



COUNTY OF PLACER
Community Development/Resource Agency

Michael J. Johnson, Agency Director

**PLANNING
SERVICES DIVISION**

Paul Thompson, Deputy Director

MEMORANDUM

TO: Honorable Board of Supervisors

FROM: Michael J. Johnson, AICP
Community Development/Resource Agency Director

DATE: February 28, 2012

SUBJECT: Granite Bay Community Plan Update (PCPJ 20080545)

ACTION REQUESTED:

The Board is being asked to conduct a public hearing to consider adoption of resolution approving a General Plan Amendment adopting an updated Granite Bay Community Plan. The Plan includes 1) updated existing conditions (i.e., population holding capacity, infrastructure, change in environmental conditions); 2) revised goals, policies, and programs to address existing constraints and new opportunities; 3) modified wording of the goals and policies to provide better clarity and readability; and 4) new discussions on topical issues (i.e., Greenhouse Gas Emissions, Placer County Conservation Plan, Complete Streets, and Low-impact Design) that have arisen since the Plan was originally adopted in 1989. As previously directed by the Board, the updated Plan does not include any changes to the existing land use and zoning designations. The Planning Commission recommends that the Board of Supervisor's approve the General Plan Amendment to adopt the Granite Bay Community Plan. The Board is also being asked to adopt a Negative Declaration for the project.

As set forth in Section 65358 of the State Government Code (Amendments to General Plans), an agency is allowed to consider General Plan Amendments up to four times annually. This item is included in the County's first General Plan Amendment hearing round of 2012.

BACKGROUND

The Granite Bay Community Plan was originally adopted in 1989. The Community Plan provides the framework and vision for the long-term growth and orderly development of Granite Bay. Since 1989, the Community Plan has undergone minor revisions, including an update of the Circulation Element in 2005. The purpose of this update was to revisit the Community Plan to evaluate whether the 20-year-old *Assumptions and General Community Plan Goals and Policies* remained valid, and to determine what changes, if any, were needed to the document to insure that it is internally consistent with other General Plan documents, consistent with land development programs and ordinances, and to ensure that it accurately reflects the community's sentiments about the pattern and form of growth until such time that the community is built out.

Community Plan Review Process

Unlike the typical Community Plan update process where a Steering Committee is utilized to oversee the update of the Community Plan, it was the desire of Supervisor Uhler to provide an

update process that was open and inclusive to all residents of Granite Bay. At the start of the update effort, public notices of the process/community meetings were provided to all landowners who own property within the Community Plan area boundary (approximately 8,500 parcels). Additional community meetings were facilitated through the Granite Bay MAC in order to provide residents and property owners the opportunity to be informed on a regular basis and have a voice in updating the Community Plan.

The first official community meeting occurred in February 2009 at the Lutheran Church of the Resurrection on Douglas Boulevard where County staff provided an overview of the Community Plan review process (over 400 people in attendance). At that time, it was announced that there would be a six-month period where residents and property owners could submit suggestions for policy and/or land use changes. By the June 30, 2009 deadline, the Planning Division had received 284 Policy Change Request forms and 49 Land Use Change Request forms.

In October 2009, a second community meeting was held at the Lutheran Church of the Resurrection (over 300 people in attendance). This meeting was a workshop where the public was provided an opportunity to take part in a community survey exercise where the residents provided input on community-requested policy and land use changes. No formal staff presentation was given; the purpose of the workshop was to facilitate a discussion amongst community members and to receive their input. A total of 244 surveys were completed and returned to the Planning Division.

Policy Change Requests

The Planning Services Division received a total of 284 policy change request forms. Residents provided input on policy change as it relates to housing, land use, community design, natural resources, air quality, public facilities, transportation, and utilities. A large number of request forms submitted were specifically in response to proposed land use changes along Itchy Acres Road. Residents also requested that the Granite Bay Community Plan update either be cancelled or that there not be any land use changes. Residents and property owners who participated in the community survey provided comments on existing Community Plan goals and policies, as well as, community-proposed policy changes.

Land Use Change Requests

Property owners submitted a total of 49 land use change requests affecting 53 parcels. This represented a total of 341 acres that could potentially result in 392 additional residential units. The majority of these requests were for individual parcels that would facilitate further subdivision of their property if the proper land use designation were obtained. Most of the residential density requested was confined to a few larger properties or infill properties, including the Special Planning Area along the south side of Douglas Boulevard (67.9 acres), the Tanner property on Cavitt-Stallman Road (66 acres), and the Patterson property on Eureka Road near Sierra College Boulevard (10.9 acres). There were also eight properties along Itchy Acres Road that requested a land use change to allow their property to be divided into two resulting parcels. Additionally, there were a few requests for commercial and professional office land uses along Douglas Boulevard and Auburn-Folsom Road.

Board of Supervisors Direction

In August 2010, based upon input received during the community meetings, the Board of Supervisors directed staff to only update the policy section of the Community Plan and not make changes to the Land Use Map. While it was decided that land use change requests would not be considered as part of this Update, property owners are still able to pursue individual site-specific changes to zoning and/or land use. It was also decided that the Circulation Element would not be significantly changed since it was updated in 2005.

