4 LAND USE

The Land Use chapter of the EIR is intended to provide the reader with information regarding current land use and zoning designations, as well as the land use policies contained in the *Granite Bay Community Plan* (GBCP). Section 15125(d) of the California Environmental Quality Act (CEQA) Guidelines states, "[...] the EIR shall discuss any inconsistencies between the proposed project and applicable general plans and regional plans." The Rancho Del Oro Estates project is analyzed in this chapter for compatibility with the *Placer County General Plan* (PCGP), the GBCP, and the Placer County Zoning Ordinance.

Impacts that have already been identified in the Rancho Del Oro Estates Initial Study as having no impact or having less-than-significant levels (i.e., physically divide an established community; disrupt or divide the physical arrangement of an established community [including a low-income or minority community]; cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration; result in the development of incompatible uses and/or the creation of land use conflicts; affect agricultural and timber resources or operations [i.e., impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses]) are not further addressed within this chapter. The impacts identified as potentially significant in the Initial Study are addressed in this chapter.

4.1 Environmental Setting

The Environmental Setting section provides the existing land uses on the project site, as well as the proposed land use designations, and zoning.

Existing Land Uses

The proposed project site is composed of 119.4 acres located on the north side of Olive Ranch Road, one quarter mile east of Cavitt-Stallman Road. The project site is bounded on the north by Miners Ravine, on the east and west by single-family agricultural properties, and on the south, across Olive Ranch Road, by single-family residential properties. The project consists of one parcel, identified as Assessor's Parcel Number (APN) 046-090-012.

The proposed project site is currently undeveloped land used for cattle grazing and is characterized by varying topography, with rolling hills along the western, southern, and eastern edges and a relatively flat area located in the central portion of the site. The topography of the site is moderately sloped, with elevations ranging between 245 feet and 300 feet above mean sea level (msl). Vegetation consists of a dense growth of trees along the western, southern, and eastern edges of the property with a moderate growth of grass throughout the entire project site. The project site is composed of mixed oak woodland and annual grassland, and contains wetlands and associated riparian habitats. Annual grassland is found mainly in the central portion

of the site, but is also interspersed within the oak woodland vegetation throughout the remainder of the site. The densest portion of oak woodland is found in the eastern and southeastern portions of the site.

Proposed Land Uses

The project would include the development of 89 residential single-family lots and nine common area lots on a total of 119.4 acres. All lots would be at least 42,000 square feet (or roughly one acre) in size, which would result in a project that would be compatible with surrounding development while providing for open space and substantial avoidance of existing natural resources. The project would also include nine open space lots ranging in size from 3,525 square feet to 440,623 square feet. The project site would be gated, with a main access and secondary access off Olive Ranch Road. A 50-foot-wide landscaped common area would parallel Olive Ranch Road as measured from the edge of pavement to a decorative privacy wall.

On-site infrastructure for the project would consist of subdivision roads and water, sewer, and storm drainage improvements. In addition, the project would include the following off-site improvements: 1) widening of Olive Ranch Road to County standards, including curb, gutter, and meandering sidewalk; 2) two school bus turnouts; and 3) possibly connecting homes on Lawrence Drive to the proposed project's sewer line, abandoning an existing sewer lift station that currently serves those homes. Furthermore, the project would include paving a portion of a 20-foot wide emergency response route off-site along the existing private Shadow Oaks Lane, which would require the installation of off-site emergency vehicle access gates.

The proposed land uses would be consistent with the land uses allowed for the site under the GBCP; however, the applicant is requesting an entitlement to modify the existing zoning designation for the site in order to allow for development of 89 single-family lots.

Existing Land Use Designations

The project site is currently designated Rural-Low Density Residential (RLDR) in the PCGP and the GBCP (See Figure 4-1).

The RLDR designation is defined by the GBCP as follows:

Rural-Low Density Residential

The Rural-Low Density Residential designation allows for a density ranging from 0.9 to 2.3 acres per dwelling unit (or 1.1 to 0.43 dwelling units per acre). The designation was created in order to reduce the uncertainty connected with the use of the Low Density Residential category, which previously allowed a range of 0.4 to 2.3 acres per dwelling unit. This range was determined to be overly broad in that it allowed what were clearly urban style projects with 20,000-square-foot lots, and/or rural size parcels of 2.3 acres. This designation represents a transition zone between clearly rural areas and large lot suburban projects.

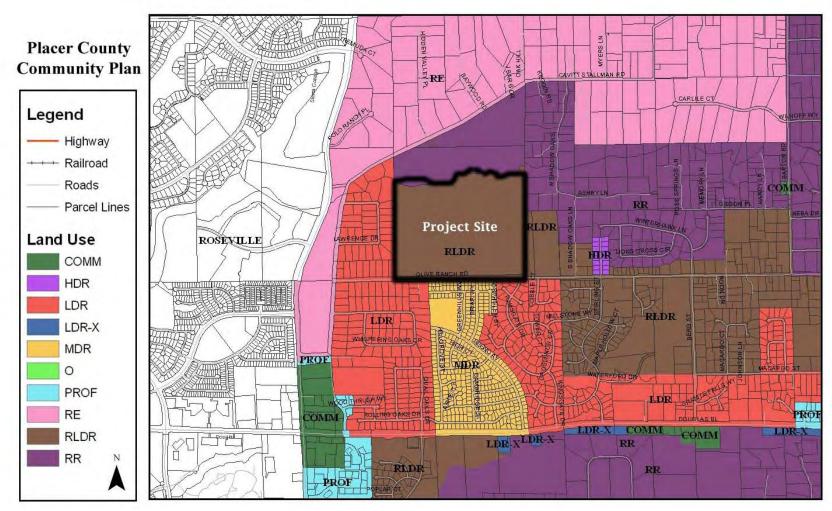


Figure 4-1
Existing PCGP and GBCP Land Use Designations

Approximately 2,700 acres are included in the Rural-Low Density Residential district, providing for an estimated 2,400 Rural-Low Density Residential building sites. This designation represents 19 percent of the Community Plan area and is approximately 50 percent built out. Based on individual project design and owner preference, such lots can provide for equestrian and small hobby farm areas, and thus contribute to the rural nature of the Plan area. Even at the higher density end of the range, the spacing between homes and the retention of much of the natural landscape and topography preserves some of the rural character of the area. This land use district also provides for a wide variety of housing in terms of cost, style and size.

Several undeveloped areas within the Rural-Low Density Residential designation include a land use intensity factor as a combining zone, which permits the property to be developed as a planned unit development (PUD), resulting in varying lot sizes. In addition to the purposes of PUDs stated earlier, the intent of permitting such development is to be less restrictive in terms of lot sizes in order to provide flexibility to the land planner in the design of projects with a goal of retaining/protecting natural features on the site or in addressing land use compatibility issues.

Existing Zoning

The project site is currently zoned RS-AG-B-100 PD 0.83 (Residential Single-Family, Combining Agricultural, Combining Minimum Building Site of 100,000 square feet, Planned Development, Density Limitation of 0.83 units per acre) (See Figure 4-2). The current base zoning would allow up to 42 residential lots on the project site, and up to 63 residential lots if developed as a Planned Development.

