

Granite Bay Community Plan Changes

This document shows the deletions, additions and edits to the goals, policies and assumptions from the 1989 Granite Bay Community Plan.

Plan Assumptions

1. Population and employment in the Granite Bay Plan area will continue to grow at a low to moderate rate.
2. Residents of the Granite Bay area locate here because of its ~~central~~ location, proximity to the Folsom Lake State Recreation Area, high quality schools, attractive rural environment and tranquil atmosphere.
3. Higher densities will occur where public services and utilities are available.
4. The maximum overall density build-out population of the ~~adopted~~ Community Plan ~~will not~~ is not expected to exceed ~~the density allowed under the 1975 Loomis Basin General Plan 26,000 residents based on current zoning.~~
5. The primary commercial centers will be located at the ~~existing~~ major intersections along of Douglas Boulevard ~~at~~ and Sierra College Boulevard and Douglas Boulevard and Auburn-Folsom Road.
6. The primary means of transportation through the year ~~2000~~ 2035 will be the automobile. However, strong efforts will be made to encourage the use of public transportation and other non-auto forms of transportation such as walking and cycling.
7. The strong demand for single family housing in Granite Bay will continue because of the attractive rural character of the area. Thus, the greatest demand will continue to be for single family homes on large parcels or on somewhat smaller lots, where public services and utilities are available.
8. Convenience shopping is available locally for Granite Bay residents, but many of their needs for goods and services will continue to be met through outlets and facilities in other parts of the area region.
9. ~~Demand for parks, The need for~~ recreation facilities, and trails for use by equestrians, hikers and ~~bi~~cyclists will continue to grow at a rate higher than the rate of population increase.
10. The need to protect and conserve natural resources and remaining open space will become more important with a growing population.
11. ~~The circulation requirements for the area will be primarily~~ The Circulation chapter, updated in 2005, is intended to enable the movement of local residents and ~~will not be~~ designed to encourage through traffic, except Auburn-Folsom south of Douglas Boulevard and Douglas Boulevard west of Auburn-Folsom.
12. Existing sewer conveyance capacity limitations may be a constraint on future development.
13. The Land Use Diagram and Circulation chapter (updated in 2005) will not be changed as part of this 2011 Plan update.
14. It is expected that new laws and regulations will be passed at the state and federal levels that may require local implementation measures.

General Community Goals

1. Manage land thoughtfully as a resource, ~~not as a commodity~~, so that its future use will be beneficial to the community.
2. Ensure that ~~the rate of~~ new development will not exceed the ability of the County, special districts and utility companies to provide all needed services and facilities in a timely, ~~orderly and economic manner~~ and orderly manner.
3. Protect and preserve the unique rural character of the community and maintain the identity of Granite Bay as a scenic, tranquil, family-oriented rural/residential community compatible with the area's physical constraints and natural features.
4. ~~To subject all new development, with potential for fiscal or functional impacts on the delivery of public services, to an impact analysis to avoid additional financial burdens on the existing community and to assure the continued availability of the appropriate levels of public services.~~

Require the preparation of a fiscal impact analysis concurrent with the CEQA process for all major land development projects. The analysis will examine potential fiscal impacts on the County and other service providers which may result from the new development. A major project is defined as a residential project with 100 or more dwelling units or a commercial, professional office or industrial development on 10 or more acres of land.

5. Conserve and protect, as valuable assets to the community and the county, the natural ~~and cultural resources~~ environment, open space and significant historical resources.
 6. Establish and maintain a system of ~~natural scenic paths, trails and~~ roads to:
 - a) Afford safe access to individual properties within the community;
 - b) Permit safe, ~~pleasant~~ and reasonably convenient travel between parts of the community;
 - ~~c) Connect local areas within the community to main paths, trails and thoroughfares in adjoining areas.~~
 - c) Direct through-traffic away from residential areas to designated routes in order to maintain the community's rural quality and natural environment for public safety; and,
 - d) Enhance enjoyment of the scenic, rural environment by preserving ~~even~~ major roadways as scenic corridors.
 7. Conserve the visual and aesthetic resources of the community including significant vistas, oak woodlands and grasslands, and minimize the disturbance of the natural terrain.
 - ~~8. To provide only those commercial, professional and institutional services and facilities which are required to meet the frequently recurring needs of residents of the community and which are scaled to meet only the local residents' needs.~~
- Commercial, professional and institutional services and facilities are primarily intended to serve the local residents and should not disrupt the overall character of the area.
9. ~~Provide~~ Encourage, facilitate and preserve the civic, cultural and recreational ~~facilities amenities~~ and activities ~~needed~~ desired by the community which should encourage the interaction of residents in the pursuit of common interests and ~~which result in~~ contribute to a strong sense of community identity.
 - ~~10. Monitor growth in the plan area, to identify trends in the timing of different types of development in the various land use categories, to determine if a mix of densities and variety of lots sizes is being maintained over time. If and when it is demonstrated that an unacceptable trend in the ration of new rural sized lots versus new urban/suburban sized lots is occurring, the County should consider a management plan, incentive program or other mechanism to achieve a greater balance.~~
 10. Provide safe routes for walking, cycling, and equestrian use in rural areas, to enable convenient and active travel as a part of daily activities.
 11. Encourage healthy, sustainable and accessible neighborhoods which accommodate a variety of development, attractive streetscapes, walkable/pedestrian environments, and accessible open space.
 12. Preserve those areas designated for Rural Residential and Rural Estate housing that contribute to the character of much of Granite Bay.

13. Provide a diversity of housing choices that can support a full range of lifestyles in the community.
14. Encourage revitalization of aging commercial sites to provide a mix of commercial, multi-family residential, institutional and civic uses that are complemented by an attractive public realm and amenities to provide a gathering and activity places/focal points for the community.

General Community Policies

1. ~~Public~~ School buildings and grounds shall be designed ~~and used~~, utilized and retained as much as possible to serve the cultural, civic and recreational needs of the community.
2. ~~The population density pattern shall be consistent with the following:~~
 - a. ~~The preservation of natural terrain, natural open spaces and natural scenic areas in the planning area;~~
 - b. ~~The recognition of the fact that certain areas within the community are not suited for development because of natural constraints;~~
 - c. ~~The role of Granite Bay as a transition area between the urban densities in neighboring communities to the south and west and the predominantly agricultural communities and open space uses to the north and east.~~
3. Care shall be taken in the development and use of lands in the Granite Bay area to protect the community and downstream communities against excessive storm water runoff, flooding, air and water pollution, erosion, fire, landslides and other natural hazards.
4. Fees will be charged to new development to help offset fiscal, functional or environmental impacts to the community.
5. ~~Land uses in the Granite Bay Community shall be compatible with the Community Plan.~~
6. ~~Uses of land~~ Land in the Granite Bay Community shall, in general, be restricted to residential ~~sites uses~~; ~~conservation parks~~ and open space ~~preserves areas~~ for watershed protection, air quality protection, scenic enjoyment and recreation; agricultural pursuits and such public, private and commercial uses as are necessary to serve the frequent needs of the community and to provide reasonable or accustomed services to local residents.
7. The magnitude and intensity of land use within the Granite Bay area should be limited by natural and other planning constraints including:
 - a. Natural terrain, natural open spaces, floodplains, and natural scenic areas; and,
 - b. Granite Bay's location as a transition area between urban densities in neighboring communities to the south and west and the predominantly agricultural communities and open spaces to the north and east.
8. ~~Structures of historic or architectural significance shall be identified and documented, and efforts shall be made to preserve them.~~

Reasonable efforts shall be made to preserve and maintain structures identified as culturally significant as directed by applicable laws.
9. Utility lines and other services shall not be extended in advance of need and should be underground where feasible.
10. Amendments to the Granite Bay Community Plan are discouraged; however, the Community Plan may reviewed as needed for changes in regulations and conditions that may have a potentially significant effect on the Plan.
11. Plan for growth in a manner that is sensitive to the natural environment.

Housing Goals and Policies

GOAL

1. Provide sound and adequate housing to meet future needs anticipated in ~~current~~ population projections for all economic segments of the community, while ensuring consistency with existing land uses.

POLICIES

1. Encourage innovative development techniques to assure a wide ~~diversification~~ diversity of housing types.
2. Stabilize and improve deteriorating residential areas and eliminate dilapidated housing conditions through continued enforcement ~~and review~~ of building and health codes.
3. Limit high and medium density residential development to areas with available public services and ~~and consistent surrounding land uses~~ direct access to major transportation corridors, unless sufficiently buffered with landscaping, berming and/or setbacks.