Granite Bay MAC Subcommittee

A Granite Bay MAC Subcommittee Working Group started working with County staff in December 2010 and met 17 times to review the goals and policies of the Community Plan and to provide direction and feedback on changes to the document. The Working Group assisted in updating the goals and policies and provided direction on the content of the Community Plan. In October 2011, a preliminary draft Community Plan was released for public review and comment.

PROPOSED CHANGES TO THE 1989 GRANITE BAY COMMUNITY PLAN

Based upon changed circumstances that have occurred over the past 20 years, a number of clarifying changes have been made to the 1989 Granite Bay Community Plan. The maximum holding capacity estimate was lowered from 29,000 to 26,000 residents as portions of the Community Plan have been developed at a lower density than permitted by the 1989 Land Use diagram. Many of the Plan's goals and policies were revised to reflect present conditions in Granite Bay, new State and/or Federal regulations, and to bring the goals and policies into conformance with current County standards.

Demographic figures for the Community Plan were updated based upon 2010 Census information. A revised population projection estimates the population of Granite Bay will reach 23,288 in 2035, up from 20,825 in 2010. A build-out analysis shows 1,344 new housing units could be built on undeveloped or under-developed parcels with current zoning designations. These numbers imply that the Plan area will reach a maximum population of 24,521 at built-out based on current zoning, which is lower than the Land Use Plan holding capacity estimate of 26,000 residents.

The proposed Community Plan recommends a future work program/Community Plan amendment to create mixed-use "Opportunity Areas." This designation is envisioned for aging commercial sites to encourage revitalization of these properties as a location for civic, cultural and entertainment facilities as well as multi-family residential, commercial, retail and/or employment uses.

In order to help preserve the 300-foot scenic corridor on the south side of Douglas Boulevard, a density transfer program was established in the 1989 Community Plan. The intent was to create a mechanism that helps implement the goals and policies of the Plan relative to the maintenance of a significant open space buffer along the south side of Douglas Boulevard. Projects utilizing the density transfer program must transfer all density from an individual Density Transfer parcel along Douglas Boulevard to a designated 'density receptor' parcel and ensure the retention of the Douglas Boulevard parcel as open space through the recordation of an open space easement.

The proposed Plan would allow consideration of additional 'density receptor' parcels in the Community Plan area. There would be no additional 'density transfer' parcels designated along the south side of Douglas Boulevard beyond the eight so designated in the 1989 Land Use Diagram. It is expected that this change would encourage further utilization of the density transfer program in the effort to protect identified parcels on the south side of Douglas from development.

Community design policies were consolidated into one chapter. New policies regarding the design of subdivision gates were drafted. The Circulation chapter now provides criteria where subdivision gating is appropriate and the standards that new gated subdivisions must meet. According to Circulation Goal 1, Policy 28, subdivision gates would be allowed under the following circumstances:

- 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.

Standards for new gates (Circulation Goal 1, Policy 29) include allowing access into a neighborhood that features public amenities such as a public park or school, providing pedestrian access from dawn to dusk, allowing unrestricted access to public safety and utility providers, and a requirement that the Engineering and Surveying Department's recommended design detail be followed.

Several areas of Granite Bay are experiencing infill development, including 'second generation development', which involves the tearing down of existing homes to allow for new construction. Depending on the size and design character of the new residence, the replacement of an existing single-family residential structure with a newly-constructed home can have serious implications to neighborhood character. While not a serious problem in Granite Bay today, the tear-down issue should be monitored over time. If intensification/tear-downs in existing neighborhoods becomes a concern, a framework for a future work program is detailed in the Community Design chapter. Such an effort would regulate infill redevelopment. New regulations would serve to establish and maintain a balance between preserving the character of mature neighborhoods while accommodating compatible new residential development.

Open Space and Cultural Resources chapters were created and an air quality discussion was added to the Natural Resources chapter. The bikeways and trails section was consolidated in the Circulation chapter. To comply with State law, a "complete streets" discussion and related policies were added. Complete streets legislation requires that new or rebuilt roads must accommodate all users of a road including vehicles, cyclists, and pedestrians.

Maps are located at the end of the document, with the exception of the Land Use, Zoning, and Trails maps, which are located within their corresponding chapter. The draft Plan has just one appendix, the Granite Bay MAC's Douglas Corridor Design Elements and Landscape Goals.

GRANITE BAY MUNICIPAL ADVISORY COUNCIL

The Granite Bay MAC held a public workshop on the draft Granite Bay Community Plan on November 2, 2011. Several items were discussed including:

- Linda Creek Classification- intermittent vs. perennial. To establish setback requirements, the County relies on United States Geological Survey classifications, which label Linda Creek as perennial. Field observations confirm that the stream is intermittent. A note in the text was added noting the discrepancy.
- Ultimate Widths of Douglas Boulevard, Eureka Road and trails along Barton Road
- Bike Lanes- How are they implemented
- Trails and Bike Lanes- Should HOAs be required to maintain
- Build-Out Numbers- Confusion on the various build-out estimates
- Signage and Lighting- The signage and lighting standards in Granite Bay were said to be too strict but commercial and other signs in the community follow County-wide standards and ordinances.
- Subdivision Gates- Restrictions on design
- Gates Subdivisions- Pedestrian access requirement
- Wetlands- Request for a map showing wetland locations in Granite Bay

The Granite Bay MAC met again on December 7, 2011 to further discuss these issues and to consider a recommendation to the Planning Commission and Board of Supervisors to adopt the updated Granite Bay Community Plan. The Granite Bay MAC voted 4-1 to recommend adoption of the document, with one minor change noted below. The member that voted against the recommendation requested additional time to consider changes to the gated subdivision guidelines, particularly the requirement that pedestrian access be required at all times.