The Placer County Zoning Code defines this combination of zoning designations as follows:

Residential Single-Family

The Residential Single-Family (RS) designation is intended to provide areas for residential development characterized by detached single-family homes in standard subdivision form. The land uses shown in Table 4-1 are allowed in the RS zone, as provided by Section 17.06.030 et seq., of the Zoning Code, subject to the land use permit and minimum lot area shown for each use and any applicable specific standards.

Agriculture Combining District

The purpose of the Agriculture Combining District (-AG) is to identify residential areas where parcel sizes and neighborhood conditions are suitable for the raising and keeping of a variety of farm and exotic animals, in addition to household pets, without compatibility problems with surrounding residential uses. Agricultural accessory structures, animal raising and keeping, crop production, and equestrian facilities are allowed in the -AG combining district.

Figure 4-2 Existing Zoning Designations

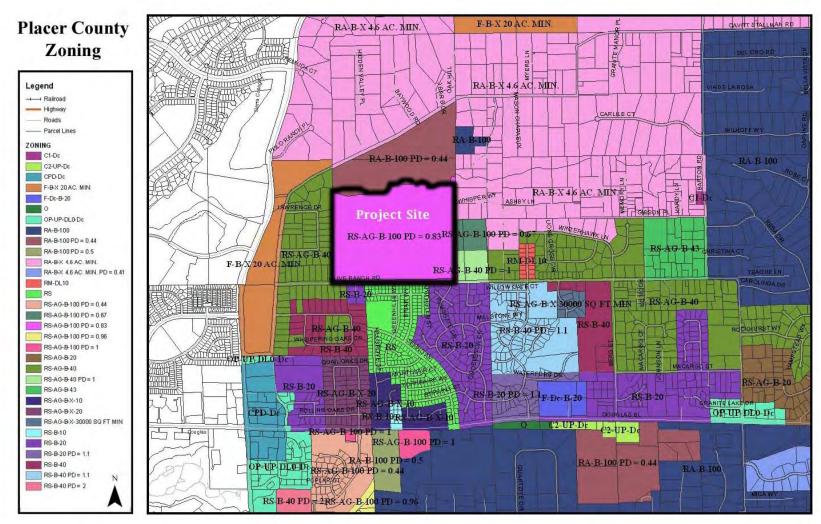


Table 4-1 Residential Single-Family Zone – Allowable Land Uses			
Resid	lentiai Single-Family Z	Minimum Lot Area ²	Specific Standards in
Allowable Land Uses	Land Use Permit	(square feet)	Section Section
Agricultural, Resource, and		(square rect)	Section
Animal raising and keeping	See Section 17.56.050	See Section 17.56.050	See Section 17.56.050
Recreation, Education, and I		See Section 17.30.030	See Section 17.50.050
Community centers	MUP		
Fisheries and game			
preserves	A	10,000	
Golf courses	MUP	400,000	
Houses of worship	MUP		
Parks, playgrounds	MUP	10,000	
Recycling, reverse vending		,	
machines and small	ARP		17.56.170
collection facilities			
Schools – Elementary	MUP	200,000	
Schools – Secondary	MUP	200,000	
Ski lift facilities and ski runs	CUP		
Temporary events	See Section 17.56.300	See Section 17.56.300	See Section 17.56.300
Residential Uses			
Home occupations	С		17.56.120
Mobile homes	С	10,000 ¹	17.56.150
Residential accessory uses	С		17.56.180
Residential care homes, 6 or	С	$10,000^1$	
fewer clients	C	·	
Secondary dwellings	ARP	See Section 17.56.200	
Single-family dwellings	С	10,000 ¹	17.56.230
Service Uses			
Child day care, family care	С	10,000 ¹	
homes			
Offices, temporary	MUP	6,000	17.56.300
Public safety facilities	MUP	10,000	
Public utility facilities	MUP	6,000	
Storage, accessory	See Section 17.56.250	See Section 17.56.250	See Section 17.56.250
Storage or petroleum products for on-site use	See Section 5.04.040	See Section 5.04.040	See Section 5.04.040
Transient Lodging			
Bed and breakfast lodging	MUP		17.56.070
Transportation and Commu	l		1
Antennas, communications facilities	See Section 17.56.060	See Section 17.56.060	See Section 17.56.060
Pipelines and transmission lines	A		
1 (20,000)			

Twenty thousand (20,000) square feet where both a well and on-site sewage disposal system are proposed on the same lot. Minimum lot size requirements may also differ if any one of the following combining zone districts are applied: -B (Section 17.52.040), -DL (Section 17.52.060), -DR (Section 17.52.080), or -PD (Section 17.52.120).

² Minimum lot area requirements apply only to newly-created parcels. Uses which are listed as permitted may be allowed on existing legal, nonconforming parcels which do not conform to the minimum lot size requirement if all other appropriate development standards (e.g., parking, setbacks, etc.) are met.

Minimum Building Site Combining District

The purpose of the Building Site Combining District (-B) is to provide for different parcel sizes in new subdivisions than would otherwise be required by an applicable zone district. These parcel sizes are based on special characteristics of the site or area to which the combining district is applied including, but not limited to, sensitive environmental characteristics, limited resource capacities, and community character.

Planned Residential Development Combining District

The purpose of the Planned Residential Development Combining District (-PD) is to identify areas where development can occur within the context of a planned development and where a residential density for the planned unit development must be determined by the County to guide the design of the proposed project, pursuant to the requirements and standards of Section 17.54.080 of the Zoning Code.

Density Limitation Combining District

The Density Limitation Combining District (-DL) provides special minimum lot size and density standards for certain areas where residential development may occur, where sensitive site characteristics or other special circumstances exist. It should be noted that the existing zoning for the project site includes a density limitation of 0.83 units per acre.

Proposed Zoning

In order to enable the development of 89 single-family units on the project site, the proposed project would include a rezone of the property to RS-B-42 DL 0.83 (Residential Single-Family, Combining Minimum Building Site of 42,000 square feet, Density Limitation of 0.83 units per acre). The Agriculture and Planned Development Combining Districts would be removed. The resultant project density would be consistent with the site's current GBCP RLDR designation for the site. The Residential Single-Family designation, the Building Site Combining District, and the Density Limitation Combining District are discussed above.