Land Use Goals

1. ~~Preservation of~~ Preserve the unique character of the Granite Bay area which is exemplified by the general rural environment, oak woodlands, mix of land uses and densities, and high quality of development, ~~is a major goal of the plan.~~
2. ~~The rural-residential quality of the area should be preserved through the maintenance of a balance of rural (relating to the country, openness, at least 2-1/2 acre lots) and residential development.~~
3. ~~Compatibility between neighboring land uses should be encouraged.~~ Require planning and design that ensures compatibility among neighboring land uses.
4. Commercial uses which should serve local community needs and ~~which do should~~ not detract from the rural-residential setting ~~should be encouraged.~~
5. ~~It is a goal of this plan to Help~~ maintain and support producing agricultural uses such as orchards, ~~Christmas tree farms,~~ grazing lands, hobby farms, vineyards, animal raising, and horse ranches, etc.
6. ~~To safeguard and maintain natural waterways, riparian areas, floodplains and the Folsom Lake watershed, is a further goal of this plan.~~ Preserve and protect the natural waterways and watersheds, wetlands, riparian areas, floodplains, and oak woodlands.
7. ~~Public services and facilities must be available to serve the needs created by the present and future development which occurs in the Plan Area.~~ New development shall provide appropriate infrastructure and meet County service standards.
8. ~~Manage land as a resource, not as a commodity, to the benefit of the community.~~
9. ~~Maintain the present character of established residential areas.~~
10. Assure that all new buildings ~~sites~~ and residences are developed in a manner minimizing that minimizes disturbance to natural terrain and vegetation and maximizing maximizes preservation of (and/or enhances) natural beauty and open space.
11. ~~Provide for the grouping or clustering of residential buildings where this will maximize the opportunity to~~ Planned residential developments should be utilized to preserve significant natural resources, natural beauty, or open space without generally increasing the intensity of development otherwise possible.
12. ~~Group related facilities attractively for convenient use and prevent continuous commercial development along arterials which would detract from the scenic character of the area.~~
13. ~~The agricultural and forestry resources section of the countywide policy document contains goals and policies which are applicable to portions of the Plan Area and it is hereby including in this plan by this reference.~~

14. Planned Residential Developments (“PD” or “PDs”) should be utilized to preserve significant natural resources, natural beauty, or open space, and unless appropriately located, properly sited and adequately buffered, without increasing the intensity of development otherwise possible.
15. Encourage environmentally sensitive design and sustainable approaches to development which promote natural resource conservation.
16. Encourage revitalization of aging commercial sites and consider the potential to provide a mix of civic, housing, commercial and/or employment opportunities to meet the changing needs of the community.

Land Use Policies

1. ~~Provide a high percentage of~~ Maintain, encourage and support small (~~5-4.6~~ to 20 acres) family or hobby farms and ranches.
2. Locate high and medium-density residential areas ~~within existing, developed community center~~ close to existing commercial services and along major transportation corridors where urban services are most efficiently provided.
- ~~3. Locate low (1/2—1 acre lots) and rural low density (1—2.3 acre lots) residential development only where a full range of services and facilities can be provided.~~
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. Where permitted, utilize Planned Residential Developments (PDs) to: protect environmentally sensitive areas; preserve natural, cultural and historical resources; conserve visual and aesthetic resources; maintain the local area’s quality of life; provide for an increasing variety of housing types, designs and layouts; efficiently use land; and, effectively develop and utilize public facilities and services.~~
5. Retain ~~community~~-commercial centers in and adjacent to the ~~existing major nodes of activity at intersections of~~ Sierra College Boulevard and Douglas Boulevard and ~~at~~ Auburn-Folsom Road and Douglas Boulevard.
- ~~6. Strive to minimize negative impacts of development on the existing agricultural operations.~~
7. ~~No new~~ Industrial development ~~should~~ shall be ~~encouraged~~ discouraged in the Community Plan area.
6. Provide transitional land uses, ~~such as office/institutional and higher density residential, as a buffer between retail commercial areas and adjoining residential developments or a landscaped buffer wherever necessary to minimize the conflicts inherent to adjoining properties of different zoning intensity, density, or adverse uses.~~
7. Property shall be developed with minimum disturbance to the natural terrain. The natural environment shall be enhanced, retained or restored as much as possible.
8. ~~Avoid the enlargement of existing or the development of new commercial areas along Douglas Boulevard in order to prevent the creation of a strip commercial corridor in this area.~~
- ~~9. The design of future residential developments should emphasize character, quality, livability, and the provision of all necessary services and infrastructure to ensure their permanent attractiveness and usefulness. Buildings shall be of a size and scale conducive to the character of the immediate neighborhood.~~
- ~~10. Encourage the development of professional offices and similar low intensity commercial uses, as a buffer between retail commercial areas and adjoining residential developments.~~
- ~~11. To allow for continued increased commercial and residential development only where all public services can be provided in an adequate and timely manner.~~
- ~~12. Property shall be developed with minimum disturbance to the natural terrain. The natural environment shall be retained or restored as much as possible.~~
- ~~13. Retention of open space shall be considered in the review of all applications for development.~~

14. The maintenance keeping of livestock, particularly horses, is an one of many important components of the rural character of the community. Therefore, accessory structures for livestock may be appropriate uses in residential areas with a minimum lot size of one acre.
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. Non-residential uses shall generally be of an appropriate size and scale for their setting and shall be designed to incorporate such elements such as plazas, terraces, porches, arcades or canopies to contribute to a pleasant environment as well as provide safety and shelter to pedestrians.~~
16. ~~Non-residential buildings shall generally be of small or moderate size and, where groups of buildings are used, connected by plazas, terraces, porches, arcades, canopies or roofs, to provide a pleasant environment as well as safety and shelter to pedestrians.~~
17. Landscaped ~~buffer yards~~ buffers shall be provided wherever necessary to minimize the ~~adverse effects of higher intensity uses upon lower intensity uses potential conflicts inherent to adjoining properties of different zoning intensity, density, or adverse uses.~~
18. ~~The rate of development and location of projects shall not exceed the capacity of the community, special districts and utility companies to provide all needed services and facilities in an orderly and economic manner.~~
19. ~~Allow the increase of commercial and residential development only when all public services can be provided in an adequate and timely manner.~~
20. To preserve the character of the community, land use changes shall be considered only if:
 - a) The change can be designed and implemented to be consistent with the community character. In determining consistency, all elements of the Community Plan shall be reviewed.
 - b) The change is consistent with or adequately buffered from contiguous properties and will provide for a reasonable transition between land uses.
 - c) The change shall not significantly impact the level of services provided in its vicinity and there is or will be adequate infrastructure to serve the proposed development.
 - d) The development is effectively screened so as to not be perceived by the public as high-density.
21. Non-residential structures, such as those supporting wind turbines, solar panels and cell phone towers, shall be designed so as to blend with the rural atmosphere of Granite Bay and neighboring developments and shall not adversely impact neighboring parcels.

Specific Land Use Policies

Specific Policies for Intensity of Use

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 cities of Roseville and Rocklin 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.
2. Population densities within the planning area should be guided by considerations of topography, geology, vegetative cover, preservation of natural terrain and resources, and access to transportation and service facilities.
3. Intensity of use of individual parcels and buildings shall be governed by considerations of health and safety; impact on adjoining properties due to noise, traffic, night lighting, or other disturbing conditions; and protection of natural land characteristics.
4. Densities should not be increased unless there exists or are assured adequate services and infrastructure, including but not limited to potable water, sanitary sewer, roadways meeting County standards, police and fire.

Specific Policies for Subdivision

- ~~1. Subdivision of property containing existing structures of cultural or aesthetic merit shall be carefully conceived to preserve the integrity of original "core" estate buildings, grounds, and heritage trees.~~
2. The number of lots permitted in a subdivision is dependent on the specific characteristics of the area, as well as the minimum lot area required by ordinance. However, the number of lots permitted by a zoning designation should be considered only as a maximum and is not a guarantee of the density that is allowed.
3. Lots shall be adequate in size ~~and appropriate in shape for the range of~~ and shape to accommodate those primary and accessory uses which ~~are typical for the area~~ are in keeping with the particular residential characteristics of the specific location without:
 - a. creating a feeling of overcrowding.
 - b. creating measurable negative environmental impacts which cannot be adequately mitigated.
 - c. creating the need for variances.
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~~ cultural or historic resources.
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.
6. ~~When residential planned unit developments are planned in areas where intensity standards require one acre or more per dwelling unit:~~
 - a. ~~Each residence should have substantial direct frontage on a common open space of sufficient size to convey a feeling of being on the edge of a large and significant open space.~~
 - b. ~~Clusters should generally consist of a small number of detached residences, and each cluster should be well separated from adjacent clusters rather than interconnected in a linear form.~~
7. Accessory uses shall be clearly subordinate to the main residence and should be in keeping with the rural residential quality of the community characteristics of the specific location.
8. Though creation of flag lots ((a parcel of land shaped like a flag, with a narrow strip ("flag pole") providing access to a right-of-way and the bulk of the property ("flag" portion) containing no frontage)) is discouraged, they may be appropriate under the following circumstances:
 - a) The proposed flag lot subdivision is the only reasonable subdivision design due to topographic conditions or other physical (e.g. special circumstances associated with the size and shape of the property) and natural constraints of the property (e.g. natural drainage course or streams, protected trees, etc):
 - b) A series of large lots cannot be converted to flag lot developments, thereby significantly raising the density and changing the character of the neighborhood;
 - c) The 'flag' portion of the lot cannot be further divided based on zoning;
 - d) The lots created from the proposed flag lot subdivision shall be compatible with the size and scale of the existing lots and lot configurations in the surrounding area; and,
 - e) The design of the proposed subdivision complies with the conditions listed below and other appropriate County standards and conditions as appropriate:
 - i. Each flag lot shall be designed to provide a "pole" that functions as an accessway from the street to the main body ("flag portion") of the lot. Private access easements shall not be allowed;
 - ii. A minimum 25' of frontage and width shall be maintained throughout the length of the pole and should be landscaped on both sides;
 - iii. Not more than two flag lot poles shall be contiguous to each other; and,
 - iv. Each structure on a flag lot shall be oriented to maximize privacy to surrounding existing and future residential structures.