As part of the Granite Bay MAC's recommendation, it was requested that staff footnote Tables 9.6.1 and 9.6.3 in the Circulation Chapter. Information in the tables (i.e., population and employment figures, traffic volume projections, and prioritized road and intersection improvements) is from 1999 and was not revised as part of this Community Plan update. This population, employment, and growth projection information was used in 2005 to update the Circulation section and prioritized road and intersection improvements. The Tables were footnoted to acknowledge the information is out of date.

PLANNING COMMISSION ACTION

The Planning Commission held a public workshop on the draft Granite Bay Community Plan at its December 8, 2011 meeting to discuss proposed changes to the Plan and accept public testimony. The Planning Commission met again on January 12, 2012 to make a recommendation on the draft Plan. At that hearing, staff provided a report on the issues discussed at the Planning Commission workshop, and received additional public testimony.

Much of the discussion at both the December workshop and January hearing involved the proposed policies for gating of residential subdivisions. This was not a new issue as the dialogue on gated subdivisions carried through the MAC Subcommittee and Granite Bay MAC meetings. A considerable amount of time was spent debating the impact of gated subdivisions on the overall sense of a "community", where such gates may be appropriate, and the design of gated entryways when approved. Unlike the policy in the 1989 Community Plan that "gated subdivisions shall not be allowed unless there are significant extenuating circumstances", new language was desired that was more specific on where new gated subdivisions would be allowed. The Granite Bay MAC recommended that the Planning Commission consider the following language:

- 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.

Circulation Goal 1, Policy 28

Subsequent to the December workshop and based on comments from the public and recommendations from County Counsel, the language in the Policy was revised to respond to community comments and to provide further clarity to the Policy in its implementation. The revised Policy was presented to the MAC Subcommittee prior to the January 12, 2012 Planning Commission. The revised Policy deleted "significant extenuating circumstances...demonstrated by substantial and persuasive evidence" and different mechanisms to ensure public pedestrian access. At the January 12, 2012 Planning Commission hearing the Granite Bay MAC suggestion of 24-hour access was modified to dawn-to-dusk access. No one from the public offered testimony against these revisions and the Planning Commission incorporated the changes into its recommendation.

The Planning Commission voted 5-0 (Commissioners Brentnall and Denio absent) to recommend to the Board of Supervisors to: 1) adopt the Negative Declaration, and 2) approve the General Plan Amendment to adopt the updated Granite Bay Community Plan document subject to the changes noted below [The revisions have been incorporated into the Draft Granite Bay Community Plan document, which has been forwarded to your Board under separate cover.]:

- Removing language regarding extenuating circumstances from the gated subdivision policies;
- Requiring a public easement or other mechanism to assure public access into gated subdivisions rather than a deed restriction;

- Requiring public access to gated subdivisions from dawn-to-dusk rather than unlimited. Section 4.2.6, Gate Design, would also be revised to reflect this change;
- Added language regarding egress for the public during evacuation situations to the gated subdivision requirements;
- Removing 7778 Dick Cook Road from Table 7.2.2, Potential Historically Important Resources, as it has been demolished; and
- Incorporating the footnotes recommended by the Granite Bay MAC to Tables 9.6.1 and 9.6.3.

CEQA COMPLIANCE

A Negative Declaration has been prepared and finalized pursuant to CEQA for the Draft Granite Bay Community Plan document (Attachment B). The project was determined to have no significant adverse effect on the environment. The 30-day public review period for the Negative Declaration closed on December 6, 2011. One comment letter was received from the California Regional Water Quality Control Board stating that future projects that disturb one or more acres of soils are required to obtain a Construction General Permit and develop and implement a Storm Water Pollution Prevention Plan. The Negative Declaration must be found adequate to satisfy the requirements of CEQA by the decision-making body. The Planning Commission made a finding to this effect at its January 12, 2012 meeting.

FISCAL IMPACT:

There is no fiscal impact resulting from the adoption of the Granite Bay Community Plan document.

RECOMMENDATION:

The Planning Services Division recommends that the Board of Supervisors take the following action:

1. Adopt the Negative Declaration for the Granite Bay Community Plan Update based upon the following findings:
 - A. The Negative Declaration for the Granite Bay Community Plan update has been prepared for this project in compliance with CEQA. The project was determined to have no significant adverse effect on the environment.
 - B. There is no substantial evidence in the record as a whole that the project as revised may have a significant effect on the environment.
 - C. The Negative Declaration as adopted for the project reflects the independent judgment and analysis of Placer County, which has exercised overall control and direction of its preparation.
 - D. The custodian of records for the project is the Placer County Planning Services Division, 3091 County Center Drive, Suite 140, Auburn CA, 95603.
2. Adopt the resolution as set forth in Attachment C amending the Granite Bay Community Plan based upon the following findings:
 - A. The General Plan Amendment to update the 1989 Granite Bay Community Plan, and changes incorporated therein, will serve to protect and enhance the health, safety and general welfare of the residents of the Granite Bay Community Plan area and the County as a whole, and

- B. The General Plan Amendment to update the 1989 Granite Bay Community Plan, and changes incorporated therein, are consistent with the provisions of the Placer County General Plan, the remainder of the Granite Bay Community Plan, and in compliance with applicable requirements of State law.

