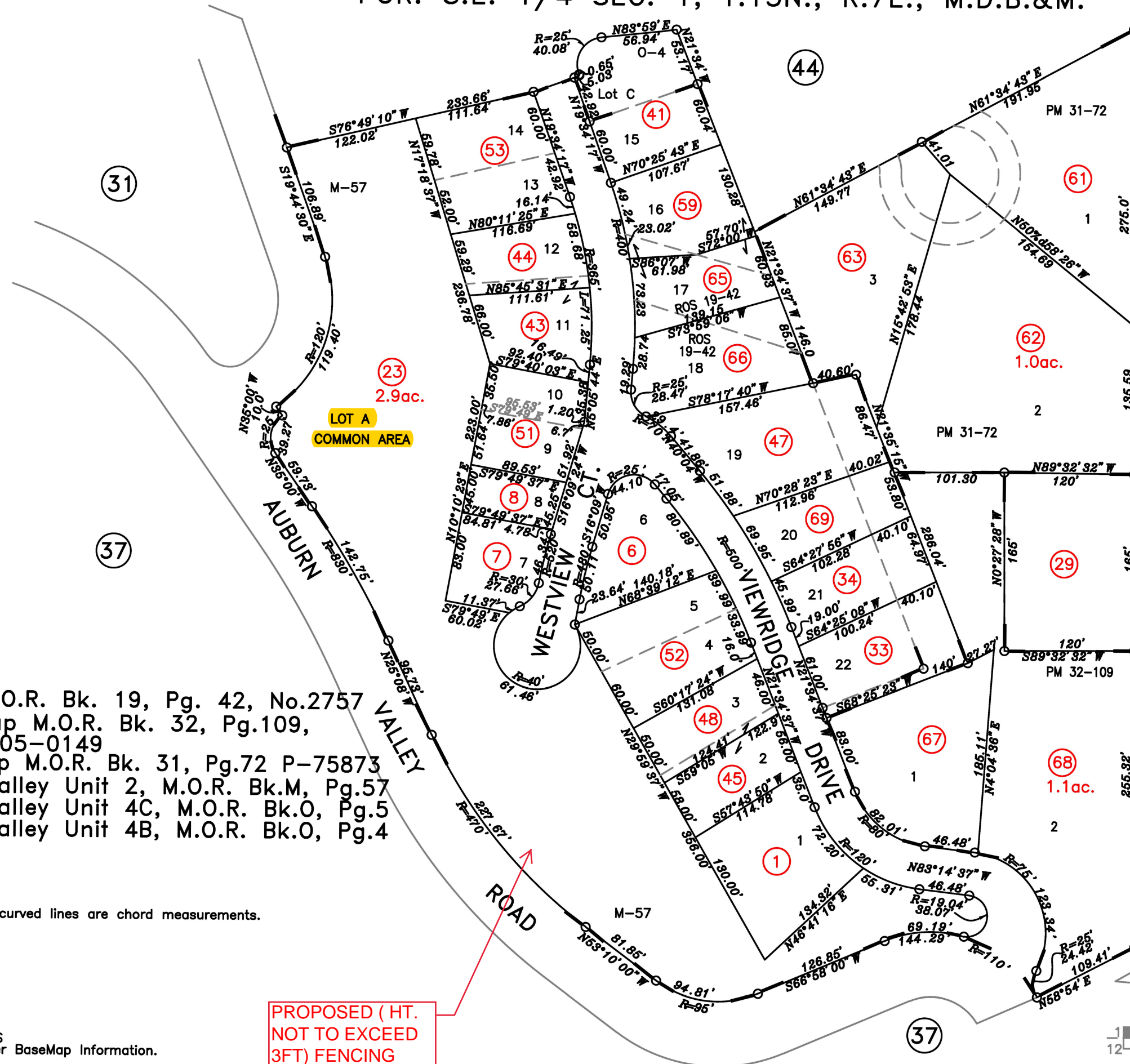
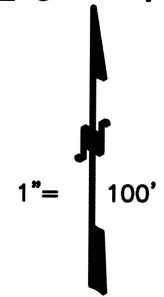
OPTIONS:

1. Wood fence matching the existing fence onsite;
2. Post & Cable fence
3. White PVC (plastic) fence to match the recently installed fence along Auburn Valley Road;

NOTE-

1. The Dots represent the the fence posts-to be installed at least 3ft from the edge of the pavement;

POR. S.E. 1/4 SEC. 1, T.13N., R.7E., M.D.B.&M.