Specific Policies for Residential Land Uses

Specific Policies for Planned Residential Developments

1. Residential lots on the perimeter of the Planned Residential Development shall be of similar size and configuration as the existing adjoining lots and/or zoning district lot size minimums.
2. Entry features shall reflect their surrounding environment, utilizing indigenous materials for any walls, signs, or related entry features and native and/or native appearing plantings for landscaping.
3. PDs shall be designed to place streets and/or common area open space, rather than private bark yards, next to perennial streams and riparian corridors.
4. Where a public park site is proposed to meet the recreational requirements of the PD, generally the park should be located near the project's main entrance and/or as close as possible to a major roadway to facilitate public access.
5. Where sound attenuation is necessary, earthen berms and additional building setbacks shall be provided. Soundwalls are permitted only when no other feasible alternative is available and only if screened with mounding and/or landscaping such as vines.
6. PDs shall be designed to avoid lot grading where lots larger than 20,000 square feet are proposed. Lot grading may be more appropriate for lots smaller than 10,000 square feet to minimize cross drainage concerns, and should be considered on a project-by-project basis for lots ranging between 10,000 and 20,000 square feet.
7. PDs should be designed to avoid long, straight roadways in favor of curvilinear designs that generally follow the natural landforms, are consistent with the Land Development Manual, and provide for landscape islands along some roads and/or within oversized cul-de-sacs if adequate turnarounds for emergency and service vehicles can be provided.

Specific Policies for Commercial Land Uses

1. Convenience goods and services and limited shopping goods shall be available in local shopping ~~villages centers~~ in sufficient quantity and variety to meet the most frequently recurring needs of the residents of the Granite Bay Community.
2. Uses which would attract a majority of patronage from outside the community area shall more appropriately be located in larger and more centrally sited commercial and office centers such as those located in the City of Roseville.
3. Buildings shall be of moderate size and scale and ~~designed and constructed of materials compatible with the pedestrian scale and rural character of the community~~ are encouraged to utilize timeless, traditional architectural styles such as Craftsman in their building design and comply with the Granite Bay Central District Design Elements and Landscape Goals if applicable. Natural materials (i.e. wood, river cobble and fieldstone) and native plants shall be used where practicable.
4. Individual sites shall be landscaped attractively so as to integrate the entire development visually with the overall natural qualities of the planning area.; ~~Appropriately landscaped buffer areas of adequate size shall be provided to shield adjacent residential developments from activities on the properties.~~ Residential areas shall be protected from noise, light pollution, unsightliness, odor, and other nuisances. ~~indigenous materials be used where practicable.~~ Appropriately landscaped buffer areas of adequate size shall be provided to shield adjacent residential developments from activities on the properties.
5. ~~Any night lighting visible from the exterior of buildings shall be strictly limited to that necessary for security, and safety, and identification; all night lighting, including signs, shall be low intensity and shielded from the view of passing traffic and adjacent residential areas; shall be designed to reduce the impacts of glare, light trespass and over-lighting; promote safety and security; and encourage energy conservation. Generally, upward lighting shall only be permitted if it is low intensity (50 watts or less) and it is either used to externally illuminate a freestanding sign or it is used as accent lighting for landscaping.~~
6. Parking spaces shall be grouped in moderately sized areas, and located close to the enterprises they are to serve. Traffic ~~patterns~~ circulation within parking lots shall be efficient and safe.
7. Sites shall be designated and developed to provide safe, convenient, ~~pleasant public~~ public access ~~for that accommodates equestrians,~~ pedestrians, bicyclists, ~~and~~ motorists and equestrians, where appropriate.

- ~~8. In shopping and service areas, a small percent of the total net site area, exclusive of street and road rights-of-way, shall be occupied by buildings. On any site, the ratio of the total floor space in buildings to the net site area should be limited. A substantial percent of the site area shall be left as natural or developed as landscaped open space, and buildings and parking areas shall be screened from view from the roads and adjacent residential properties.~~
- ~~9. The quarry scar on Douglas Boulevard is visible from many parts of Granite Bay. Efforts should be made to reduce the negative impacts of the quarry, including long range restoration of the quarry to a more natural appearance.~~

Specific Policies for Public and Private Institutions

1. Institutional uses shall be limited to those which provide non-commercial services or facilities for local residents and contribute to the general well-being of the community.
2. The intensity of use of an institutional site shall be limited to that which is compatible with adjoining uses and in keeping with the particular characteristics of the specific location and the overall rural character of Granite Bay; the institution should not generate excessive noise or traffic.
3. ~~Institutional~~ Buildings shall be of moderate a size and scale compatible with the rural atmosphere of the community and are encouraged to utilize timeless, traditional architectural styles such as Craftsman in their building design and comply with the Granite Bay Central District Design Elements and Landscape Goals if applicable. Natural materials (i.e. wood, river cobble and fieldstone) and native plants shall be used where practicable.
4. Sites shall be landscaped attractively; trees and other plantings should be used to shield screen adjacent residential developments from ~~activities on the properties noise, light pollution, unsightliness, odor, and other nuisances; indigenous materials~~ natural materials (i.e. wood, river cobble and fieldstone) and native plants shall be used where practicable. In particular, parking areas shall be screened from view from roads and adjacent residential properties.
5. Public school facilities should be available for community gatherings and recreation use, and should be available for use during non-school hours. When new schools are considered, sites should be adequate to accommodate local public recreation activities in addition to school uses.

Specific Policies for Parks and Recreation Land Uses

1. Parks and recreational areas, ~~when needed,~~ shall be planned, developed, and used in a manner which is in keeping with ~~their rural setting and compatible with uses on adjacent lands, the particular residential characteristics of the specific location.~~
2. Recreation areas shall be located and designed so that access by pedestrians, equestrians, and ~~bicyclists~~ is encouraged.
3. Natural open space recreation land within the planning area should be carefully managed and its uses controlled to ensure that vegetation, soil, wildlife, and visual qualities are protected and, where necessary ~~and appropriate,~~ enhanced.
4. ~~Use of~~ Park and recreation areas shall be controlled designed to limit noise, the impacts of glare, light trespass and over-lighting, and motor vehicle traffic both internally and externally.
5. Local recreational programs shall be responsive to the needs of residents.

Specific Policies for Preservation/Conservation of Natural Resources

1. Significant natural, ~~open space, resources, wildlife habitat, open space,~~ and cultural resources should be identified, in advance of property development, ~~for the entire Plan area. Those resources which should be protected and preserved based on goals and policies of this Plan can thus be identified and such information made available to landowners in advance of the preparation of specific development plans. and applicable state or federal laws.~~
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.~~
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 Goals

- ~~1. Maintain the existing rural character of the area.~~ Protect and preserve the unique rural character of the community and maintain the identity of Granite Bay as a scenic, tranquil, family-oriented rural/residential community compatible with the area's physical constraints and natural features.
- Safeguard and preserve important views ~~and vistas~~, natural waterways and riparian habitat.
- ~~See Ensure~~ that development enhances complements the natural setting and ~~helps to establish and identifying trait to the~~ reinforces the rural and natural identity of Granite Bay ~~area~~.
- ~~Establish~~ Maintain a landscaped scenic corridor along Douglas Boulevard and Auburn-Folsom Road to enhance and maintain the existing landscaping and scenic qualities.
- ~~Develop planned residential developments and small lot~~ Subdivisions ~~which shall~~ maintain the pastoral nature of the community through site-sensitive design.
- ~~Provide for sufficient, well-designed community commercial centers to meet the needs of residents and recreational visitors.~~
- Implement the trails section of the ~~Recreation Element~~ Circulation chapter through construction of bicycle, equestrian and non-motorized ~~multi-purpose~~ multiple use trails.
- ~~Take advantage of the best available energy technology to maximize energy efficiency of all buildings and structures.~~
- ~~To adopt and implement a tree preservation/cutting ordinance in order to focus attention on the importance of preserving existing native vegetation whenever possible.~~
- Implement zoning and subdivision controls which protect and preserve significant natural open space and cultural resources in the Granite Bay community.
- Encourage high-quality designs which are attractive, safe, functionally efficient, committed to sustainable practices by incorporating energy-efficient technology, and are consistent with the community character.
- Ensure that new infill construction or substantial expansion of an existing home in an existing neighborhood is compatible in form, massing, height, set-backs, lot coverage, building materials, design and orientation and positively contributes to the existing neighborhood context.
- Preserve the character of those areas designated for Rural Residential and Rural Estate housing that contribute to the rural nature of much of Granite Bay.

Community Design Policies

- Implement the design standards in this ~~Element section~~ to meet the specific goals of this ~~Community Plan and the desires of the community.~~
- Require construction of bicycle, pedestrian and equestrian trails as ~~discussed described~~ in the Circulation ~~Element and the Trails Section of the Recreation Element~~ chapter.
- ~~Encourage the use of~~ Planned Unit Developments shall ~~to~~ protect significant natural features.
- Support ~~design of lot patterns within subdivisions~~ subdivision designs ~~that~~ provides for the least amount of site disturbance and greatest amount of open space.
- ~~Maintain~~ Preserve the heavily vegetated ~~corridors~~ areas that exist along circulation corridors to ~~preserve~~ protect their ~~Plan Area's~~ rural nature.
- Require the dedication of sufficient road right-of-way as outlined in the Circulation ~~Element~~ chapter of the Plan but consider street designs which are safe, may be more rural in character, and have less impact on the environment.
- Require development/projects to comply with the Placer County Landscape Guidelines, Placer County Design Guidelines, Rural Design Guidelines and the specific design standards herein, where applicable.

8. Where possible, preserve native trees and support the use of native, drought tolerant plant materials in all revegetation/landscaping projects. Landscapes should be designed to help lower on-going maintenance efforts and costs.
9. Encourage the development of commercial project designs that do not detract from the rural character of the Granite Bay area.
10. Where appropriate, encourage the use of greater setbacks ~~to provide a scenic corridor for all parcels fronting on Douglas Boulevard, Auburn-Folsom Road, future Rocklin Road, Eureka Road and Sierra College Boulevard.~~ along designated scenic and country roadways.
11. To the maximum extent possible, all structures, including ~~residences~~ those which require a building permit, should complement and blend in with the natural setting of the ~~planning area-Plan 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.~~
12. ~~The Encourage the~~ use of natural materials (i.e. wood siding and field stone) ~~is encouraged~~. Exterior colors shall blend with the surrounding natural landscape. The use of "earth tones" or natural finishes which blend with the natural background is encouraged.
13. Landscaping shall be used to reduce visual impact of all structures and ~~fences-sound walls~~. 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.