EXHIBITS PROVIDED UNDER SEPARATE COVER AND AVAILABLE AT THE CLERK OF THE BOARD'S OFFICE:

Draft Granite Bay Community Plan dated February 2012

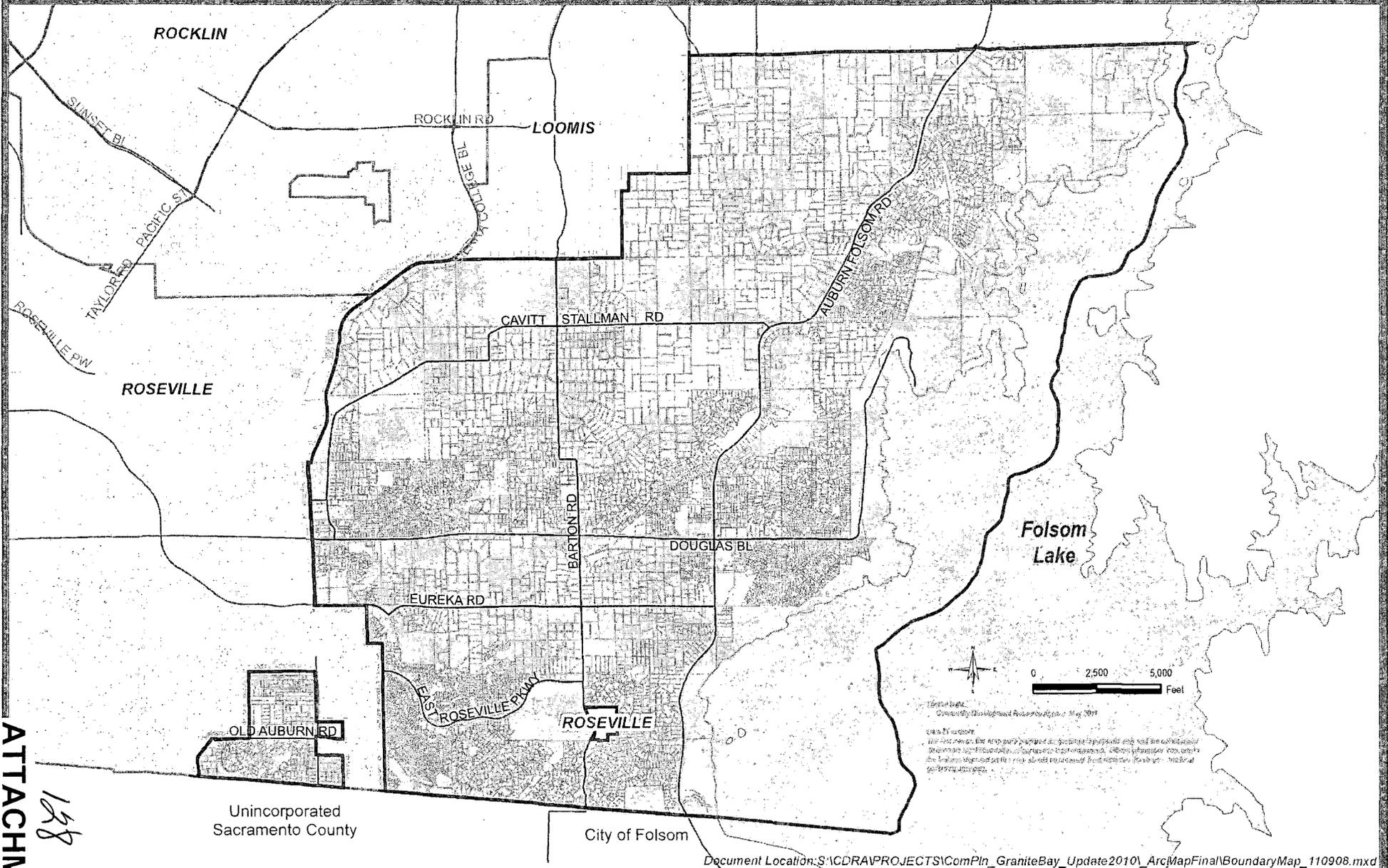
ATTACHMENTS:

- Attachment A: Granite Bay Community Plan Boundary Map
- Attachment B: Negative Declaration
- Attachment C: Resolution amending the Granite Bay Community Plan
- Attachment D: Granite Bay MAC letter dated January 11, 2012

cc: Paul Thompson, Planning Services Division Director
Karin Schwab, County Counsel
E.J. Ivaldi, Planning Services Division
Christopher Schmidt, Planning Services Division
Andrew Gaber, Public Works Department
Rebecca Taber Engineering Services Division
Janelle Heinzen, Facility Services
Jill Pahl, Environmental Health Department
Andy Fisher, Parks Department
Angel Green, Air Pollution Control District

GRANITE BAY COMMUNITY PLAN

PLAN AREA BOUNDARY

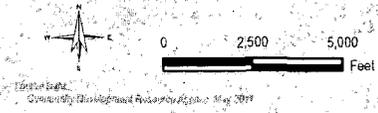


ATTACHMENT A

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Unincorporated
 Sacramento County

City of Folsom



Map Data:
 Community Development Resource Agency, May 2009

Map by Source:
 All information on this map was derived from the most current available data. The information on this map is not intended to be used for any purpose other than that for which it was prepared. The information on this map is not intended to be used for any purpose other than that for which it was prepared.