Adjacent Land Use Designations and Zoning

Placer County has adopted the following land use and zoning designations for the surrounding areas:

Land Use Designations (PCGP/GBCP)

North Rural Residential

South Low Density Residential, 0.4-0.9 acres per unit

Medium Density Residential, 2-4 dwelling units per acre

East Rural-Low Density Residential

Rural-Low Density Residential, DL 0.67

West Low Density Residential, 0.4-0.9 acres per unit

Zoning

North Residential-Agricultural, Building Site 2.3-acre minimum, Planned

Development 0.44 dwelling units per acre (RA-B-100 PD 0.44); Residential-Agricultural, Building Site 4.6-acre minimum (RA-B-X 4.6

acre minimum)

South Residential Single Family, Agriculture, Building Site 40,000 square feet

minimum (RS-AG-B-40); Residential Single Family, Agriculture, Building Site 20,000 square feet minimum (RS-AG-B-20); Residential Single Family, Agriculture, Building Site 10,000 square feet minimum

(RS-AG-B-10); Residential Single Family (RS)

East Residential Single Family, Agriculture, Building Site 100,000 square feet

minimum, Planned Development 0.67 dwelling units per acre (RS-AG-B-100 PD 0.67); Residential Single Family, Agriculture, Building Site 40,000 square feet minimum, Planned Development 1.00 dwelling units per acre (RS-AG-B-40 PD 1.0); Residential-Agricultural, Building Site

4.6-acre minimum (RA-B-X 4.6 acre minimum)

West Residential Single Family, Agriculture, Building Site 40,000 square feet

minimum (RS-AG-B-40)

Definitions for Adjacent Land Use Designations

The Rural Residential designation is discussed above. The PCGP defines the Low Density Residential and Medium Density Residential designations as follows:

Low Density Residential

The Low Density Residential (LDR) designation is applied to urban or urbanizing areas suitable for single-family residential neighborhoods, with individual homes on lots ranging in area from 10,000 square feet to one acre. Typical allowable land uses include the following: detached single-family dwellings, secondary dwellings, and residential accessory uses; churches, schools, parks, golf courses, child care facilities; and necessary public utility and safety facilities.

Medium Density Residential

The Medium Density Residential designation is applied within urban areas to single-family residential neighborhoods where some lower density multi-family housing may also be appropriate. Typical allowable land uses include the following: detached and attached single-family dwellings, secondary dwellings, smaller-scale multi-family dwellings (e.g., duplexes, triplexes, and fourplexes), and residential accessory uses; churches; schools; parks; golf courses; child care facilities; and necessary public utility and safety facilities.

The Rural-Low Density Residential designation is discussed above. The GBCP defines the Low Density Residential and Medium Density Residential designations in one section of the Plan, which also addresses High Density Residential, as follows:

Low Density, Medium Density, and High Density Residential

According to the Community Plan, much of the demand for housing in the Plan area is intended to be met through the construction of new homes in the Low Density (0.4-0.9 acres per dwelling unit) Residential District. A very limited amount of new housing will be provided in the Medium Density (2.0-4.0 dwelling units per acre) Residential District because either most of these areas have already been fully developed or are currently being developed. The High Density (4.0-10.0 dwelling units per acre) district is used very sparingly with limited potential for additional mobile home spaces and multi-family dwellings.

Based on a comparison with the 1975 Loomis Basin General Plan, the Medium Density Residential and High Density Residential areas are the same with the following exception. To the east of the Granite Bay Village Shopping Center, areas formerly designated as Commercial are now shown as High Density Residential and Medium Density Residential. The High Density Residential area represents an approved subdivision with a density of approximately nine units per acre which is currently under construction. Immediately to the east of that, the Medium Density Residential designation is shown in order to provide for housing in this area that is compatible with land uses on either side.

A large share of residential units are planned to be located where the fullest complement of urban services such as treated water, domestic sewers, and fire protection are available. In several areas of Granite Bay, development of residential projects should be implemented by "planned unit development" (as discussed previously) in order to make the most efficient use of the land while providing for open space, preservation of natural areas, in-tract recreation facilities, and efficient use of public services. These areas have been identified on the zoning map, where a LUI appears. In all areas the reasons for encouraging planned unit developments (PUDs) are the same as stated in this Plan under the discussion of the PUDs in the RR and RLDR districts as well as in the introduction to this section.

The Low-Density Residential designation, combined with the Density Transfer (-X) designation, contains special provisions and limitations as discussed in the Density Transfer section following. The maximum potential allowed by the LDR designation in these areas can only be realized by the transfer of density to other parcels in the Plan area.

Definitions for Adjacent Zoning Designations

The Agriculture Combining District, Planned Development Combining District, Density Limitation Combining District, and Minimum Building Site Combining District designations are discussed above. The Placer County Zoning Ordinance defines the Residential-Agricultural District designation as follows:

Residential-Agricultural

The purpose of the Residential-Agricultural (RA) zone district is to stabilize and protect the rural residential characteristics of the area to which it is applied and to promote and encourage a suitable environment for family life, including agricultural uses.

4.2 REGULATORY SETTING

Granite Bay Community Plan

The following GBCP policies relating to the physical environment are applicable to the proposed project:

Community Development

Land Use Element

The following policies from the Land Use Element of the Community Development section of the GBCP are applicable to the proposed project.

- Policy 3. Locate low (0.5-1.0 acre lots) and rural-low density (1.0-2.3 acre lots) residential developments only where a full range of services and facilities can be provided.
- Policy 4. Encourage planned unit developments as a means of designing projects which best fit the natural landscape, and where the area and specific site lend themselves to planned unit developments.
- Policy 6. Strive to minimize negative impacts of development on the existing agricultural operations.
- Policy 11. To allow for continued increased commercial and residential development only where all public services can be provided in an adequate and timely manner.
- Policy 12. Property shall be developed with minimum disturbance to the natural terrain. The natural environment shall be retained or restored as much as possible.
- Policy 13. Retention of open space shall be considered in the review of all applications for development.
- Policy 15. Buildings shall be of a size and scale conducive to maintaining the rural residential atmosphere of Granite Bay. The architectural scale of non-residential buildings, as differentiated from size, shall be more similar to that of residential buildings than that of monumental buildings.

Specific Policies for Intensity of Use

Policy 1. The planning area shall have the low intensity of development which is appropriate to its location on the fringe of the urban areas of the City of Roseville and the County of Sacramento, and should provide a transition between the urban densities in the adjoining communities and non-intensive land uses to the north and west.

Specific Policies for Subdivision

- Policy 4. An overriding consideration in the design of any land development project shall be the conservation of the natural slope, the conservation of natural drainage channels and swales since they serve in place of artificial storm drainage systems, and the preservation of existing natural resources.
- Policy 5. Visibility of structures, preservation of natural land form and natural resources, topography, noise exposure, maintenance of rural quality and relationship to the surrounding properties shall be considered in preparing subdivision designs. Subdivision density, or number of lots, will ultimately be determined by these factors.

Specific Policies for Preservation/Conservation of Natural Resources

- Policy 2. Valuable natural features, such as rolling terrain, streams, and stream corridors, scenic corridors, meadowlands, ridge tops, and significant stands of trees shall be preserved and protected through imaginative planning, good conservation practices and, where appropriate, the dedication of open space, conservation or scenic easements.
- Policy 3. Stream corridors must be kept free of structures and maintained in a natural condition, except for erosion and flood control measures and other uses compatible with stream corridors.