Natural Resources Goals

1. Preserve and protect the natural features and resources of the community, which is essential to maintaining the quality of life within the community.
- ~~2.—To maintain a balanced environment where physical development can occur with minimum adverse effect on the natural resources of the area.~~
- ~~3.—To protect and preserve all outstanding areas of natural vegetation, wildlife and adequate resources.~~
4. Protect the high quality of air and water resources consistent with adopted federal, state and local standards.
- ~~5.—Ensure that land use planning contributes to the protection, improvement, and restoration of water resources and that all new development has a minimum impact on the established natural environment.~~
6. Pursue and implement sound storm water management practices and sustainable management practices to help ensure protection from flooding and erosion and maintain, and where feasible, improve water quality.
- ~~7.—Promote pollution prevention, reduction of natural resource consumption and increased use of renewable energy.~~
8. Work closely with state and federal agencies, watershed groups and adjacent communities on watershed plans and strategies to provide a comprehensive approach to environmental planning.
9. Promote Encourage public and private stewardship and partnerships directed to restoring, and enhancing, and maintaining the natural heritage system and adjacent lands environment.

Natural Resources Policies

1. The natural resources and features of a site proposed for development shall be one of the planning factors determining the scope and magnitude of development.
2. Particular attention shall be given to protection of the natural regiment in the planning, environmental review, and completion of all subdivisions, land development or land alteration projects.
- ~~3. Conservation of the natural landscape, including minimizing disturbance to natural terrain and vegetation, shall be an overriding consideration in the design of any subdivision or land development project, paying particular attention to its protection and the preservation of existing native vegetation.~~
4. Removal of vegetation shall be minimized and where removal is necessary, replanting for erosion control, maximizing reoxygenation, and retaining the aesthetic qualities of the community.
5. ~~In landscaping of individual sites and replanting where original vegetation has been destroyed or removed, the emphasis shall be on use of native rather than exotic plants.~~ Project landscaping shall emphasize the use of native rather than exotic plants. In areas of high fire risk, however, it may be preferable to introduce carefully chosen exotics with high fire resistance characteristics.
- ~~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.~~
- ~~7. An inventory of important natural resources, such as streams, bodies of water, wildlife habitat, vegetation, and geological features shall be created so that they may be more easily identified during project review and specific measures can be designed for their protection.~~
- ~~8. Site specific geotechnical investigations shall be required on a project by project basis.~~
- ~~9. Encourage development activities in areas of least environmental sensitivity.~~
10. Continue to identify and preserve any rare, significant or endangered environmental features and conditions.
11. Encourage the use of ecologically innovative techniques in **any** future development.
- ~~12. Assure that removal of economic mineral resources does not conflict with surrounding land uses.~~
- ~~13. Encourage the continued use of the Williamson Act to preserve productive agricultural lands.~~
- ~~14. Promote energy conservation in any future land use decisions.~~
15. ~~Retain in their natural condition all stream influence areas~~ All stream influence areas, including floodplains and riparian vegetation areas shall be retained in their natural condition, while allowing for limited stream crossings for public roads, trails, and utilities.
- ~~16. Identify and protect all important fish and wildlife areas within the Plan boundaries.~~
- ~~17. A qualified biologist shall delineate those areas rich in wildlife or of a fragile ecological nature. These areas shall be preserved through land use regulation or through dedication or acquisition where necessary.~~
- ~~18. Environmental impact studies shall take into consideration the impact of development proposals on wildlife habitats.~~
- ~~19. Land use regulations shall be used to prevent damage to vegetative groundcover.~~
- ~~20. A Tree Preservation Ordinance for the Granite Bay Community Plan area shall be adopted and implemented.~~
21. ~~Blocks of undisturbed oak woodlands and annual grassland habitat that have significant value to wildlife shall be preserved as Open Space, Resource Conservation Zones, or the equivalent, where an appropriate mechanism to do so can be identified.~~

- ~~22. Field studies shall be required to document the location of vernal pools and preserve priority vernal pools in the Granite Bay Community Plan area.~~
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.
- ~~24. Field studies to document the possible occurrence of special status plants and wildlife in vernal pools shall be required and the species and their vernal pool habitats shall be preserved if they occur.~~
- ~~25. Continue to monitor and control land uses which threaten to deteriorate the air and water quality.~~
- ~~26. Review proposed projects for their potential adverse affect on air and water quality.~~
- ~~27. Encourage application of measures to mitigate erosion and water pollution from earth disturbing activities such as land development and road construction.~~
- ~~28. Control of fugitive dust at construction sites by the use of water and other reasonable dust controls shall be required.~~
- ~~29. Developers shall be required to comply with additional mitigation measures that may be required by the Air Quality Plan Update.~~
- ~~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.~~
- ~~31. The contribution of vegetation and water areas in maintaining the air quality shall not be overlooked in any major land use proposals.~~
- ~~32. Urban/Suburban development within the Folsom Lake Watershed shall be strongly discouraged. Water quality of Folsom Lake shall be monitored.~~
33. The standards of the Placer County Grading Ordinance and Resources section of the Granite Bay Community Plan shall be implemented for all projects in the Granite Bay area.
34. Construction activities within floodways shall generally be prohibited. New construction shall not be permitted within 100 feet of the centerline of permanent streams and 50' of intermittent streams, or within the 100 year floodplain, whichever is greater.
- ~~35. Streambed Alteration Agreements shall be required from the California Department of Fish and Game prior to any construction activity within any waterways.~~
- ~~36. Grading activities shall be prohibited during the rainy season.~~
37. In implementing Best Management Practices, the County shall promote consideration of the concepts of low impact development, and sustainable and green technology, and current standards of the County to address the quantity and quality of storm water run-off released to any watercourse.
38. Protect sensitive habitats such as wetlands, riparian areas, and oak woodlands against any significant disruption or degradation of habitat values. Utilize the following design and use regulations on parcels containing or in close proximity to these resources, excluding existing agricultural operations:
- Structures shall be placed as far from the habitat as feasible;
 - Delineate development envelopes to specify location of development in minor land divisions and subdivisions;
 - Require easements, deed restrictions, or equivalent measures to protect that portion of a sensitive habitat on a project which is to be undisturbed by a proposed development activity or to protect sensitive habitats on adjacent parcels;

- Limit removal of native vegetation to the minimum amount necessary for structures, landscaping, driveways, parking lots, septic systems where applicable, and gardens; and,
 - Prohibit landscaping with invasive or exotic species and encourage the use of characteristic native species.
39. Individual sites and properties can contribute to the health of the environment by incorporating measures such as:
- Using renewable energy sources such as solar or geothermal energy;
 - Planting additional trees in appropriate locations;
 - Managing storm water runoff using storm water best management practices;
 - Naturalizing landscapes with native, non-invasive species; and,
 - Installing green roofs or light-colored roofs.
40. The County's Tree Preservation Ordinance shall be implemented.

Air Quality Goals

1. Reduce the impacts of greenhouse gases and climate change through the review of land use projects proposed in the Plan area.
2. Integrate land use, transportation, and air quality planning to make the most efficient use of public resources and to create a healthier and more livable environment for the Granite Bay area.
3. Reduce emission impacts to "sensitive receptors" (children, the elderly, persons afflicted with health issues) living in the Granite Bay Community Plan area.

Air Quality Policies

1. Ensure that project air quality impacts are quantified using analysis methods and significance thresholds as recommended by the PCAPCD.
2. Ensure that projects which may have potential air quality impacts mitigate any of its anticipated emissions which exceed allowable emissions as established by the PCAPCD.
3. Ensure all air quality mitigation measures are feasible, implementable, and effective for individual projects and on a community-wide basis.
4. Encourage innovative mitigation measures and approaches to reduce air quality impacts by coordinating with the PCAPCD, project applicants, and other interested parties.
6. Work with the PCAPCD to reduce particulate emissions from project construction, grading, excavation, demolition and other sources.
7. Encourage the use of pollution control measures such as landscaping, vegetation and other materials, which trap particulate matter or control pollution.

Open Space Goals

1. Preserve and enhance open space lands to maintain the natural resources and rural ~~characteristics~~ character of the Community Plan area.
2. Protect and preserve those areas necessary to the integrity of the natural processes with special emphasis on, but not limited to, the water regimen.
3. Protect and preserve open spaces vital for wildlife habitat and other areas of major or unique ecological significance.

4. Protect the natural beauty and minimize disturbance of the natural terrain and vegetation.
5. Permit existing agricultural uses to continue and conserve lands most suitable for agricultural uses while allowing residential occupancies.
6. Provide open space for recreational needs and for the preservation of buildings and sites of archaeological, historical and cultural significance.
7. Conserve the visual resources of the community, including important vistas, ~~such as those of the hillsides as seen from the valley below, and those of the valley as seen from the hillsides.~~
8. Provide open space to shape and guide development and to enhance community identity.