Document Location: S:\CDDRA\PROJECTS\ComPln_GraniteBay_Update2010_ArcMap\Final\BoundaryMap_110908.mxd

-  City Limits
-  Lakes
-  Community Plan Boundary





COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

Loren Clark, Coordinator

**NOTICE OF INTENT
TO ADOPT A NEGATIVE DECLARATION**

The project listed below was reviewed for environmental impact by the Placer County Environmental Review Committee and was determined to have no significant effect upon the environment. A proposed Negative Declaration has been prepared for this project and has been filed with the County Clerk's office.

PROJECT: Granite Bay Community Plan Update

PROJECT DESCRIPTION:

Placer County is processing a General Plan Amendment to update the Granite Bay Community Plan which primarily involves the following:

- Reviewing existing conditions (population holding capacity, infrastructure, change in environmental conditions, etc.) when the Plan was originally prepared;
- Revising goals, policies, and programs in the Plan to address constraints and new opportunities;
- Amending the wording of the goals and policies to provide better clarity and readability; and
- Including new discussions on topical issues that have arisen (i.e. Greenhouse Gas Emissions, Healthy Communities, Placer County Conservation Plan, Complete Streets, and Low Impact Design) since the Plan was originally prepared in 1989.

In order to limit the scope of the Community Plan Update, the Board of Supervisors directed that the existing land use and zoning designations not be modified. In addition, The Board of Supervisors also directed that the Circulation Element not be revised since it was recently updated in 2005.

PROJECT LOCATION: In Placer County, the Granite Bay Community Plan area is generally bound by Dick Cook Road to the north, Sierra College Boulevard to the west, Folsom Lake to the east, and the Sacramento County line to the south.

APPLICANT: Planning Services Division, Community Development Resource Agency

The comment period for this document closes on **December 6, 2011**. A copy of the Negative Declaration is available for public review at the County's web site:

<http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx>

Community Development Resource Agency public counter, Granite Bay, Rocklin, Roseville and Loomis Libraries. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm, at 3091 County Center Drive, Auburn, CA 95603.

Published in Sacramento Bee on November 7, 2011



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

Loren Clark, Coordinator

NEGATIVE DECLARATION

In accordance with Placer County ordinances regarding implementation of the California Environmental Quality Act, Placer County has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment, and on the basis of that study hereby finds:

- The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.
- Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

The environmental documents, which constitute the Initial Study and provide the basis and reasons for this determination are attached and/or referenced herein and are hereby made a part of this document.

PROJECT INFORMATION

| | |
|--|----------------------------|
| Title: Granite Bay Community Plan Update | Plus# PCPJ 20080545 |
| Description: Placer County is processing a General Plan Amendment to update the Granite Bay Community Plan which primarily involves the following: <ul style="list-style-type: none"> • Reviewing existing conditions (population holding capacity, infrastructure, change in environmental conditions, etc..) when the Plan was originally prepared; • Revising goals, policies, and programs in the Plan to address constraints and new opportunities; • Amending the wording of the goals and policies to provide better clarity and readability; and • Including new discussions on topical issues that have arisen (i.e. Greenhouse Gas Emissions, Healthy Communities, Placer County Conservation Plan, Complete Streets, and Low Impact Design) since the Plan was originally prepared in 1989. In order to limit the scope of the Community Plan Update, the Board of Supervisors directed that the existing land use and zoning designations not be modified. In addition, The Board of Supervisors also directed that the Circulation Element not be revised since it was recently updated in 2005. | |
| Location: In Placer County, the Granite Bay Community Plan area is generally bound by Dick Cook Road to the north, Sierra College Boulevard to the west, Folsom Lake to the east, and the Sacramento County line to the south. | |
| Project Owner/Applicant: Planning Services Division, Community Development Resource Agency | |
| County Contact Person: Christopher Schmidt, Senior Planner | 530-745-3076 |