Community Design Element

- Policy 2. Require construction of bicycle, pedestrian and equestrian trails as discussed in the Circulation Element and the Trails Section of the Recreation Element.
- Policy 3. Encourage the use of Planned Unit Developments to protect significant natural features.
- Policy 7. Require development/projects to comply with the Placer County Landscape Guidelines and the specific design standards herein.
- Policy 8. Where possible, preserve native trees and support the use of native, drought tolerant plant materials in all revegetation/landscaping projects.
- Policy 11. To the maximum extent possible, all structures, including residences, should complement and blend in with the natural setting of the planning area, and to this end the following principles shall be adhered to:
 - a. The visual impact of the structure shall be mitigated either through reduction of building bulk, increased setbacks, or introduced screening such as landscaping. In general, hillside structures shall be designed to

- step down the natural hillside in order to achieve a low building profile and minimize grading.
- b. Structures may be located in existing tree covered areas to the extent possible and still be consistent with slope, geologic and related conditions, and the need to preserve natural terrain and locally unique or especially beautiful wooded areas.
- c. Largely bare slopes and sparsely wooded ridges visible from large portions of the planning area should be kept free of structures to the maximum extent possible.
- d. If development does take place on highly visible barren, slopes or ridges, it must be unobtrusive and designed to maintain the character of the natural setting.
- Policy 13. Landscaping shall be used to reduce visual impact of all structures and fences. Natural vegetation should dominate where possible. The use of native plant materials is encouraged. Landscaping plans and raw materials provide an informal character and smooth transition between buildings, parking lots, adjacent roadways, and open areas.
- Policy 15. Utility lines shall be installed underground to ensure minimum disruption to the environment and as little disturbance as possible to vegetation, particularly in scenic corridors.
- Policy 16. Structures of historic or architectural significance shall be identified and documented, and efforts shall be made to preserve them.

Resources

Conservation Element

- Policy 4. Removal of vegetation shall be minimized and where removal is necessary, replanting erosion, maximize reoxygenation, and retain the aesthetic qualities of the community.
- Policy 6. Those areas rich in wildlife or of a fragile ecological nature, e.g. areas of rare or endangered species of plants, riparian areas, etc., shall be avoided in land development. Where necessary, in order to preserve these areas, they should be publicly acquired to ensure protection.
- Policy 15. Retain in their natural condition all stream influence areas, including floodplains and riparian vegetation areas, while allowing for limited stream crossings for public roads, trails, and utilities.
- Policy 23. Site specific surveys shall be required prior to development to delineate wetlands in the Granite Bay Community Plan area. All development proposals involving wetlands shall be coordinated with the California Department of Fish and Game,

Corps of Engineers, and U.S. Fish and Wildlife Service. A "no-net-loss" policy requiring preservation of all wetland sites or preservation of priority wetlands and compensation for wetland losses should continue to be implemented by these agencies.

- Policy 27. Encourage application of measures to mitigate erosion and water pollution from earth disturbing activities such as land development and road construction.
- Policy 28. Control of fugitive dust at construction sites by the use of water and other reasonable dust controls shall be required.
- Policy 30. Developers shall be required to submit a CALINE 4CO hotspot computer analysis for all new projects and provide additional mitigation, if required by the Air Pollution Control District.
- Policy 35. Streambed Alteration Agreements shall be required from the California Department of Fish and Game prior to any construction activity within any waterways.

Open Space Element

Policy 14. In the design and development of new subdivisions, the following types of areas and features shall be preserved as open spaces to the maximum extent feasible: high hazard areas, scenic and trail corridors, streams, streamside vegetation, other significant stands of beneficial native vegetation, and any areas of special ecological significance.

Cultural Resources Element

- Policy 1. Identify and protect from destruction and abuse all representative and unique historical and archaeological sites.
- Policy 7. Promote the establishment of a connected trail system for bicyclist, equestrian, and pedestrian use.

Health and Safety

Noise Element

Policy 1. Locate noise-sensitive land uses within areas of acceptable community noise equivalent levels.

Safety Element

Flood Hazard

- Policy 2. Evaluate potential flood hazards in an area prior to the approval of any future development.
- Policy 3. Minimize potential loss of property and threat to human life caused by flooding with all lots and structures located beyond the 100 year floodplain.
- Policy 4. Maintain natural conditions within the 100-year floodplain of all streams except where work is required to maintain the stream's drainage characteristics and where work is done in accordance with the Placer County Flood Damage Prevention.
- Policy 6. New construction shall not be permitted within 100 feet of the centerline of permanent streams and 50 feet of intermittent streams, or within the 100-year floodplain, whichever is greater.

Public/Quasi-Public Services

Circulation Element

- Policy 3. The level of service (LOS) on major roadways (i.e., arterial and collector routes) and intersections shall be at Level "C" or better during the A.M. and/or P.M. peak hour. The exceptions to this are intersections along Auburn-Folsom from Douglas Boulevard southerly and along Douglas Boulevard from Auburn-Folsom Road westerly, where the level of service shall be LOS "E" or better during the A.M. and/or P.M. peak hour.
- Policy 4. The intersection of Douglas Boulevard and Sierra College Boulevard shall have a LOS goal of "E" or better. The County shall work towards providing LOS E at this location until all reasonable improvements (three through lanes, two left turn lanes and a separate right turn lane on all approaches) are made. It is recognized that after all reasonable improvements have been made that the LOS may become worse than LOS "E" during the A.M. and/or P.M. peak hour.
- Policy 11. Scenic or conservation easements over properties adjacent to the roadway shall be a condition of approval of new development on designated scenic or country roadways to ensure preservation of a vista from the road and to preserve the natural, rural character of the community.
- Policy 13. Meandering paths, separated from the roadway, shall be used in lieu of sidewalks in all developments with a parcel size of 0.90 acres or more and shall be encouraged in developments with parcel sizes of 0.4 acres or more.

- Policy 15. Gated subdivisions shall not be allowed unless there are significant extenuating circumstances. New subdivisions shall include roadway connections to adjacent subdivisions or provisions to connect to adjacent vacant lands subject to development. Gated subdivisions that are allowed shall incorporate provisions for emergency service providers to operate the gates automatically from the emergency service vehicle.
- Policy 24. The Community's desire to retain the character of the country roadways and the design guidelines for country roadways shall be earnestly considered when designing improvements to arterial or collector roads designated as country roadways. The County shall strive for a balance between local community desires and engineering solutions and shall present proposed designs to the community for review prior to approval. Upgrades made to minor arterial and collector roads designated as country roadways should be limited to critical safety issues and sufficient shoulder for cyclists and pedestrians.

4.3 IMPACTS AND MITIGATION MEASURES

Standards of Significance

A land use impact may be considered to be significant if any potential effects of the following conditions, or potential thereof, would result with the proposed project's implementation:

- Physically divide an established community;
- Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies;
- Conflict with any applicable habitat conservation plan or natural community conservation
 plan or other County policies, plans, or regulations adopted for purposes of avoiding or
 mitigating environmental effects;
- Result in the development of incompatible uses and/or the creation of land use conflicts;
- Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses);
- Disrupt or divide the physical arrangement of an established community (including a low-income or minority community);
- Result in a substantial alteration of the present or planned land use of an area; or
- Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration.

Method of Analysis

The Land Use chapter analyzes the compatibility of the proposed project with surrounding land uses and compliance of the proposed project with adopted plans and policies. Environmental impacts resulting from the proposed project are discussed in the respective environmental categories. This discussion complies with Section 15125(d) of the CEQA Guidelines, which requires that EIRs discuss inconsistencies with local plans as part of the environmental setting.