NOTE
 This map was prepared for assessment purposes only, and is not intended to illustrate legal building sites or establish precedence over local ordinances. Official information concerning size or use of any parcel should be obtained from recorded documents and local governing agencies.

Survey M.O.R. Bk. 19, Pg. 42, No.2757
 Parcel Map M.O.R. Bk. 32, Pg.109,
 DPM 2005-0149
 Parcel Map M.O.R. Bk. 31, Pg.72 P-75873
 Auburn Valley Unit 2, M.O.R. Bk.M, Pg.57
 Auburn Valley Unit 4C, M.O.R. Bk.O, Pg.5
 Auburn Valley Unit 4B, M.O.R. Bk.O, Pg.4

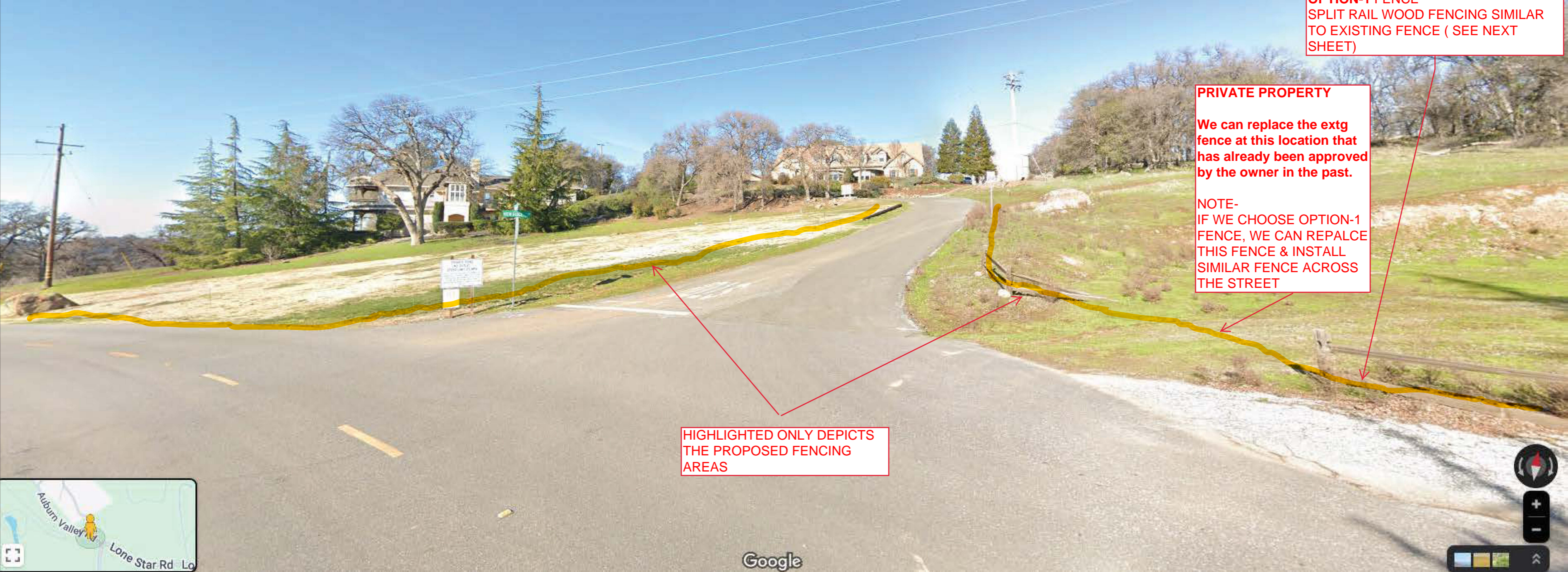
NOTE
 All distances on curved lines are chord measurements.
 10-13-2020
 03-06-2007
 11-22-2005
 01-04-2005
 01-21-2004
 03-24-2003
 01-29-2003
 01-03-2003
 09-12-2002
 09-06-2001
 04-11-2001 SKS
 Page Redrawn Per BaseMap Information.