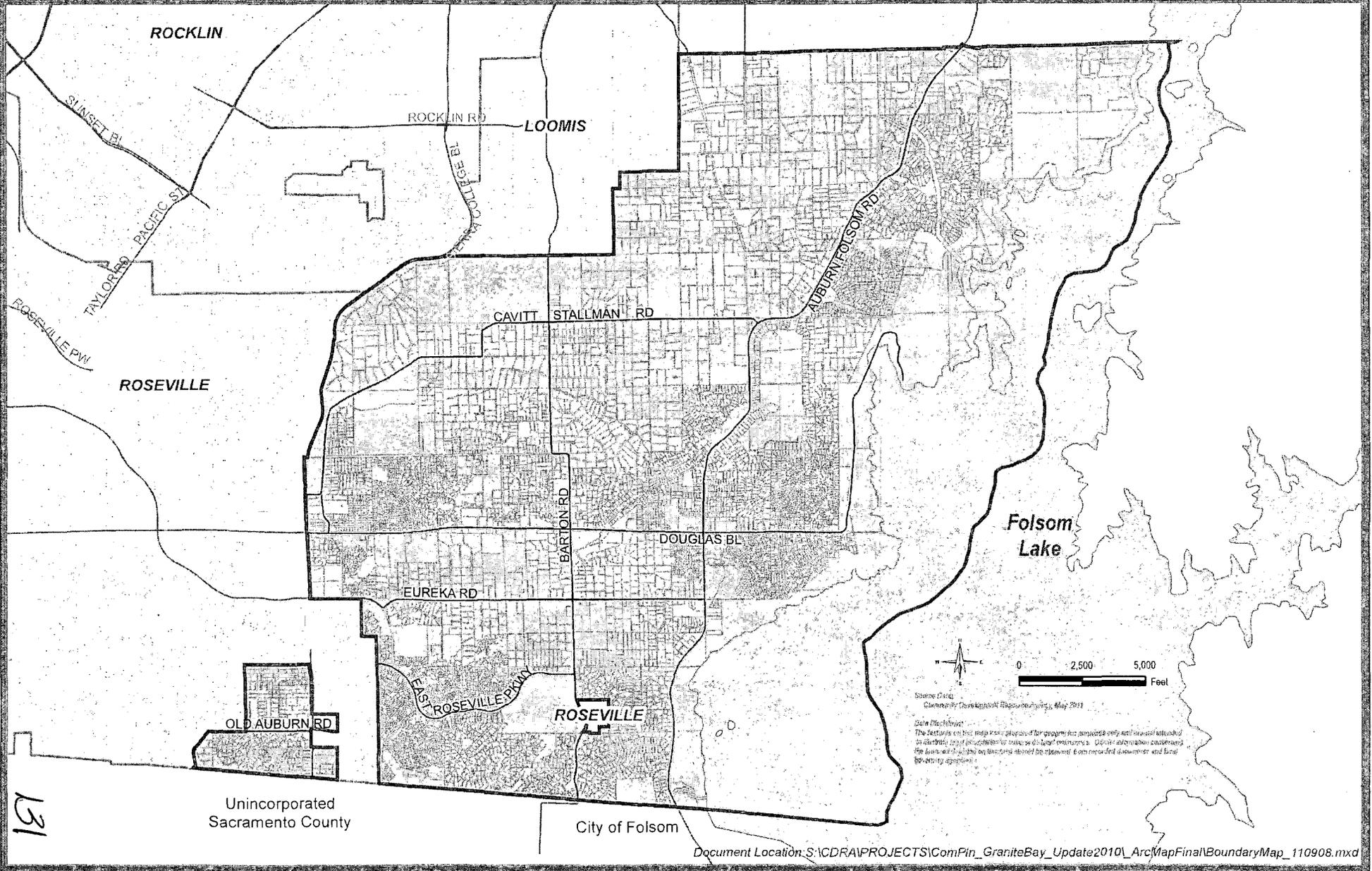
PUBLIC NOTICE

The comment period for this document closes on **December 6, 2011**. A copy of the Negative Declaration is available for public review at the Community Development Resource Agency public counter, the Applegate, Auburn, Colfax, Foresthill, Granite Bay, Kings Beach, Lincoln, Rocklin, Roseville, Tahoe City, and Truckee Library. Additional information may be obtained by contacting the Community Development Resource Agency, Environmental Coordination Services, at (530) 745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references. Refer to Section 18.32 of the Placer County Code for important information regarding the timely filing of appeals.

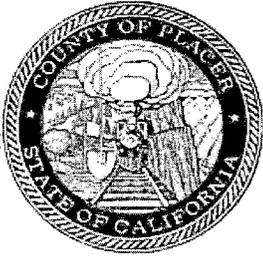
GRANITE BAY COMMUNITY PLAN

BOUNDARY MAP



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-  City Limits
-  Lakes
-  Community Plan Boundary



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
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3091 County Center Drive, Suite 190 • Auburn • California 95603 • 530-745-3132 • fax 530-745-3080 • www.placer.ca.gov

INITIAL STUDY & CHECKLIST

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the following described project application. The document may rely on previous environmental documents (see Section C) and site-specific studies (see Section I) prepared to address in detail the effects or impacts associated with the project.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.) CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an EIR, use a previously-prepared EIR and supplement that EIR, or prepare a Subsequent EIR to analyze the project at hand. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a Negative Declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect, a Mitigated Negative Declaration shall be prepared.

| | |
|--|---------------------|
| Project Title: Granite Bay Community Plan Update | Plus# PCPJ 20080545 |
| Entitlement(s): General Plan Amendment | |
| Site Area: 26 square miles | APN: various |
| Location: In Placer County, the Granite Bay Community Plan area is generally bound by Dick Cook Road to the north, Sierra College Boulevard to the west, Folsom Lake to the east, and the Sacramento County line to the south. | |

A. BACKGROUND:

Project Description:

Placer County is processing a General Plan Amendment to update the Granite Bay Community Plan which primarily involves the following:

- Reviewing existing conditions (population holding capacity, infrastructure, change in environmental conditions, etc.,) when the Plan was originally prepared;
- Revising goals, policies, and programs in the Plan to address constraints and new opportunities;
- Amending the wording of the goals and policies to provide better clarity and readability; and
- Including new discussions on topical issues that have arisen (i.e. Greenhouse Gas Emissions, Healthy Communities, Placer County Conservation Plan, Complete Streets, and Low Impact Design) since the Plan was originally prepared in 1989.