Open Space Policies

1. Encourage both private and public ownership and maintenance of open space.
2. Protect natural areas along creeks and canals.
3. Encourage scenic or greenbelt corridors along major transportation routes. Roads and other public works shall incorporate beauty as well as utility, safety, and economy.
- ~~4.—Preserve outstanding visual features and landmarks.~~
5. Preserve productive agricultural lands.
6. Areas hazardous to the public safety and welfare shall be open or predominantly open. This category includes:
 - a. Areas subject to landslide or with severe slope instability problems.
 - b. Streams and other areas subject to flooding by the 100-year storm.
 - ~~c.—Areas with high fire risk.~~
 - d. Areas of high noise exposure.
7. Open spaces should be linked visually and physically to form a system of open spaces. Where appropriate, trails shall connect open space areas. Dedication of easements shall be encouraged or required as lands are developed and built.
8. Development on private lands should be planned and designed to provide for preservation of open space.
9. ~~Because the dominant features of the planning area contributing to the open quality are the natural land forms and vegetation, structures should be subordinated thereto. Only in the confines of individual sites should structures be allowed to be dominant.~~
10. The scale of building, the siting of structures, and the design and materials of construction shall be harmonious with the natural setting ~~so that the visual quality of open spaces will not be unreasonably impaired.~~
11. ~~Natural resources other than water shall not be extracted from areas of dedicated open space.~~
- ~~12.—Both public and private efforts shall be directed to preserving open space values of historical landmarks.~~
13. ~~Stream corridors shall be left in an open, natural condition, except for structures or uses which are compatible with stream corridors.~~
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.
15. The community will use its implementing ordinances, such as subdivision and zoning, to assure that valuable open space resources on both public and private properties will be preserved.
16. ~~A variety of vistas shall be provided and preserved, ranging from the small enclosed private views to the more distant views shared by many people.~~

17. Native trees and woodlands shall be protected and enhanced by:

- Ensuring development and site alteration minimize impact to native trees;
- Increasing tree canopy coverage and diversity by planting trees appropriate to the location;
- Regulating the injury and destruction of trees on public and private property;
- Providing public education and stewardship; and,
- Enforcing the County's Tree Preservation Ordinance.

Cultural Resource Goals

1. ~~Preserve and enhance all significant historic archaeological sites and features.~~ Preserve all significant cultural resource sites and features.
2. ~~Provide a variety of park and recreation facilities to meet the needs of all segments of the population living in the Granite Bay area.~~
3. ~~Designate, protect and conserve the natural resources of the area especially where such resources can add to the variety of recreation activities available.~~
4. ~~To maintain some flexibility in the development of park areas to allow for changing trends in recreation activities.~~
5. ~~In the long term, establish a public agency or district to generate funds for the maintenance, operation, and development of park and recreation facilities.~~

Cultural Resource Policies

1. ~~Identify and protect from destruction and abuse all representative and unique historical and archaeological sites.~~ Emphasize protection and stabilization of existing cultural resource sites and features over removal or replacement.
2. ~~Encourage and promote legislation for the protection of notable historical sites and artifacts.~~ Encourage retention, integration and adaptive reuse of significant historical resources.

Noise Goal

1. Provide for the health, safety and welfare of the Granite Bay area residents by providing a livable environment free from excessive noise.

Noise Policies

~~4. Locate noise-sensitive uses within areas of acceptable community noise equivalent levels.~~

1. Encourage the use of greenbelts or natural areas along roadways as a design feature of any development in order to mitigate noise impacts.
2. Ensure compliance with noise standards adopted in the General Plan Noise Element.
3. ~~Continue program of monitoring noise sources to assure conformance with noise standards adopted in the Countywide Noise Element.~~
4. Avoid the interface of noise-producing and noise-sensitive land uses.
5. ~~Require implementation of noise abatement techniques within new projects where warranted.~~
6. ~~Require traffic noise mitigation for low density residential land uses located along major arterials.~~
7. ~~Require project specific noise studies for most commercial, office, public, institutional and residential projects.~~

8. Limit construction activities to daytime hours (7 a.m. to 7 p.m., Monday through Friday). Noise emanating from construction activity that require a grading or building permit is prohibited on Sundays and federal holidays, and shall only occur:
 - Monday through Friday, 6 AM to 8 PM (during daylight savings)
 - Monday through Friday, 7 AM to 8 PM (during standard time)
 - Saturdays, 8 AM to 6 PM
5. Where proposed non-residential land uses are likely to produce noise levels exceeding County performance standards of Table 8.1.2 at existing or planned noise-sensitive uses, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design. The requirements for the content of an acoustical analysis are given by Table 8.1.3.
6. New development of noise-sensitive land uses will not be permitted in areas exposed to existing or projected levels of noise from transportation noise sources which exceed the levels specified in Table 8.1.4, unless the project includes effective mitigation measures to reduce exterior noise levels in interior spaces to the levels specified in Table 8.1.4.
7. Where noise mitigation measures are required to achieve the standards of Tables 8.1.2 and 8.1.4, the emphasis of such measures shall be placed upon site planning and project design. The use of noise barriers shall be considered as a means of achieving the noise standards only after all other practical design-related noise mitigation measures have been integrated into the project.
8. The County shall employ procedures to ensure that noise mitigation measures required pursuant to an acoustical analysis are implemented in the project review process and, as may be determined necessary, through the building permit process.
9. Noise created by new proposed non-transportation noise sources shall be mitigated as not to exceed the noise level standards of Table 8.1.4 as measured immediately within the property line of lands designated for noise-sensitive uses such as residential.
10. Protect Placer County's agricultural resources from noise complaints that may result from routine farming practices, through the enforcement of the Placer County Right-to-Farm Ordinance.

Fire Goal

1. Protect the citizens of the Granite Bay area from loss of life while protecting property and ~~watershed resources from unwanted fires through preplanning, education, fire defense improvements and fire suppression~~ natural resources from fire.

Fire Policies

1. Ensure that all proposed developments are reviewed for compliance ~~for with~~ fire safety standards ~~by local fire agencies responsible~~ the South Placer Fire District responsible for protection, including providing adequate water supplies and ingress and egress per the California Fire Code, fire district standards and County ordinances.
2. Maintain strict enforcement of the Uniform Building Code and the Uniform Fire Code.
- ~~3. Encourage and promote installation of smoke detectors in existing residences within the County which were constructed prior to the requirement for their installation.~~
- ~~4. Encourage continued use of education programs in schools, service clubs, industry, etc. by fire protection agencies to foster public awareness of local fire hazards.~~
- ~~5. Inventory and eliminate structurally unsafe and fire hazardous housing units which are considered reasonably beyond repair or rehabilitation.~~

6. ~~Establish~~ Continue a program whereby new development pays the cost of new capital improvements necessary to provide the fire district with new fire stations, equipment and apparatus necessary to ~~achieve~~ maintain the desired level of service, and to serve new development in the Granite Bay area.
7. Encourage the modification of vegetation around structures and developments as encouraged by Fire Safe Standards.

Flood Goal

1. Protect the lives and property of the citizens of the Granite bay area from unacceptable risk resulting from flood hazards.

Flood Policies

1. ~~Continue to w~~Work closely with the ~~U.S. Army Corps of Engineers and Resource Conservation District Federal Emergency Management Agency (FEMA) and the Placer County Flood Control and Water Conservation District~~ in defining existing and potential flood problem areas.
2. Evaluate potential flood hazards in an area prior to the approval of any future development.
3. ~~Continue to implement zoning policies which~~ Land development projects should be designed to minimize potential loss of property and threat to human life caused by flooding.
4. ~~Maintain~~ Retain natural flow conditions within the 100-year floodplain of all streams except where work is required to maintain the stream's natural drainage characteristics ~~and where work is done in accordance with the Placer County Flood Damage Protection Ordinance as determined by Placer County Flood Control District.~~
5. New construction shall not be permitted within 100 feet of the centerline of permanent streams and 50' of intermittent streams, or within the 100 year floodplain, whichever is greater.

Circulation Goals and Policies

GOAL

1. To provide a balanced system of roadways that ensure safe and efficient movement of local and through traffic, accommodate area growth, retain the area's rural and scenic qualities, and accommodate pedestrian and bicycle traffic.

Objectives:

1. Accommodates pedestrian, equestrian and bicycles
2. Establishes level of service goals
3. Retains rural and scenic qualities of the area
4. Accommodates development
5. Provides for designated "Scenic" and "Country" roadways
6. Balances local and County priorities
7. Improves safety

POLICIES

1. The County shall plan, design and regulate roadways in accordance with the functional classification system shown on the Circulation diagram and the typical cross sections included in the Community Plan. [1,2,3,4,5 & 7]
2. The rights-of-way for roadways shall be wide enough to accommodate appropriate road paving, trails, paths and bikeways, drainage, public utility services, and substantial trees and shrubs. [1,2,3,5 & 7]
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. [2]