PROPOSED (HT. NOT TO EXCEED 3FT) FENCING WITHIN LOT-A (COMMON AREA)

Pg. Bk.75 03

Assessor's Map Bk.26 Pg.40
 County of Placer, Calif.

NOTE
 Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.

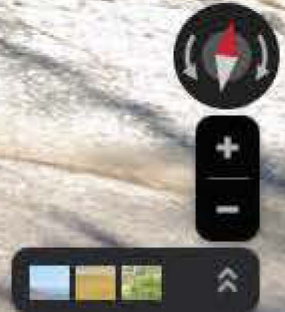


OPTION 1 FENCE
SPLIT RAIL WOOD FENCING SIMILAR TO EXISTING FENCE (SEE NEXT SHEET)

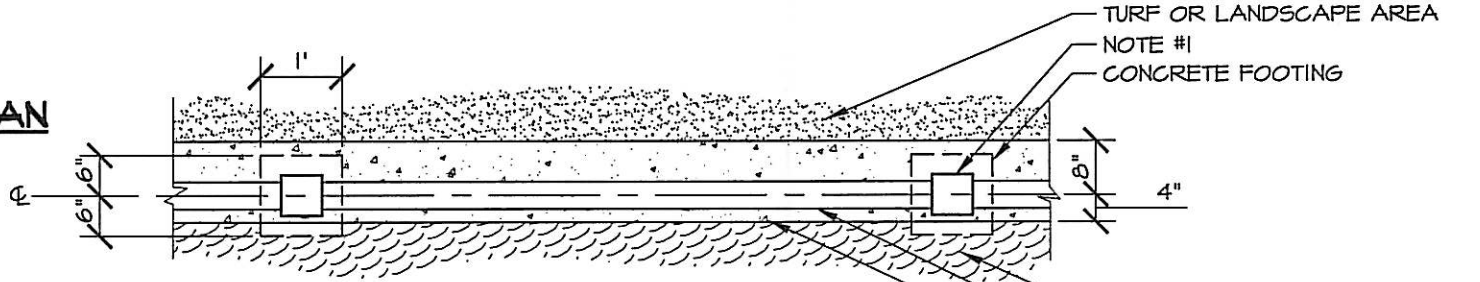
PRIVATE PROPERTY
We can replace the extg fence at this location that has already been approved by the owner in the past.