In order to limit the scope of the Community Plan Update, the Board of Supervisors directed that the existing land use and zoning designations not be modified. In addition, The Board of Supervisors also directed that the Circulation Element not be revised since it was recently updated in 2005.

B. ENVIRONMENTAL SETTING:

Project Site (Background/Existing Setting):

The Granite Bay community is located in the Sierra Nevada foothills approximately 20 miles east of Sacramento. The Plan area is a 26-square-mile region in the southeast portion of Placer County. The area is bounded to the east by Folsom Lake, to the south by Sacramento County, to the west by the cities of Roseville and Rocklin, and to the north by the Town of Loomis and Dick Cook Road. Interstate 80 (I-80), the major transportation corridor connecting the Sacramento Valley to the Sierra Nevada, parallels the Community Plan area approximately two miles to the west. I-80 is connected to a network of other state highways and county roads that link communities throughout the foothills.

The general terrain features vary from nearly flat, gentle rolling lands to fairly steep hillsides. Elevations range from 180 feet near Sacramento County to 800 feet in the northern portions of the Plan area near Folsom Lake. Three faults have been identified in the area. They have not been active historically and there is no evidence that there has been fault activity within the area for the last six to eight million years. The predominant soil type is the San Andreas Series. It consists of moderately deep, well-drained soils underlain by weathered granitic bedrock.

Vegetation in the area is divided among areas of oak-woodlands, annual grasses, and a network of riparian vegetation in the vicinity of drainage ways and depressions. The major waterways traversing Granite Bay include Miners Ravine, Linda Creek, and Strap Ravine. Runoff is generally to the west, although the Folsom Lake watershed comprises a significant amount of the eastern Plan area.

Land use patterns have changed from the last 30 years from larger rural parcels to a mix of suburban and rural residential parcel sizes. The commercial land use districts in the Plan area are primarily found at Sierra College and Douglas Boulevard, Berg Road, and Douglas and Auburn-Folsom Road. Professional Office designations are found near Douglas and Sierra College Boulevard, at Barton Road and Douglas, and on the west side of Auburn-Folsom south of Douglas Boulevard. The balance of the Plan areas is characterized by residential land uses with a predominate amount of rural residential land uses located outside the Plan's commercial areas.

Air Quality in the area is heavily influenced by mobile and stationary sources of air pollution located upwind in the Sacramento Metropolitan Area as a result of prevailing winds coming from the south to southwest. The Plan area is a non-attainment area for the Federal ozone standard and did not attain the standard by the December 31, 1987 deadline mandated by the Clean Air Act. The regional ozone problem is mainly the result of mobile source emission, a portion of which originates in the Plan area.

The Granite Bay community, with its rural residential character, offers a natural wildlife habitat that is rich and varied. Creeks, orchards, grasslands, and oak woodlands support diverse natural communities of animals, birds, amphibians and reptiles including numerous game species. Examples include western gray squirrel, gray fox, muskrat, desert cottontail, Columbian black-tail deer, valley quail, ring-necked pheasant and band-tailed pigeon. Resident game fish found in local streams include rainbow trout, catfish, and blue gill, while steelhead and king salmon have been known to run up major creeks to spawn.

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigatable impacts resulting from the proposed project. Relevant analysis from the County-wide General Plan and Community Plan Certified EIRs, and other project-specific studies and reports that have been generated to date, were used as the database for the Initial Study. The decision to prepare the Initial Study utilizing the analysis contained in the General Plan and Specific Plan Certified EIRs, and project-specific analysis summarized herein, is sustained by Sections 15168 and 15183 of the CEQA Guidelines.

Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency would use a written checklist or similar device to document the evaluation of the site and the activity, to determine whether the environmental effects of the operation were covered in the earlier Program EIR. A Program EIR is intended to provide the basis in an Initial Study for determining whether the later activity may have any significant effects. It will also be incorporated by reference to address regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

The following documents serve as Program-level EIRs from which incorporation by reference will occur:

- ➔ Placer County General Plan EIR
- ➔ Granite Bay Community Plan EIR (1989)
- ➔ Granite Bay Community Plan Program Update EIR (2005) – The project description includes updating the Transportation and Circulation Element and updating the Community Plan Program EIR to reflect current conditions and extend the useful life of the EIR.

Section 15183 states that "projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional

environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or site." Thus, if an impact is not peculiar to the project or site, and it has been addressed as a significant effect in the prior EIR, or will be substantially mitigated by the imposition of uniformly applied development policies or standards, then additional environmental documentation need not be prepared for the project solely on the basis of that impact.