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. [2]
5. Land development projects shall be approved only if LOS C (or the exception cited earlier) can be achieved on roads and intersections after: a) traffic from approved projects has been added to the system, and b) improvements funded by the capital improvement program (CIP) have been constructed. (This will result in temporary slippage of the LOS below the adopted standards until adequate funding has been collected for the construction of CIP improvements.) [2 & 4]
6. The County shall plan and implement a complete road network to serve the needs of local traffic. This network shall include low-speed roadways parallel to regional facilities to allow local circulation without requiring the use of regional facilities. [1,3,4 & 7]
7. "Through" traffic that must pass through the community shall be accommodated in a manner that will not encourage the use of residential or private roads. Through traffic shall be directed to Douglas Boulevard, Auburn-Folsom Road and Sierra College Boulevard. These routes provide access to Folsom Lake from all directions, and provide a through north-south route as well as a west-south route. [3, 5, & 6]
8. The County shall work with neighboring jurisdictions and the Regional Transportation Planning Agencies to develop alternative routes for through traffic, as this through traffic has significant impacts on roads in the Granite Bay Community. [3 & 5]
9. Street lights, traffic signals and signs should be used only where essential or practical for safety purposes or for efficient traffic flow. [3, 4, 5, 6 &7]
10. Through trucks shall be limited to Auburn-Folsom Road, Douglas Boulevard and Sierra College Boulevard. [4 & 7]
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. [3 & 5]
12. When major construction is proposed on any of the arterial roadways designated as a scenic roadway, the County shall request the establishment of an Underground Utility District to place utilities underground to protect and enhance the scenic qualities of the roadway unless the County presents justification for not making such a request. All new developments shall be required to have underground utilities. [3, 4 & 5]
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. [1, 3, 4, 5 & 7]
14. Contouring and planting of cut-and-fill slopes shall be an integral part of the road design and construction process; effective planting of these slopes with trees, shrubs, and groundcover is necessary for erosion control and to restore the scenic quality of the road corridor. [3, 4 & 5]
- ~~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. Gates subdivisions that are allowed shall incorporate provisions for emergency service providers to operate the gates automatically from the emergency service vehicle. [3, 4, & 5]~~
- ~~16. Regional bikeways shall facilitate travel between communities and provide access to parks. Regional bikeways shall be located on or along collector or arterial roads. County, state or federal funds or private grants shall be sought for construction of regional bikeways. [1, 4, & 7]~~
- ~~17. Local bikeways shall supplement regional bikeways by linking developments and parts of the community for safe and enjoyable circulation within the community and to access the regional bikeway system.~~
18. Designated scenic or country roadways shall be established and shall have specific development rules to maintain their scenic and country qualities. [3, 4 & 5]
19. Roadway surfacing shall be performed in accordance with accepted pavement management strategies within the guidelines for scenic and country roadways and the constraints of limited financial resources. [4, 6, & 7]

20. Non-residential properties shall be interconnected to allow traffic to circulate freely between such adjacent properties. [1,4 & 7]
21. Roads with two or more lanes in each direction shall have a raised landscaped median unless findings are made for not having the median on any given roadway.
22. New freeways or expressways shall not be considered, planned or permitted within the plan area east of Sierra College Boulevard and north of East Roseville Parkway.
23. As development or construction occurs at the intersection of Douglas Boulevard and Auburn-Folsom Road, each of the four approaches to the intersection shall include standardized raised medians unless the County can present justification for not including standardized raised medians at these locations. Vegetation shall be incorporated if sufficient space is available, or cobblestone should be used if space for vegetation is not adequate.
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.
25. No new driveways should be added to any arterial roadway unless it is the only access available to a parcel. An exception to this requirement may be granted where there is a planned stop sign or traffic signal on the arterial adjacent to the parcel. [7]
26. A map creating new parcels should not be approved if it creates parcels requiring access to an arterial roadway. [7]
27. The County shall pursue regional, state and federal monies to fund needed transportation capital improvements.
28. Roadway projects shall avoid, minimize or appropriately mitigate adverse environmental impacts on natural heritage features, functions and linkages.
29. Ensure the provision of adequate and accessible road, transit, pedestrian and bicycle links between Granite Bay and adjacent communities.
30. Roadway design should complement and enhance surrounding land use and community character.
31. To help preserve the rural character of Granite Bay and promote interconnectivity between neighborhoods, gated subdivisions shall not be allowed unless significant extenuating circumstances are demonstrated by substantial and persuasive evidence. The burden of proof shall be on the applicant to make this showing through the use of supporting studies and data. "Extenuating circumstances" shall be strictly limited to:
 - a. Instances in which the entrance is located adjacent to a substantial traffic generator (i.e. regional park, church or school) that creates a parking issue within the subdivision; or,
 - b. Instances in which the entrance to the subdivision is contiguous to or accessed through a non-residential land use such as a business/professional or commercial use, and separating the uses with a gate is the most practicable solution; or,
 - c. Is directly accessed off a major arterial roadway (see Table 9.7.1).
32. Even if the extenuating circumstances listed in Policy 31 above are demonstrated, gates are only allowed where a neighborhood is surrounded by existing development making thru road connections to adjoining neighborhoods impractical to achieve.

If "extenuating circumstances" are demonstrated in accordance with the above, any gated entrance thus conditionally approved must incorporate into its construction and design the following:

- a. The private road and gate shall not preclude, compromise or deny convenient and practical (including any other non-motorized forms of movement) access into a neighborhood that features public amenities (i.e. public park) and/or places (i.e. public open space or school); and,
- b. Unrestricted pedestrian access is maintained at all times and assured through a deed restriction; and,
- c. The private gated entrance design shall allow for adequate paved turn-around and keypad/callbox setback from the public right-of-way per the Engineering and Surveying Department's recommended design detail; and,
- d. The proposed gate and entrance features conform to the landscaping, setback and design guidelines outlined in the Community Design Section 4.2.6; and,

- e. The road to be gated shall be privately maintained, and any irrevocable offer of dedication to Placer County and/or for a public road easement over the private road easement is properly abandoned; and.
- f. The subdivision has a recorded maintenance provision for the gate and frontage and perimeter landscape/improvements, i.e. a Homeowner's Association or Road Maintenance Agreement; and.
- g. Continuous 24-hour access is provided for all public safety, utility service and public support providers.

GOAL

- ~~2. A naturally scenic community trails system for non-motorized multiple use shall be funded, constructed and maintained. It shall foster safe, pleasant, and convenient commuting and recreational opportunities.~~

POLICIES

- ~~1. All trails shall be multiple use trails unless certain uses are specifically excluded for safety or resource protection purposes. The terms "trail" and "multiple purpose trail" are defined to mean a trail that accommodates pedestrians, non-motorized vehicles and riding animals.~~
- ~~2. Trails and paths shall provide reasonably direct and convenient routes of travel for potential users.~~
- ~~3. Routes for trails and paths intended primarily for recreational use shall be designed and routed to enhance the recreation experience.~~
- ~~4. Local trails shall have connections to regional trail systems.~~
- ~~5. The trail system shall link all local public parks.~~
- ~~6. The local trail system shall coordinate with countywide trail system plans as documented in the Placer County Trails Master Plan.~~
- ~~7. Regional trails for inter-community travel and access to state and county parks shall be provided.~~
- ~~8. Regional trails shall be located so that they serve the needs of the public and minimize any infringement on the privacy of local residents.~~
- ~~9. The local trail system shall be linked with the existing and regional systems, including the American River Parkway, the Cities of Folsom, Roseville and Rocklin and the Town of Loomis.~~
- ~~10. Trails may be located in the right-of-way of roads, in their own rights-of-way, or in recorded easements over private properties.~~
- ~~11. As lands are developed, dedication and improvement of public trail and path easements shall be required where needed as part of the community trail system. Construction of such trails and paths shall also be required by conditions of approval of land development projects. In situations when it is not feasible to construct isolated trail segments, project proponents may be required to pay an equivalent fee in lieu of trail construction. These fees would be held in trust by the County and used for construction of more desirable trail segments within the Granite Bay Community.~~
- ~~12. Local trails shall primarily serve the needs of local residents by providing safe and enjoyable circulation within the community.~~
- ~~13. The existing network of dedicated multiple use trail easements within the community, which does not yet constitute a fully usable trail system, shall be enlarged to form one. Trail easements, and other easements and rights-of-way, shall not be abandoned unless there is substantial evidence of no practical use for trail purposes.~~
- ~~14. All designated scenic and country roads shall have sufficient right of way to accommodate a trail.~~
- ~~15. Access to trails shall be conveniently located and shall not be unreasonably restricted.~~
- ~~16. The County shall pursue local, state or federal funds and private grants to help construct trails in the community.~~

- ~~17. The County shall develop a plan to implement trail, bike lane and sidewalk improvements along scenic and country roadways where gaps in those facilities exist as a result of piecemeal development and where the likelihood of development of the gaps is remote, or the need to complete the amenities ahead of development is identified.~~
- ~~18. Easements provided for trail and path purposes shall be the minimum necessary to accommodate the safe passage of intended users and avoid impacting environmental attributes.~~

GOAL

3. Local and inter-area public and private transit shall be encouraged and transportation systems management strategies shall be applied to reduce peak-period traffic, total vehicle miles traveled, reduce impact on air quality, improve level of service, and improve safety.

Objectives:

1. Reduces impact on air quality
2. Improves safety
3. Establishes level of service goals
4. Balances local and County priorities

POLICIES

1. Placer County shall work with the ~~C~~ities of Roseville, Rocklin and Folsom to investigate transit service linking these two communities in a manner that will reduce auto traffic through the Granite Bay area. [1,2 &3]
2. Bus stop turnouts shall be required at appropriate locations as conditions of approval of development. [1,2 &3]
3. Park-and-Ride areas shall be required at appropriate locations as conditions of approval of development. [1,2 &3]
4. Other facilities or programs to encourage ridesharing will be planned to reduce traffic growth. [1,2 &3]
5. Timing and distribution of traffic onto the road network from major traffic generators (such as Folsom Lake State Recreation Area, schools, employment centers, etc.) shall be managed in an efficient manner. [1,2, 3 &4]
6. The County shall work with PCTPA and other agencies to promote measures that increase auto occupancy and decrease single occupant automobile use. [1,2, 3 &4]
7. During the development review process, the County shall require that land development projects meet adopted trip reduction ordinance requirements. [1,2, 3 &4]
8. The County shall continue to work with regional transit providers for delivery and coordination of public transit needs, including intermodal facilities if necessary. [1,2, 3 &4]
9. County officials shall work closely with Folsom Lake State Park management to develop and implement strategies to minimize the impact of State Park visitors on local roads and residents. [1,2, 3 &4]

GOAL

4. A Capital Improvement Program (CIP) and other funding mechanisms shall be developed to provide for the transportation system.