NOTE- IF WE CHOOSE OPTION-1 FENCE, WE CAN REPALCE THIS FENCE & INSTALL SIMILAR FENCE ACROSS THE STREET

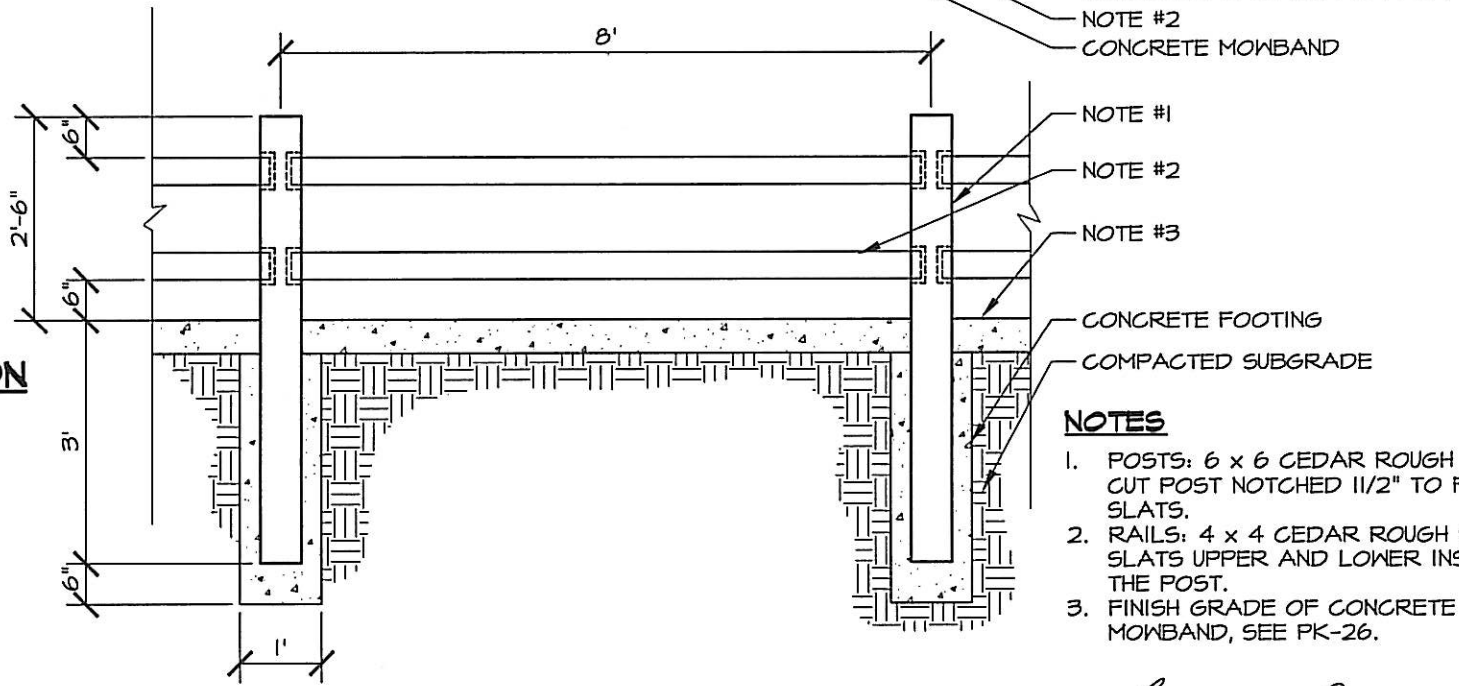
HIGHLIGHTED ONLY DEPICTS THE PROPOSED FENCING AREAS



PLAN



SECTION



NOTES

1. POSTS: 6 x 6 CEDAR ROUGH CUT POST NOTCHED 11/2" TO FIT SLATS.
2. RAILS: 4 x 4 CEDAR ROUGH SAWN SLATS UPPER AND LOWER INSET IN THE POST.
3. FINISH GRADE OF CONCRETE MOWBAND, SEE PK-26.