As stated earlier, impacts identified as *potentially significant* within the Initial Study are addressed below. All other impacts related to the Standards of Significance listed above have previously been addressed in the Initial Study and have been identified as having *no impact*, a *less-than-significant* impact, or include mitigation measures to reduce the proposed project's potential for an adverse impact to a *less-than-significant* level.

Compliance with the GBCP and the Placer County Zoning Ordinance

The proposed project is analyzed for compliance with the GBCP relative to the policies in the GBCP and the Placer County Zoning Ordinance relative to the existing zoning and land use designations for the project site.

Compatibility with Existing Uses

The proposed project is evaluated for compatibility with the existing land uses adjacent to the project site. The evaluation considers the existing and planned type and intensity of uses in the project vicinity and those proposed for the project site. The analysis assumes the construction and implementation of the proposed project within the existing and planned environment to determine if the project is compatible with those existing and planned uses surrounding the project site.

4-1 Compliance with the GBCP.

Each chapter of this EIR identifies policies from the GBCP that are relevant to the proposed project. Table 4-2, below, lists the GBCP policies and includes a discussion of the project's compliance with the policies. If a discrepancy has been identified, the analysis in this EIR evaluates whether that discrepancy may contribute to a direct or reasonably foreseeable indirect environmental impact and identifies mitigation to reduce or avoid such impacts.

Table 4-2		
Discussion of Relevant GBCP Policies		
Community Plan Policy	Discussion	
Land Use Element		
Policy 3. Locate low (0.5-1.0 acre lots) and rural-low density (1.0-2.3 acre lots) residential developments only where a full range of services and facilities can be provided.	The proposed project would include the development of up to 89 Rural Low Density Residential lots on approximately 119.4 acres. The project site is bordered on two sides by existing residential development, and utilities and public services for the area have already been extended out to the vicinity of the project site; therefore, a full range of services and facilities is available. (See Impacts 13-1 through 13-7, Chapter 13, Public Services and Utilities)	
Policy 4. Encourage planned unit developments as a means of designing projects which best fit the natural landscape, and where the area and specific site lend themselves to planned unit developments.	Although the project is not a Planned Unit Development, the project would preserve natural resources to the extent feasible, through the incorporation of nine open space lots for a total of 19.8 acres of open space.	

Table 4-2		
Discussion of Relevant GBCP Policies		
Community Plan Policy	Discussion	
Policy 6. Strive to minimize negative impacts of development on the existing agricultural operations. Policy 11. To allow for continued increased commercial and residential development only where all public services can be provided in an adequate and timely	Agricultural operations would not occur adjacent to the project site but the keeping of small farm animals could occur. The larger project lots would minimize any potential disturbances to existing small farm animals. Please see above discussion on Land Use Element Policy 3.	
manner. Policy 12. Property shall be developed with minimum disturbance to the natural terrain. The natural environment shall be retained or restored as much as possible. Policy 13. Retention of open space shall be considered in the review of all applications for development.	Buildout of the proposed project would require grading of a portion of the site; however, grading would not occur within the 100-year floodplain of Miners Ravine and Swale A. To retain open space, the proposed project would include nine open space lots ranging in size from 3,525 square feet to 440,623 square feet, for a total of 19.8 acres of	
Policy 15. Buildings shall be of a size and scale conducive to maintaining the rural residential atmosphere of Granite Bay. The architectural scale of non-residential buildings, as differentiated from size, shall be more similar to that of residential buildings than that of monumental buildings. Specific Policies for Intensity of Use	open space. Residential buildings and lot sizes would be similar in nature to surrounding residential development and designed to maintain the rural atmosphere of Granite Bay. Each lot would be at least 42,000 square feet, or roughly one acre in size.	
Policy 1. The planning area shall have the low intensity of development which is appropriate to its location on the fringe of the urban areas of the City of Roseville and the County of Sacramento, and should provide a transition between the urban densities in the adjoining communities and non-intensive land uses to the north and west.	The GBCP currently designates the project site as Rural Low Density Residential (RLDR) (0.9 to 2.3 acres per unit) and the current zoning is RS-AG-B-100 PD 0.83 (Residential Single-Family, Combining Agricultural, Combining Minimum Building Site of 100,000 square feet, Planned Development, Density Limitation of 0.83 units per acre). Buildout per the current base zoning would result in 42 units; buildout of the site as a PUD would result in 63 units. Although the proposed project includes a rezone to RS-B-42 DL 0.83 (Residential Single-Family, Combining Minimum Building Site of 42,000 square feet, Density Limitation of 0.83 units per acre), which would permit development of up to 89 units on-site, the project would still be consistent with the allowable density range for the GBCP RLDR land use designation.	
Specific Policies for Subdivision Policy 4. An overriding consideration in the design of any land development project shall be the conservation of the natural slope, the conservation of natural drainage channels and swales since they serve in place of artificial storm drainage systems, and the preservation of existing natural resources.	Portions of the project site are within a 100-year floodplain, as identified by the Federal Emergency Management Agency's Flood Insurance Rate Maps. The project would be compatible with the rural nature of the area and would not impact the 100-year floodplain. All new on-site structures are set back from the centerline of Miners Ravine by 100 feet.	
Policy 5. Visibility of structures, preservation of natural land form and natural resources, topography, noise	The proposed project is primarily surrounded by existing residential development. As previously discussed in the	

Table 4-2		
Discussion of Relevant GBCP Policies		
exposure, maintenance of rural quality and relationship to the surrounding properties shall be considered in preparing subdivision designs. Subdivision density, or number of lots, would ultimately be determined by these factors.	above response to Policy 4, the project would be compatible with the rural nature of the area.	
Specific Policies for Preservation/Conservation of		
Natural Resources Policy 2. Valuable natural features, such as rolling terrain, streams, and stream corridors, scenic corridors, meadowlands, ridge tops, and significant stands of trees shall be preserved and protected through imaginative planning, good conservation practices and, where appropriate, the dedication of open space, conservation or scenic easements.	Please see above discussion on Land Use Element Policy 4 and Land Use Element Specific Policies for Subdivision Policy 4.	
Policy 3. Stream corridors must be kept free of structures and maintained in a natural condition, except for erosion and flood control measures and other uses compatible with stream corridors.	All new on-site structures proposed for development are set back from the centerline of Miners Ravine by 100 feet, as shown on the Vesting Tentative Map for the project. It should be noted that the proposed project includes the construction of a detention berm at Swale A for flood control purposes.	
Community Design Element		
Policy 2. Require construction of bicycle, pedestrian and equestrian trails as discussed in the Circulation Element and the Trails Section of the Recreation Element.	The proposed project would include the construction of a new pathway along the north side of Olive Ranch Road. The proposed pathway would be used for pedestrian traffic throughout the immediate vicinity of the project site and would be a beneficial amenity to the project vicinity. However, existing Class II and Class III bicycle pathways are along Douglas Boulevard, Sierra College Boulevard, and Barton Road. Existing and future bicycle traffic in the vicinity of the project site would continue to utilize neighborhood roadways and sidewalks until reaching connection points to the existing bikeways. The proposed project would not create barriers or hazards to bicyclist or pedestrians, nor would the project result in conflicts with the adopted circulation policies pertaining to bicycle and pedestrian access.	
Policy 3. Encourage the use of Planned Unit	Please see above discussion on Land Use Element Policy	
Developments to protect significant natural features. Policy 7. Require development/projects to comply with the Placer County Landscape Guidelines and the specific design standards herein.	The project would include the construction of a six-foot-tall privacy wall along Olive Ranch Road (a country roadway) with a setback of 50 feet from edge of pavement. The proposed wall would, therefore, comply with the 50-foot GBCP standard setback from edge of pavement. As a result, the proposed wall complies with the Placer County Landscape Guidelines.	
Policy 8. Where possible, preserve native trees and support the use of native, drought tolerant plant materials in all revegetation/landscaping projects.	The proposed project has been designed so as not to significantly affect existing native trees during development. The Landscape Plan indicates that the landscaping for the project would include various drought-tolerant plants. The proposed project would	