POLICIES

1. The County shall annually report to the Granite Bay Municipal Advisory Council on transportation issues affecting the community and efforts to deal with Community traffic problems. This report shall discuss such issues as traffic counts, road improvements, air pollution concerns (Spare the Air days), traffic management strategies, intersection improvements, speed zoning, financing (fee revenue and expenses), planned roadway projects and trails development.
2. The County shall develop and administer a capital improvements program (CIP) that contains roadway improvements necessary to achieve level of service standards defined in this Plan.
3. Capital improvements shall be undertaken in response to development of the area.
4. On-site and "frontage" improvements of land development projects shall be required as conditions of approval for all land development projects.
5. Traffic mitigation fees to fund the CIP described in this Plan shall be required as a condition of approval for all land development projects within the Plan area
6. Improvements that enhance safety shall be given a high priority. After considering community recommendations, the Placer County Board of Supervisors shall determine priority and scheduling of projects from the CIP.
7. All new traffic signals or modifications to existing traffic signals shall incorporate emergency vehicle preemption.

8. The County shall develop and administer a CIP that implements the prioritized trails and Class I paths included in the Community Plan.

GOAL

5. Provide safe and comfortable routes for walking, cycling, and public transportation to encourage use of these modes of transportation, enable convenient and active travel as part of daily activities, reduce pollution, and meet the needs of all users of the streets.

POLICIES

1. The Engineering and Surveying Department and the Department of Public Works shall view all transportation improvements as opportunities to improve safety, access, and mobility for all travelers and recognize cycling, pedestrian, and transit modes as integral elements of the transportation system.
2. Integrate Complete Streets infrastructure and design features into street design and construction to create safe and inviting environments for all users.
3. Consider the accessibility and accommodation of cycle and pedestrian traffic, where appropriate, on and across major thoroughfares.

Bikeways and Trail Goals

GOAL

- ~~1. A naturally scenic trails system for non-motorized multiple use shall be funded, constructed and maintained. It shall foster safe, pleasant and convenient commuting and recreational opportunities.~~
2. Develop and implement a long-term plan for an interconnected system of hiking, riding, and bicycling trails and paths suitable for safe recreation as well as transportation and circulation that meets the needs of users of all ages and abilities.
3. Establish a Class I Bike Path connection between the City of Roseville and Folsom Lake State Recreation Area (FLSRA) that would function as a connecting segment in the American River, Dry Creek, Ueda Parkway Regional Loop Trail.
4. Support alternative non-motorized transportation by forming connections to and between new and existing neighborhoods, commercial centers, schools, and employment centers in accordance with the provisions of this Plan as opportunity arises through development and cooperation with willing property owners and neighboring jurisdictions.
5. Make use of opportunities for multiple use trails within the community while respecting private property ownership and funding limitations.
6. Encourage walking and biking as a healthy, environmentally friendly and as an alternative mode of travel.

POLICIES

- ~~1. All trails shall be multiple use trails unless certain uses are specifically excluded for safety or resource protection purposes. The terms "trail" and "multiple purpose trail" are defined to mean a trail that accommodates pedestrians, non-motorized vehicles and riding animals.~~
2. Trails and paths shall provide reasonably direct and convenient routes of travel for ~~potential~~ intended users and shall be conveniently located and shall not be unreasonably restricted.
3. Routes for trails and paths intended primarily for recreational use shall be designed and routed to enhance the recreation experience.
- ~~4. Local trails shall have connections to regional trail systems~~
- ~~5. The trail system shall link all local public parks.~~
- ~~6. The local trail system shall coordinate with countywide trail system plans as documented in the Placer County Trails Master Plan.~~
- ~~7. Regional trails for inter-community travel and access to state and county parks shall be provided.~~

- ~~8. Regional trails shall be located so that they serve the needs of the public and minimize any infringement on the privacy of local residents.~~
- ~~9. The local trail system shall be linked with the existing and regional systems, including the American River Parkway, the Cities of Folsom, Roseville and Rocklin and the Town of Loomis.~~
- ~~10. Trails may be located in the right-of-way of roads, in their own rights-of-way, or in recorded easements over private properties.~~
11. As lands are developed, dedication and improvement of public trail and path easements multiple use trails and bikeways along with their corresponding easements shall be required where needed as part of the community trail system depicted in the Community Plan Trail Map. Construction of such trails and paths shall also be required by conditions of approval ~~of for~~ land development projects. In situations when it is not feasible to construct isolated trail segments, easements would be required and project proponents may be required to pay an equivalent fee equivalent to the County in-lieu of or trail construction of other trails in the Community Plan area. ~~These fees would be held in trust by the County and used for construction of more desirable trail segments within the Granite Bay Community.~~
- ~~12. Local trails shall primarily serve the needs of local residents by providing safe and enjoyable circulation within the community.~~
- ~~13. The existing network of dedicated multiple use trail easements within the community, which does not yet constitute a fully usable trail system, shall be enlarged to form one. Trail easements, and other easements and rights-of-way, shall not be abandoned unless there is substantial evidence of no practical use for trail purposes.~~
- ~~14. All designated scenic and country roads shall have sufficient right of way to accommodate a trail.~~
- ~~15. Access to trails shall be conveniently located and shall not be unreasonably restricted.~~
16. The County shall pursue private, local, state ~~or and~~ federal funds and private grants to help construct trails in the community.
- ~~17. The County shall develop a plan to implement trail, bike lane and sidewalk improvements along scenic and country roadways where gaps in those facilities exist as a result of piecemeal development and where the likelihood of development of the gaps is remote, or the need to complete the amenities ahead of development is identified.~~
- ~~18. Easements provided for trail and path purposes shall be the minimum necessary to accommodate the safe passage of intended users and avoid impacting environmental attributes.~~
19. Multiple use trails shall be open to all non motorized trail use by pedestrians, cyclists, and equestrians unless certain uses are excluded for safety or resource protection purposes. Special restrictions on trail use are contained within Chapter 12 of the Placer County Code. The local trail system shall be connected to the regional public trail system by the following considerations:
 - a. Incorporate logical linkages to the adopted trail networks identified in adjacent Community Plans and agency trail planning documents.
 - b. Incorporate the Placer County Regional Bikeway Plan,
 - c. Consider recreational trail circulation on a regional level,
 - d. Promote consistency and unity between Community Plan trail elements in nomenclature, graphic formatting, and points of connection, and
 - e. Provide common design standards where appropriate.
20. The development of privately owned and maintained feeder trails should be encouraged in lieu of public trail easements in areas that do not provide through connection to identified nodes or have limited potential to serve the community as a whole. Private trails that serve a specific neighborhood shall be maintained by a Homeowner's Association or other appropriate organization.
21. At such time as Park Dedication Fees are updated in association with County Code Sections 15.34, 16.08.100 and 17.54.100 (D), the cost of trail acquisition and construction associated with the full implementation of the Community Plan trails network (for those portions outside of road rights-of-way) should be considered as a component of the park facility standards.
22. Trail design, sustainability and emergency access should be important considerations in the designation and acceptance of trail easements. The County shall require developers to identify alignments and widths that support

stable, usable lines and grades without undue removal of natural features, infrastructure requirements, or permitting requirements.

23. Trail locations depicted on the Community Plan Trail Map are to be considered diagrammatic corridors allowing the County some flexibility in the final trail location in order to take into consideration topography, physical barriers, regulatory challenges, privacy, and design considerations of the dedicating land owner.
24. The existing network of dedicated multiple use trail easements within the community, which does not yet constitute a fully usable trail system, shall be held in trust and monitored until the opportunity for development. Trail easements, and other easements and rights-of-way, shall not be abandoned unless there is substantial evidence demonstrating no practical future use for trail purposes.
25. As trail easements identified in the Community Plan Trail Map are acquired through the land development process, capital projects will need to be undertaken to acquire and develop missing sections. The County shall undertake capital projects to complete meaningful connected trail sections as rights-of-way and funding present opportunity.
26. Incorporation of bikeways will be considered in the expansion, rehabilitation and reconstruction of existing roadways.
27. Funding for trail construction and maintenance of new public trails shall be secured prior to public acceptance.
28. Trails to be publicly maintained shall be funded through a dedicated funding source such as a CSA Zone of Benefit, Lighting and Landscaping District, or similar mechanism.
29. In locations of the Community Plan Trail Map where Class I Bike Paths are planned, Multiple Use Trails may be developed as an interim amenity pending the opportunity for full development to Class I Bike Path standards.
30. Emergency access to trails and bikeways shall be considered in the development process.

Recreation Goals

1. ~~Provide Maintain~~ recreational service level standards of the General Plan in order to ~~a variety of park and recreational facilities to~~ meet the needs of all segments of the population living in the Granite Bay Community Plan area.
2. Designate, protect and conserve the natural resources of the area, ~~especially~~ where such resources can add to the variety of recreation activities in the area.
3. ~~Maintain some flexibility in the development of park areas to allow for changing trends in recreation activities.~~
4. ~~In the long term, establish a public agency or district to generate funds for the maintenance, operation and development of park and recreation facilities. Identify adequate and equitable funding to maintain and operate public recreation areas, open space, and landscape areas.~~
5. Continue to work with sports leagues, school districts and other public agencies and the private sector as partners in the provision of shared recreational facilities and programming, while the County remains focused on the development and maintenance of parks and trails.
10. Ensure that new recreational development is consistent with adjacent land use.