Michael T. Shellito
 MICHAEL T. SHELLITO
 COMMUNITY SERVICES DIRECTOR



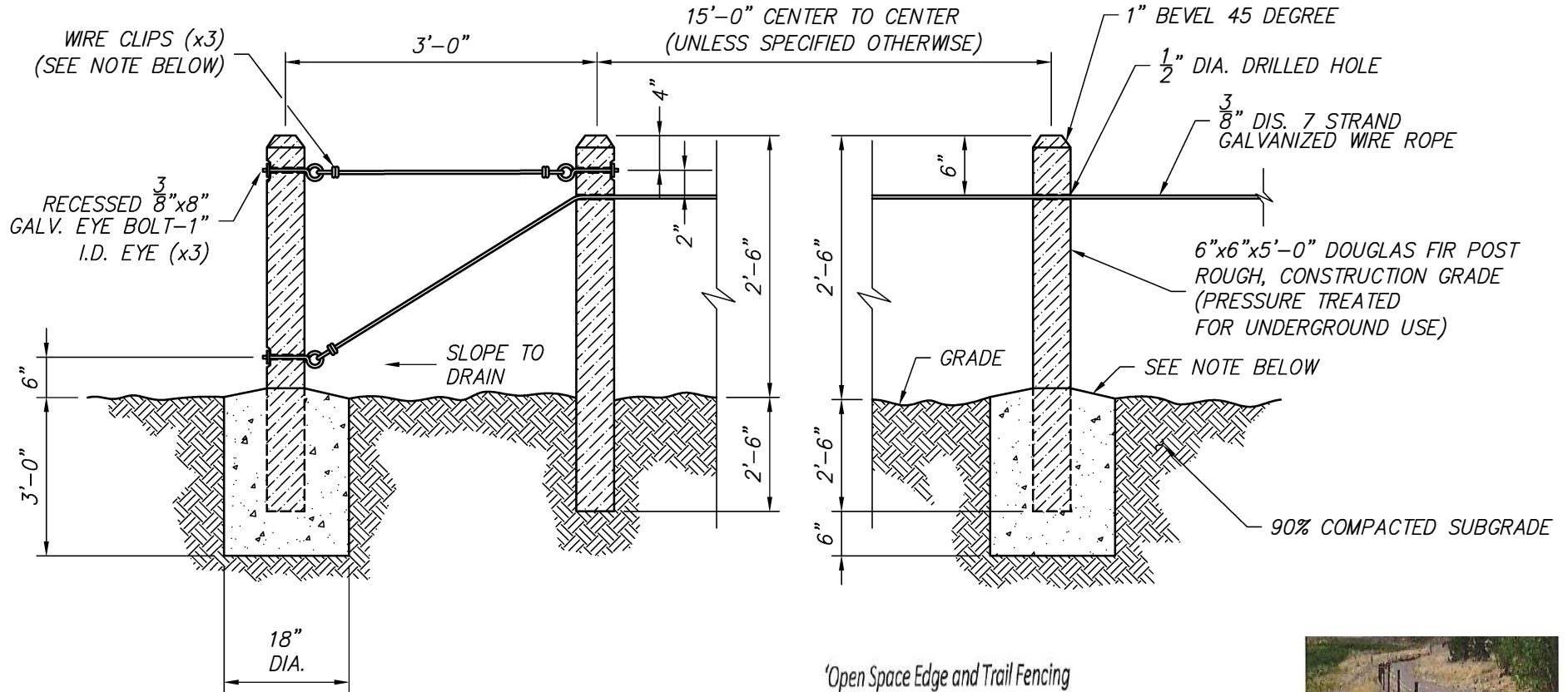
SPLIT RAIL FENCE

PARKS & RECREATION DEPARTMENT

SCALE: NOT TO SCALE
 REVISED: JULY 2007

PK-54

**OPTION-2 FENCE
POST & CABLE (WOOD POSTS WITH STEEL CABLE)**



TERMINAL POST ANCHOR DETAIL

NOTES:

1. PROVIDE CONCRETE FOOTINGS AT ALL END POSTS, AT ALL BENDS AND AS SPECIFIED ON APPROVED PLANS.
2. USE 3/8"x 2" GALVANIZED WIRE ROPE CLIPS FOR CONNECTION AND SPLICES. ALL CLIPS SHALL BE PLACED WITH NUTS FACING DOWNWARD.

REVISIONS:	DATES:

'Open Space Edge and Trail Fencing

Parallel with each trail will run a post and cable fence to separate the trail from the adjoining creek area. Post and cable fencing will be typically no more than 3 feet in post eight with 3/8" 7 strand galvanized wire rope. Posts will be 6" by 6" square placed 15 feet apart (center to center).



Post and cable shall be used to protect open space areas from unwanted access.