Table 4-2	
	vant GBCP Policies
Community Plan Policy	Discussion Discussion
Policy 11. To the maximum extent possible, all structures, including residences, should complement and blend in with the natural setting of the planning area, and to this end the following principles shall be adhered to:	maintain a 100-foot buffer from Miners Ravine. Please see above discussion on Land Use Element Policy 15 and Community Design Element Policy 7.
 a. The visual impact of the structure shall be mitigated either through reduction of building bulk, increased setbacks, or introduced screening such as landscaping. In general, hillside structures shall be designed to step down the natural hillside in order to achieve a low building profile and minimize grading. b. Structures may be located in existing tree covered areas to the extent possible and still be consistent with slope, geologic and related conditions, and the need to preserve natural terrain and locally unique or especially beautiful wooded areas. c. Largely bare slopes and sparsely wooded ridges visible from large portions of the planning area should be kept free of structures to the maximum extent possible. 	
d. If development does take place on highly visible barren, slopes or ridges, it must be unobtrusive and designed to maintain the character of the natural setting.	
Policy 13. Landscaping shall be used to reduce visual impact of all structures and fences. Natural vegetation should dominate where possible. The use of native plant materials is encouraged. Landscaping plans and raw materials provide an informal character and smooth transition between buildings, parking lots, adjacent roadways, and open areas.	Please see above discussion on Community Design Element Policy 7.
Policy 15. Utility lines shall be installed underground to ensure minimum disruption to the environment and as little disturbance as possible to vegetation, particularly in scenic corridors.	The proposed project includes the underground construction and installation of Sewer Line "C," which would serve to replace the existing LS70 sewer pump facility located between Lots 25 and 26 of the adjacent Lawrence Estates subdivision. In addition, other utilities would be constructed underground pursuant to County code requirements.
Policy 16. Structures of historic or architectural significance shall be identified and documented, and efforts shall be made to preserve them.	As discussed in Chapter 6, Cultural Resources, of the EIR, four previously unidentified prehistoric sites were encountered and recorded during the pedestrian survey; RDO#1, RDO#2, RDO#3, and RDO#4. Implementation of the proposed project would directly impact a portion of sites RDO#1 and RDO#2a due to road construction, grading, and trenching. Implementation of Mitigation Measures 6-1 through 6-4 (See Chapter 6, Cultural Resources) would reduce direct and indirect impacts to cultural resources to less-than-significant levels.

Tab	le 4-2	
Discussion of Relevant GBCP Policies		
Community Plan Policy	Discussion	
Policy 4. Removal of vegetation shall be minimized and where removal is necessary, replanting erosion, maximize reoxygenation, and retain the aesthetic	Please see above discussion on Land Use Element Policy 15 and Community Design Element Policy 7.	
qualities of the community. Policy 6. Those areas rich in wildlife or of a fragile ecological nature, e.g. areas of rare or endangered species of plants, riparian areas, etc., shall be avoided in land development. Where necessary, in order to preserve these areas, they should be publicly acquired to ensure protection.	Please see above discussion on Community Design Element Policy 7. As shown on the Vesting Tentative Map for the proposed project (See Figure 3-3 in Chapter 3, Project Description), the project would incorporate sensitive habitat buffers that measure 100 feet from the centerline of Miners Ravine to all of the project's proposed areas of development.	
Policy 15. Retain in their natural condition all stream influence areas, including floodplains and riparian vegetation areas, while allowing for limited stream crossings for public roads, trails, and utilities.	Please see above discussion on Land Use Element Specific Policies for Preservation/Conservation of Natural Resources Policy 3. In addition, the bridge to be constructed over Swale A as part of the project is a bottomless arch bridge.	
Policy 23. Site specific surveys shall be required prior to development to delineate wetlands in the Granite Bay Community Plan area. All development proposals involving wetlands shall be coordinated with the California Department of Fish and Game, Corps of Engineers, and U.S. Fish and Wildlife Service. A "nonet-loss" policy requiring preservation of all wetland sites or preservation of priority wetlands and compensation for wetland losses should continue to be implemented by these agencies. Policy 27. Encourage application of measures to mitigate erosion and water pollution from earth disturbing activities such as land development and road construction.	The proposed project could potentially impact 3.21 acres of jurisdictional wetlands and other waters of the U.S. located on the project site. Mitigation Measures 5-10(a) through 5-10(c) in Chapter 5, Biological Resources, of the EIR, state that the applicant shall obtain a Section 404 permit for fill of jurisdictional wetlands, and mitigation for impacts to jurisdictional waters that cannot be avoided shall conform with the United States Army Corps of Engineers "no-net-loss" policy and the USACE Regulatory Guidance Letter No. 02-2. Prior to the approval of the Improvement Plans, the project applicant shall prepare and submit an erosion control plan, as required by Placer County Code 15.48.650, to the County Public Works Department for review and approval. The erosion control plan shall be in compliance with the State Water Resources Control Board requirements established pursuant to the State General Construction Permit. The erosion control plan shall utilize Best Management Practices (BMPs) to limit the erosion effects during construction.	
	As the proposed project would require construction activities that would result in a land disturbance greater than one acre, the applicant would be required by the State to obtain the General Permit for Discharges of Storm Water Associated with Construction Activity, which pertains to pollution from grading and project construction. Compliance with the Permit requires the project applicant to file a Notice of Intent with the State Water Resources Control Board and prepare a Storm Water Pollution Prevention Plan (SWPPP) prior to construction. The SWPPP would incorporate BMPs in order to prevent, or reduce to the greatest extent feasible, adverse impacts to water quality from erosion and	