Recreation Policies

1. ~~Provide future~~ Develop, operate and maintain park facilities in accordance with park standards ~~and location guidelines as set forth in this plan contained in the General Plan.~~
2. Continue to work with the schools in the area on the development of joint-use recreation facilities.
3. ~~Promote the maximum provision of active and passive recreational open space in future residential areas.~~
4. ~~Encourage private recreation developments to help meet the demand for facilities.~~
5. ~~Encourage private recreation centers within large residential developments to offset the demand for public facilities.~~

6. Require the dedication of land and/or payment of fees, in accordance with state applicable laws, in order to acquire and develop public recreation facilities to maintain recreational service levels of the General Plan.
- ~~7. Promote the establishment of a connected trail system for bicyclist, equestrian and pedestrian use.~~
- ~~8. Support and cooperate with volunteer groups and organizations that provide recreation activities for area residents.~~
9. Encourage compatible recreational ~~use of~~ uses near riparian areas along streams and creeks ~~in the area~~ where feasible.
10. Coordinate the development of trails and other recreation facilities with other public agencies ~~such as California State Parks.~~
- ~~11. Create a separate recreational region for the Granite Bay area for the purpose of collecting and spending park dedication fees.~~
- ~~12. Encourage the inclusion of new subdivision lands in a county service area to generate funds to operate and maintain new public park facilities to be provided in this area.~~
- ~~13. Continue to work with sports leagues and schools for the provision of league sports and recreational programs for area residents.~~
- ~~14. Where appropriate to the character of a new development, encourage private recreation amenities within residential developments to offset the demand for public facilities.~~
- ~~15. Require the dedication of land and/or payment of fees, in accordance with applicable laws, in order to acquire and develop public recreation facilities to meet the demands of new residents~~
- ~~16. Consistent with State Law and County Code, continue to recognize and use the distinct Granite Bay Recreation Fee Area for the purpose of collecting park dedication fees generated from new development projects within the Granite Bay area. Fees collected within the Granite Bay Recreation Fee Area shall be spent on recreational amenities clearly benefitting the residents of Granite Bay.~~
- ~~17. Require the inclusion of new subdivision lands in a County Service Area or Lighting and Landscape District to generate funds to improve, operate, and maintain specified public park, trail, and landscape facilities in this area.~~
- ~~18. Improvement and maintenance funding should be secured through one or more of the following methods prior to the development of parks, trails, landscaped areas, and recreational facilities:
 - ~~a. Development fees paid by new private development.~~
 - ~~b. Voter-approved assessment fees, either new or increase to existing assessment programs such as a Community Services District Zone of Benefit or the Granite Bay Parks, Trails, and Open Space Maintenance and Recreation Improvement District (Lighting and Landscape District).~~
 - ~~c. Grants~~
 - ~~d. Other legal and sustainable sources~~~~
- ~~19. Where legally appropriate and efficient, encourage developer-built public recreation amenities.~~
- ~~20. Where recreational land dedication is required of new development projects, ensure the dedication of land is in locations that are compatible with adjacent use and to not pose excess regulatory or maintenance burden.~~

Public Sanitary Sewer Goal

- ~~1. Provide sewage disposal facilities which will serve the Granite Bay area's proposed density of residential, commercial, and public uses in a way which protects the public from any adverse water quality or health impacts. Require sanitary sewer facilities, both collection and treatment, which are sufficient to serve the Granite Bay Community Plan Area's proposed density of residential, commercial, and public/institutional uses in a way which protects the public and environment from adverse water quality or health impacts.~~

Public Sanitary Sewer Policies

- ~~1. Through Placer County Sewer Maintenance District #2 (SMD #2), to provide public sewer service to all residential, commercial and public projects within the district based on the permitted densities of the 1989 Granite Bay Community Plan/Land Use Element.~~
- ~~2. To permit onsite sewage disposal on rural parcels where all current regulations can be met and where parcels have the area, soils, and other characteristics which permit such disposal facilities without threatening surface or groundwater quality or present any other health hazards.~~
- ~~3. Require the RRTP to demonstrate adequate capacity exists at the wastewater treatment facility for annual use.~~
1. Allow annexations into the sewer service areas to developments where public connection to sanitary sewer systems can be provided.
2. Require developments needing new connections to construct sanitary sewer collection facilities for their project which are adequately sized and located to provide sewer service which support development based on the permitted densities of the Granite Bay Community Plan/Land Use Element. Sanitary sewer collection systems shall be designed for gravity flow. The agency providing service may approve pumping service where a site specific engineering analysis demonstrates the long-term cost effectiveness of pumped facilities.
3. Require all public sanitary sewer facilities to be designed and built to the current standards of the agency providing service.
4. Require developments needing new connections to pay their fair share of the cost for future public sanitary sewer facilities which support development based on the permitted densities of the Granite Bay Community Plan/Land Use Element. The fair share will be based on the demand for these facilities attributable to the new development.
5. Prior to acceptance of completed project improvements, require proponents of new development within a sewer service area to provide written certification from the service provider that collection and treatment services are available.
6. Encourage pretreatment of commercial and industrial wastes prior to their entering community collection and treatment systems.
7. Facilitate extension of septic tank effluent pumping (STEP) service or conventional wastewater collection service to areas with failing onsite systems.

On-Site Sewage Disposal Goal

1. Require sanitary sewer facilities, both collection and treatment, which are sufficient to serve the proposed density of residential, commercial, and public/institutional uses in a way which protects the public and environment from adverse water quality or health impacts.

On-Site Sewage Disposal Policies

1. Require commercial, industrial, and institutional projects to install and connect to a public sewer system. Encourage residential subdivisions to install and connect to a public sewer system.

2. Where connection to public sewer is not required, permit onsite sewage disposal on parcels where all current regulations can be met and where parcels have the area, soils, and other characteristics which permit such disposal facilities without threatening surface or groundwater quality or present any other health hazards.
3. Require that the onsite treatment, development, operation, and maintenance of disposal systems comply with the requirements and standards of the County Division of Environmental Health and the Placer County Code.
4. The County shall continue use of technically-based criteria in review and approval of septic tank/leachfield systems for rural development.

Water Goal

1. Provide an adequate quantity and quality to the Granite Bay Community Plan area.
2. Supply the highest quality of water available and best service possible, meeting applicable federal and state water quality standards at fair and reasonable rates.
3. Maintain historic water use quantities necessary to support the allowable uses depicted in the Land Use and Zoning Maps of the Granite Bay Community Plan.
4. Preserve Plan residents' access to untreated canal and ditch water for agricultural, animal, and landscape uses.

Water Policies

1. Encourage the existing water service entities, San Juan ~~Suburban~~ Water District and Placer County Water Agency, to develop the most effective water delivery systems possible.
2. Allow development ~~requiring treated water~~ only where an adequate water supply and distribution system is in place to serve such development.
3. Encourage water conservation whenever possible and in accordance with state law and regulations, and District Ordinances.
4. ~~Encourage the expansion of the San Juan Suburban Water District into areas which cannot be served by the Placer County Water Agency (PCWA) and where wells are not feasible.~~
5. ~~Work with the San Juan Suburban Water District to ensure that their distribution system is incrementally upgraded as the means become available to do so, either through new development activity or district-funded improvement projects. Work with the water districts to ensure that distribution systems are incrementally upgraded as the means become available to do so, either through new development activity or district-funded improvement projects.~~
6. ~~Encourage a water conservation landscape program~~
7. ~~Adopt and implement Water Availability Monitoring Programs.~~
8. Protect existing untreated canal and ditch water usage access rights for Granite Bay residents.
9. Encourage the development and maintenance of the most cost-effective water treatment and delivery systems possible.
10. Allow development only where an adequate supply and distribution system is in place or can be installed to serve such development at the developer's cost.
11. Encourage water conservation whenever possible and in accordance with state law and regulations, and District Ordinances.

School Goals

1. Provide the best possible educational facilities to the residents of the Granite Bay area.
2. Provide new school facilities as they are needed.

3. Minimize the need for bussing and to increase the safety of children going to and from school through the proper location of school facilities.
4. Offer existing school facilities and grounds which are not presently needed for public general education uses to other agencies for educational purposes as determined by law through the Surplus Property process under the direction of the Board of Trustees of each school district.

School Policies

1. County and school district personnel should continue to work together closely to monitor population increases in the area and to ensure that new school facilities are provided as needed. Adequate school facilities must be shown to be available, in a timely manner, before approval will be granted to new residential development.
2. New development in the area must, along with the State of California, continue to provide the funding necessary to meet the demand for new school facilities in a timely manner.
3. New school sites should be sited as close as possible to areas of the highest population densities, and where roads and pedestrian paths provide the safest access to the sites.
4. Joint use of school facilities for recreation and other public uses which do not conflict with the primary educational use are to be encouraged.
5. Levy developer impact fees to the fullest extent possible and, if necessary and consistent with state law, adjust the fees annually to reflect the inflation factors.
6. Designate future school sites on the Plan area map, identified by general location, size requirements, and likelihood of development.

Law Enforcement Goal

1. Provide adequate police law enforcement protection services through the Placer County Sheriff's office to deter increases in crime and to meet the ~~grown~~ growing demand for services which the increasing population and commercial enterprises in the area require.

Law Enforcement Policies

1. Identify a means by which new development in the area can be charged with the incremental increasing in criminal justice services and costs which they generate.
2. Attempt to reduce response time and increase service levels through road circulation system improvements.
3. Seek to maintain Sheriff's office staff levels at an acceptable level as determined by the Board of Supervisors and County Executive's Office.
4. Consider public safety issues in all aspects of commercial and residential project design.

Other Utilities Goals

1. Work with utility providers to ensure that networks are established and phased to serve new development in a timely and efficient manner.
2. Support energy initiatives that will enable Granite Bay residents, businesses and transportation systems to conserve energy and reduce their dependence on fossil based energy sources by changing to alternative or renewable energy systems.

Other Utilities Policies

1. Local service power lines, telecommunications and other cabled services will be located underground, where feasible and desirable.

2. Telecommunication facilities, satellite dishes and cellular antennas should be designed and located to minimize visual impact in high profile and sensitive areas.
3. Encourage the implementation of innovative strategies to achieve energy efficiencies.