- Open Space edge fencing is located along the boundary of both preserves and open space use areas. Such fencing shall be installed adjacent to open space areas where the protection of sensitive species is required, where public

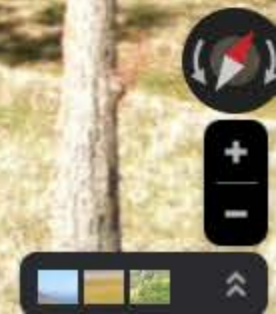


OPTION-3
INSTALL A 3FT HIGH TWO PANEL PVC (PLASTIC) FENCE
SIMILAR TO THE RECENTLY INSTALLED FENCING ALONG
OUR GOLF COURSE ENTRANCE.

NOTE-THIS PICTURE IS ONLY FOR HIGHLIGHTING THE TYPE
& COLOR OF THE PVC FENCE. THIS IS A THREE PANEL
FENCE.



Google



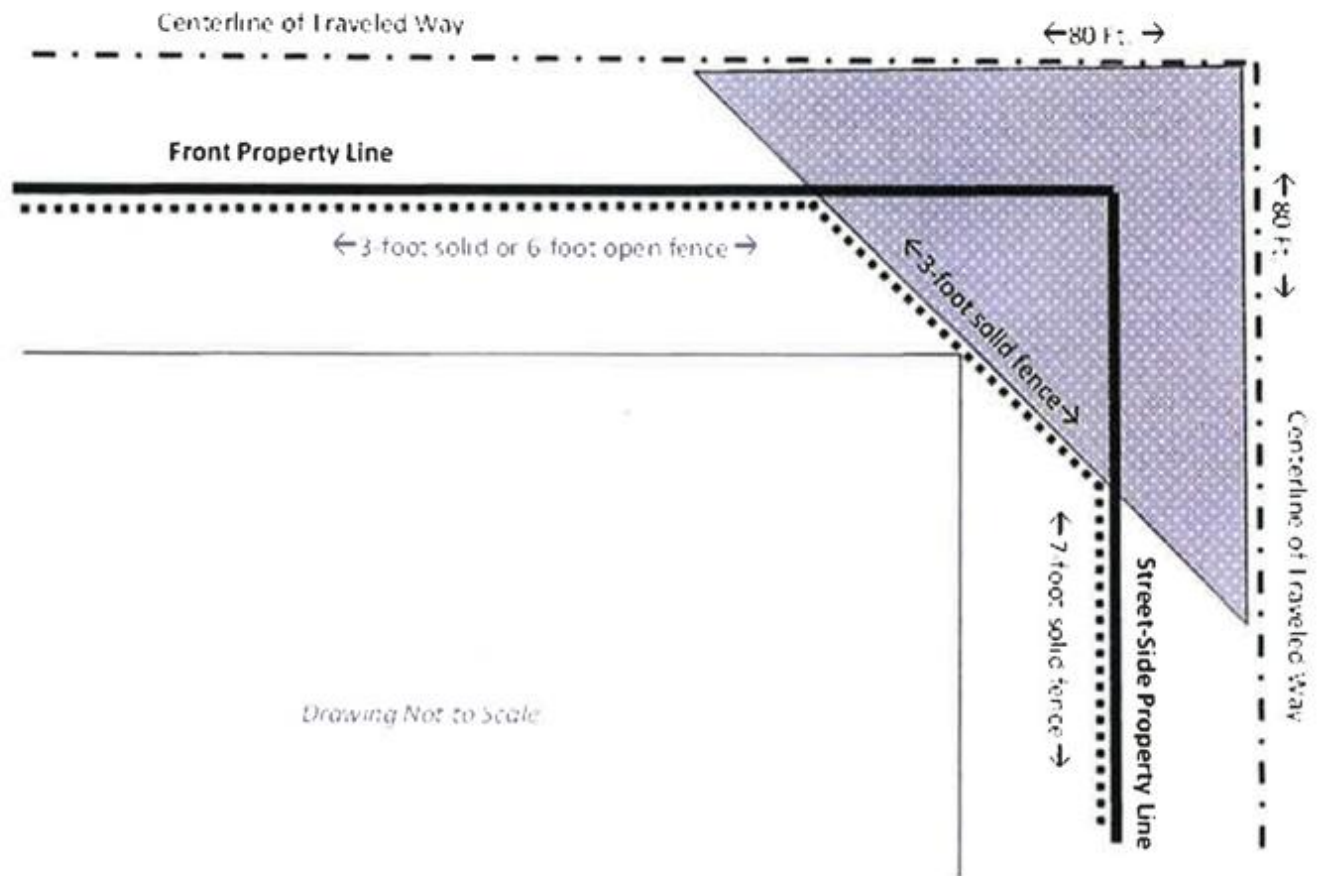
17.54.030 Landscaping and **fencing**.