Table 4-2 Discussion of Relevant GBCP Policies		
Community Plan Policy Discussion		
Community Fian Foncy	sedimentation.	
Policy 28. Control of fugitive dust at construction sites by the use of water and other reasonable dust controls shall be required.	During grading, the project coordinator shall suspend all grading operations when fugitive dust levels exceed Placer County Air Pollution Control District (PCAPCD) Rule 228 (Fugitive Dust) limitations, and wind speeds surpass 25 mph, as laid out in Mitigation Measures 9-1(d) and 9-1(e) in Chapter 9, Air Quality, of the EIR.	
Policy 30. Developers shall be required to submit a CALINE 4CO hotspot computer analysis for all new projects and provide additional mitigation, if required by the Air Pollution Control District.	The PCAPCD provides recommended mitigation measures to reduce impacts related to short-term emissions of pollutants that would be associated with construction of a project. Implementation of the mitigation measures would reduce emissions of PM ₁₀ to approximately 66.8 pounds per day, which is below the PCAPCD threshold. Therefore, with implementation of Mitigation Measures 9-1(a) through 9-1(k) (See Chapter 9, Air Quality), the project would result in the control of construction-related fugitive dust. The PCAPCD requires a CALINE4 CO "hotspot" computer analysis for any project that would result in the degradation of LOS at a signalized intersection to LOS E or worse. Because implementation of the project would not result in degradation of LOS at any signalized intersections in the vicinity of the project site to LOS E or worse, a CALINE analysis is not required to be performed for the proposed project.	
Policy 35. Streambed Alteration Agreements shall be required from the California Department of Fish and Game prior to any construction activity within any	Pursuant to the PCAPCD air quality thresholds, the project would result in a significant impact if construction or operation of the project would result in CO concentrations that exceed 550 pounds per day. However, the project would result in 66.38 pounds per day of CO based on worst-case concentrations of CO. Mitigation Measure 5-10(c) in Chapter 5, Biological Resources, of the EIR requires that the applicant obtain a Streambed Alteration Agreement from the California	
waterways.	Department of Fish and Game (CDFG) prior to construction, if the project would result in impacts to areas within CDFG's jurisdiction.	
Open Space Element		
Policy 14. In the design and development of new subdivisions, the following types of areas and features shall be preserved as open spaces to the maximum extent feasible: high hazard areas, scenic and trail corridors, streams, streamside vegetation, other significant stands of beneficial native vegetation, and any areas of special ecological significance.	Please see above discussion on Land Use Element Policy 13.	
Policy 1. Identify and protect from destruction and abuse all representative and unique historical and archaeological sites.	Please see above discussion on Community Design Element Policy 16.	

Table 4-2		
Discussion of Relevant GBCP Policies		
Community Plan Policy	Discussion	
Policy 7. Promote the establishment of a connected trail system for bicyclist, equestrian, and pedestrian use. Noise Element	Please see above discussion on Community Design Element Policy 2.	
Policy 1. Locate noise-sensitive land uses within areas of	The proposed residential lots would be located	
acceptable community noise equivalent levels.	immediately north of Olive Ranch Road. The additional 934 vehicle trips generated by the project would result in an increase in the existing traffic noise levels along surrounding roadways. The predicted traffic noise levels under the Existing Plus Project scenario would not exceed the County's exterior noise level standard of 60 dB Ldn. Modern construction typically provides a 25 dB exterior-to-interior noise level reduction with windows closed. Therefore, sensitive receptors, such as those surrounding the project exposed to exterior noise levels of 70 dB Ldn, or less will typically comply with the Placer County 45 dB Ldn interior noise level standard.	
Safety Element		
Policy 2. Evaluate potential flood hazards in an area prior to the approval of any future development.	Based on the analysis included within the Rancho Del Oro Subdivision Preliminary Drainage Report, the proposed project is not anticipated to result in impacts to flood hazards. All grading would be outside the limits of the 100-year floodplain. The analysis also determined that the introduction of stormwater runoff from the project site would not result in any measurable increases in the 100-year peak flow of the Miners Ravine/Dry Creek drainage.	
Policy 3. Minimize potential loss of property and threat to human life caused by flooding with all lots and structures located beyond the 100 year floodplain.	Please see above discussion on Safety Element Policy 2.	
Policy 4. Maintain natural conditions within the 100-year floodplain of all streams except where work is required to maintain the stream's drainage characteristics and where work is done in accordance with the Placer County Flood Damage Prevention.	Please see above discussion on Safety Element Policy 2.	
Policy 6. New construction shall not be permitted within 100 feet of the centerline of permanent streams and 50 feet of intermittent streams, or within the 100-year floodplain, whichever is greater.	As shown on the Vesting Tentative Map for the proposed project (See Figure 3-3 in Chapter 3, Project Description), a 100-foot setback from the centerline of Miners Ravine has been incorporated into the project, and development would not occur within this 100-foot setback.	
Circulation Element		
Policy 3. The level of service (LOS) on major roadways (i.e., arterial and collector routes) and intersections shall be at Level "C" or better during the A.M. and/or P.M. peak hour. The exceptions to this are intersections along Auburn-Folsom from Douglas Boulevard southerly and along Douglas Boulevard from Auburn-Folsom Road westerly, where the level of service shall be LOS "E" or better during the A.M. and/or P.M. peak hour.	All intersections surrounding the proposed project are projected to operate at an acceptable LOS. Each intersection shall remain at LOS C or better, excluding the intersections along Auburn-Folsom from Douglas Boulevard southerly, and along Douglas Boulevard from Auburn-Folsom Road westerly. The addition of the proposed project traffic to the surrounding existing roadway traffic volumes would not exceed the capacity of the roadway network under the Existing Plus Project scenario. Therefore, the proposed project would result in less-than-	

Table 4-2 Discussion of Relevant GBCP Policies	
Community Plan Policy Discussion	
	significant impacts to the intersections and roadway segments included within the study area as further discussed in Impact 8-2, Chapter 8, Transportation and Circulation.
Policy 4. The intersection of Douglas Boulevard and Sierra College Boulevard shall have a LOS goal of "E" or better. The County shall work towards providing LOS E at this location until all reasonable improvements (three through lanes, two left turn lanes and a separate right turn lane on all approaches) are made. It is recognized that after all reasonable improvements have been made that the LOS may become worse than LOS "E" during the A.M. and/or P.M. peak hour.	The intersection of Douglas Boulevard and Sierra College Boulevard would remain at LOS D with the implementation of the proposed project under short term conditions. In addition, the intersection would remain at LOS E with the implementation of the proposed project under cumulative conditions.
Policy 11. Scenic or conservation easements over properties adjacent to the roadway shall be a condition of approval of new development on designated scenic or country roadways to ensure preservation of a vista from the road and to preserve the natural, rural character of the community.	Please see above discussion on Community Design Element Policy 7.
Policy 13. Meandering paths, separated from the roadway, shall be used in lieu of sidewalks in all developments with a parcel size of 0.90 acres or more and shall be encouraged in developments with parcel sizes of 0.4 acres or more.	The conceptual landscape plan and Tentative Map for the proposed project indicate that a four-foot-wide meandering concrete path surrounded by trees and vegetation would be installed.
Policy 15. Gated subdivisions shall not be allowed unless there are significant extenuating circumstances. New subdivisions shall include roadway connections to adjacent subdivisions or provisions to connect to adjacent vacant lands subject to development. Gated subdivisions that are allowed shall incorporate	The proposed project includes 89 single family custom home lots that would constitute a desirable "high end" community. Incorporation of gates at the project access points would ensure that the appropriate levels of privacy and security are afforded to the project residents.
provisions for emergency service providers to operate the gates automatically from the emergency service vehicle.	The project developer has obtained permission from private property owners to establish an off-site emergency vehicle access (EVA) route that would provide a north-south connection between Olive Ranch Road and Cavitt-Stallman Road. Emergency vehicles would be able to operate the gates automatically from the emergency service vehicle.
	With the incorporation of the EVA, emergency responders would be able to drive along the private South Shadow Oaks Lane in shorter time frames and be able to serve the project site and vicinity. Through traffic by non-emergency vehicles would be prohibited by the emergency access gates.
Policy 24. The Community's desire to retain the character of the country roadways and the design guidelines for country roadways shall be earnestly considered when designing improvements to arterial or collector roads designated as country roadways. The County shall strive for a balance between local community desires and engineering solutions and shall present proposed designs to the community for review prior to approval. Upgrades made to minor arterial and	Please see above discussion on Community Design Element Policy 7.