A. Purpose. The purpose of **fencing** and landscaping standards are to provide privacy, security and the visual screening of unsightly areas or activities, reduce glare and noise, enhance the appearance of property, and for landscaping, provide areas on sites that can absorb rainfall to assist in reducing runoff and controlling erosion.

B. Height Limits for **Fencing** and Landscaping. The following height limits for **fencing** and landscaping apply to sites in the RA, RF, RM, RS, C1, HS, and INP districts. No **fence**, earth berm or hedge of any kind shall be constructed or grown to a height greater than the following, except where a greater height is required by state or federal law:

1. Within the Front Setback. Three feet, except that open wire, chain link, wood rail, or other similar types of **fencing** (consisting of only such materials as do not conflict with vehicle sight distance, as determined by the department of public works) may be constructed to a height of six feet in the residential agricultural (RA) and residential forest (RF) districts, and to a height of four feet in the residential single-family (RS) and residential multifamily (RM) districts where the site and surrounding parcels are at least one acre in size.

2. Within the Side, Street-Side, or Rear Setback. A maximum of seven feet within a required side or rear setback. **Fences** may be up to seven feet within a street-side setback, provided the **fencing** is not within a public utility easement or multi-purpose easement, steps down to three feet in the front setback (or a six-foot open-style **fencing** such as open wire, chain link, wood rail in the RA and RF zone districts), and does not conflict with vehicle site distance as demonstrated as a "clear view triangle." A "clear view triangle" is an area of unobstructed sight distance for the traveling public at the intersection of two streets, which can generally be determined by measuring eighty (80) feet from the center of two intersecting streets along the centerline of each street, then connecting the two points with a straight line forming the hypotenuse of the "clear view triangle," as illustrated in the following diagram:



Street-side **fencing** higher than three feet shall not be permitted on any corner lot within the area designated as the “clear view triangle.”

3. Along Freeway or Major Arterial. **Fences**, walls, berms and/or other sound attenuation features that border freeways or major arterial streets/roads may be constructed to a height of six feet above natural grade or to such other height as is required, in the opinion of the planning director, to adequately mitigate the adverse effects of noise and/or for aesthetic reasons in the following instances:

a. Such a **fence**, wall, berm, etc. is discussed as a mitigation measure in an environmental document (e.g., EIR or negative declaration) certified or approved by Placer County; or

b. Such a **fence**, wall, berm, etc. is requested by a property owner (or owners) who has had a similar feature erected on the opposite side of a street/road which borders the owner’s property and such a **fence**, wall, berm, etc. does not adversely affect drivers’ sight distance on adjacent roadways.

4. Along Other Roadways. **Fences**, walls and/or landscaping required by the county as a condition of approval of any permit, entitlement, or other discretionary decision may be six feet high or at such other height as is required to mitigate the adverse effects of noise and/or for aesthetic reasons as discussed in an environmental document (e.g., an EIR or negative declaration) certified or approved by Placer County.

C. Landscaping.

1. When Required. Landscaping shall generally be provided for all new development that is required by this chapter to obtain an administrative review permit, a design review approval, a minor use permit, a conditional use permit or any other discretionary approval, as set forth in the Placer County landscape design guidelines, and as may be required by any conditions of approval or other provisions of this chapter, unless such new developments are specifically exempted from the landscaping requirement by the hearing body with appropriate jurisdiction or by the planning director.

2. Timing of Installation. In any case where landscaping is required by this chapter, the landscape design guidelines, or a condition of approval of a land use permit (Article 17.58), the landscaping shall be installed or properly secured for installation (Section 17.58.190 Security for performance) before project occupancy.

3. Plan Review. The following must meet the standards, requirements and procedures set forth in the Placer County Building Code (Placer County Code Chapter 15, Article 15.75) and the Placer County landscape design guidelines for both design and water efficient landscaping:

- a. New landscapes in single-family residential, multi-family residential, commercial, industrial, and public agency projects requiring a permit, plan check, or design review.
- b. Rehabilitated landscapes requiring a permit, plan check, or design review.

See the Placer County landscape design guidelines for size thresholds where the water efficient landscaping requirements apply.

4. Maintenance Required. All landscaping materials shall be properly installed and continuously maintained. Any plants that do not survive shall be replaced with new live plant materials within a reasonable time period, as determined by the planning director.

D. **Fencing**/Screening Requirements. **Fencing** in the form of solid wood **fencing**, a masonry wall, or other materials which shall form an opaque screen, shall be constructed and maintained with new development as follows, in addition to any **fencing** required by building codes, state or federal law. No land use permit is required for **fencing**, provided that it complies with the provisions of this chapter, including the provisions of Section 17.52.070 (Design review).

1. Outdoor Use and Storage Areas. Outdoor storage, manufacturing, fabrication, assembly or work areas shall be screened with a minimum six-foot high solid wall or **fencing**, or a combination of landscaping, berm and **fencing**, on all sides not occupied by building walls. The **fence** shall screen such areas from adjacent property.

2. Side and Rear Lot Lines. The side and rear property lines of all non-residential uses shall be **fenced** as follows:

a. Adjacent to a Residential Use or Zone. A minimum six-foot high **fence** or a combination of landscaping, berm and **fencing**, shall be located on the side and rear property lines of any nonresidential or non-agricultural use abutting a residential use or zone, except for parks, golf course greens and fairways, and dedicated open space areas.

b. Commercial and Industrial Zones. A minimum six foot solid wall or **fencing** (up to maximum eight foot solid wall or **fencing** for all storage yard areas), or combination of landscaping, berm and **fencing**, shall be located on the side and rear property lines of any site within a commercial or industrial zone that abuts a zone district that is not commercial, industrial, or professional office. Such **fencing** shall be constructed as part of the first project approval on the commercial or industrial site. Barbed wire is allowed if included with the total height of the **fence**. Appurtenant **fence** features such as pillars and pilasters shall not exceed the height of the **fence**.

3. Exceptions to **Fencing** and Screening Requirements.

a. Buildings Abutting Property Lines. **Fencing** is not required along any lot line where a building wall at least six feet high is immediately adjacent to the lot line.

b. Adjustments.

i. The **fencing** requirements of this section may be modified or waived, provided the planning director first finds that specific characteristics of the site or site vicinity would make required **fencing** unnecessary or ineffective.

ii. Where property line **fencing** is required, the location may be adjusted so the **fencing** may be constructed at or within the setback line, provided the areas between the **fence** and the property lines are landscaped, or in rural areas, retained in natural vegetation.

E. Crop Production. A maximum eight foot high open wire agricultural **fence** is allowed for the protection of growing agricultural crops in the Residential Agricultural (RA), Residential Forest (RF) and Farm (F) zones. (Ord. 6164-B § 4, 2022; Ord. 5887-B § 2, 2017; Ord. 5126-B, 2001)

Contact:

Placer County Main Line: 530-889-4000

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