Table 4-2		
Discussion of Relevant GBCP Policies		
Community Plan Policy	Discussion	
collector roads designated as country roadways should		
be limited to critical safety issues and sufficient shoulder		
for cyclists and pedestrians.		

The conclusion is made that although some of the project's environmental impacts remain significant and unavoidable after implementation of all feasible mitigation measures, the proposed project is generally consistent with the GBCP, for the purposes of environmental analysis. The Placer County Planning Commission will make the ultimate determination in regard to the proposed project's consistency with the County's plans and policies. Therefore, the project's impacts related to compliance with the GBCP would be *less-than-significant*.

Mitigation Measure(s)

None required.

4-2 Compliance with the Placer County Zoning Ordinance.

As discussed above, in order to enable the development of 89 single-family units on the project site, the project would include a rezone of the site from RS-AG-B-100 PD 0.83 (Residential Single-Family, Combining Agricultural, Combining Minimum Building Site of 100,000 square feet, Planned Development, Density Limitation of 0.83 units per acre) to RS-B-42 DL 0.83 (Residential Single-Family, Combining Minimum Building Site of 42,000 square feet, Density Limitation of 0.83 units per acre). Although rezoning of the site would increase the allowable density and number of units on the site (the current zoning would only allow up to 42 residential lots on the project site, or up to 63 residential lots if developed as a Planned Development), the resultant project density would be within the range allowed for the GBCP RLDR land use designation for the site. The project is also similar to the type of rural residential development that has been anticipated for the project site in existing zoning and land use designations. As a result, the project's impact related to compliance with the Placer County Zoning Ordinance would be *less-than-significant*.

It should be noted that if the Placer County Planning Commission approves the requested rezone for the proposed project, the project would be consistent with the zoning for the site; however, the rezone is a discretionary action of the Planning Commission.

Mitigation Measure(s)

None required.

4-3 Compatibility with existing adjacent land uses and resources.

The determination of compatibility of land uses typically relies on a general discussion of the types of adjacent land uses to a proposed project and whether any sensitive receptors exist on the adjacent properties or are associated with the proposed project. Incompatibilities typically exist when uses such as residences, parks, churches, and schools are located adjacent to more disruptive uses such as heavy industrial, major transportation corridors, and regional commercial centers where traffic levels and attendant noise may be high. The identification of incompatible uses occurs if one land use is anticipated to be disruptive of the existing or planned use of an adjacent property.

The proposed project would include the development of up to 89 Rural Low Density Residential lots, each a minimum of 42,000 square feet, on approximately 119.4 acres. The project site is currently bordered on two sides by existing rural residential agriculture parcels, and the potential exists for existing, as well as future, agricultural operations to adversely impact residences within the project site. The Olive Ranch subdivision was approved with 12 lots ranging in size from 30,000 square feet to 37,565 square feet, with a 35,000 square foot average. The zoning on the Olive Ranch project site includes the Agricultural combining district, which would permit limited agricultural uses. Although it is unlikely there would be any large scale agricultural operations, there is the possibility of limited animal husbandry occurring on these properties.

The large lots that are proposed for the project (42,000-52,434 square feet) would minimize any potential disturbance to the adjacent rural residences. However, because the County has adopted a "Right to Farm" ordinance, which allows existing and future agricultural operations to continue in a manner consistent with the underlying zoning, a condition of approval will be required for the project informing future residents that small-scale agricultural and farming operations may take place on nearby/surrounding parcels, and that the approval of the proposed project shall not impact the ability of existing/future small-scale agricultural and/or farming operations to continue in a manner consistent with the underlying zoning regulations. It should be noted that a mitigation measure requiring this condition of approval was included in the Rancho Del Oro Estates Initial Study, and implementation of the mitigation measure would reduce any potential impacts to a less-than-significant level.

The Land Use section of the Rancho Del Oro Estates Initial Study states that the project's proposed Lots 8 through 11 have portions of the lots within the 100-year FEMA Miners Ravine floodplain and the 100-foot setback line from Miners Ravine. It should be noted, however, that the applicant's engineer performed actual cross sections of Miners Ravine and compared them to the FEMA stream characteristics to determine a more accurate 100-year floodplain. The drainage analysis concluded that the proposed fill for Lots 7 through 11 would be completed outside the 100-year floodplain. Please refer to Chapter 12, Hydrology and Water Quality, Impact 12-4 for further detail.

The project would also include development of residential uses in the vicinity of some sensitive habitat areas, such as habitat for special-status plant and wildlife species, oak woodlands, and 3.21 acres of jurisdictional wetlands and other waters of the United States. According to the GBCP, buffer zones are required to separate any type of urban development from sensitive habitat areas like stream corridors, wetlands, sensitive species habitats, and old growth forests, where the land-altering aspects of development

itself, and/or the secondary effects of development (e.g., runoff from pavement carrying pollutants, emissions of air pollutants, traffic, noise, glare, increased pedestrian access) may degrade important habitat areas. Pursuant to this policy, a 100-foot setback from the centerline of Miners Ravine has been incorporated as part of the proposed project (See Figure 3-3, Vesting Tentative Map, in Chapter 3, Project Description). Development will not occur within this 100-foot setback. In addition, the mitigation measures included in Chapter 5, Biological Resources, of this EIR ensure that any impacts to sensitive habitat would be reduced to a less-than-significant level with implementation of the mitigation measures.

Because the project has been designed to largely avoid sensitive habitat areas and the large lots for the project would minimize any potential incompatibilities with nearby small-scale agricultural uses, the project's impact related to compatibility with existing adjacent land uses and resources would be *less-than-significant*.

Mitigation Measure(s)

None required.

It should be noted that other land use compatibility issues have been analyzed (and mitigation is cited wherever necessary) and are addressed more thoroughly in the following technical chapters of this Draft EIR: Visual Resources, Transportation and Circulation, Air Quality, Noise, and Hazards and Hazardous Materials.

Endnotes

¹ Placer County, *Placer County General Plan*, August 1994.

² Placer County, *Granite Bay Community Plan*, May 1989, amended through March 2008.

³ Placer County, *Placer County Code*, *Chapter 17*, *Zoning*, August 1995, amended through January 2009.