The above stated documents are available for review Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division Office, 565 West Lake Blvd., Tahoe City, CA 96145.

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

The Initial Study checklist recommended by the State of California Environmental Quality Act (CEQA) Guidelines is used to determine potential impacts of the proposed project on the physical environment. The checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project (see CEQA Guidelines, Appendix G). Explanations to answers are provided in a discussion for each section of questions as follows:

- a) A brief explanation is required for all answers including "No Impact" answers.
- b) "Less Than Significant Impact" applies where the project's impacts are insubstantial and do not require any mitigation to reduce impacts.
- c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
- d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
- f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
 - ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
 - ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - ➔ **Mitigation measures** – For effects that are checked as "Less Than Significant with Mitigation Measures," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

I. AESTHETICS – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Have a substantial adverse effect on a scenic vista? (PLN) | | | | X |
| 2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN) | | | | X |
| 3. Substantially degrade the existing visual character or quality of the site and its surroundings? (PLN) | | | | X |
| 4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN) | | | | X |

Discussion- Item I-1:

The Granite Bay Community Plan update would modify Community Design goal #2 to include the “safeguarding and preserving of important views”. This modification provides stronger community plan language to help protect scenic vistas and would not promote additional development opportunities in the Granite Bay area. Therefore, there would be no impact and no mitigation measures are required.

Discussion- Items I-2,3,4:

The Granite Bay Community Plan update would expand the Community Design section to incorporate scenic roadways that had previously been located in the Circulation Element where it is more appropriately located to address community design issues. Additional information has also been provided on the following topics: architecture and site design, color principles, landscaping, parking design, subdivision design, subdivision entry gate design, lighting, and vegetation removal. The Cultural Resources section would also be expanded to include previously identified historical buildings which will help to identify and preserve historical structures in the Plan area.

The Granite Bay Community Plan update does not propose changes to existing land use or zoning designations nor does it propose any changes to the existing goals or policies which could increase the number of housing units, the potential population, or increase the intensity of nonresidential uses beyond what was anticipated in the existing Granite Bay Community Plan. As such, there would not be any impact to aesthetic resources with the Plan update itself.

Although it is not possible to anticipate how individual development projects in the future would, such projects would be subject to applicable County standards and guidelines, as well as mandated environmental review requirements.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN) | | | | X |
| 2. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN) | | | | X |
| 3. Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN) | | | | X |

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|--|--|--|--|---|
| 4. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (PLN) | | | | X |
| 5. Involve other changes in the existing environment which, due to their location or nature, could result in the loss or conversion of Farmland (including livestock grazing) or forest land to non-agricultural or non-forest use? (PLN) | | | | X |

Discussion- All Items:

The Granite Bay Community Plan update does not propose any changes to policies regarding land use buffers or Williamson Act contracts nor does it propose to convert any Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance to nonagricultural uses. The Resources Element was expanded to include a listing of the properties currently under Williamson Act Contract. The Granite Bay Community Plan area does not contain any areas zoned for Timberland Production.

The Granite Bay Community Plan update does not propose any changes to existing land use or zoning designations nor does it propose any changes to the existing goals or policies which could increase the number of housing units, the potential population, or increase the intensity of nonresidential uses beyond what was anticipated in the existing Granite Bay Community Plan and associated environmental impacts which were evaluated in the Granite Bay Community Plan (1989) EIR and the Granite Bay Community Plan Program EIR (2005). Therefore, there would be no impact to Agricultural and Forest Resources and no mitigation measures are required.

III. AIR QUALITY – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| 1. Conflict with or obstruct implementation of the applicable air quality plan? (APCD) | | | | X |
| 2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (APCD) | | | | X |
| 3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (APCD) | | | | X |
| 4. Expose sensitive receptors to substantial pollutant concentrations? (APCD) | | | | X |
| 5. Create objectionable odors affecting a substantial number of people? (APCD) | | | | X |

Discussion- All items:

The Resources Element was expanded to contain a separate section on Air Quality and expanded the goals and policies as recommended by the Placer County Air Pollution Control District for new development. The Resources Element was also expanded to include a discussion on climate change. The proposed changes are intended to strengthen Air Quality Resources.

The Granite Bay Community Plan update does not propose any changes to existing land use or zoning designations nor does it propose any changes to the existing goals or policies which could increase the number of housing units, the potential population, or increase the intensity of nonresidential uses beyond what was anticipated in the existing Granite Bay Community Plan and associated environmental impacts which were evaluated in the Granite Bay Community Plan (1989) EIR and the Granite Bay Community Plan Program EIR (2005). Therefore, there would be no impact to Air Quality.

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IV. BIOLOGICAL RESOURCES – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| 1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service or National Oceanic and Atmospheric Administration Fisheries? (PLN) | | | | X |
| 2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN) | | | | X |
| 3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN) | | | | X |
| 4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, including oak woodlands, identified in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers or National Oceanic and Atmospheric Administration Fisheries? (PLN) | | | | X |
| 5. Have a substantial adverse effect on federal or state protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN) | | | | X |
| 6. Interfere substantially with the movement of any native resident or migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nesting or breeding sites? (PLN) | | | | X |
| 7. Conflict with any local policies or ordinances that protect biological resources, including oak woodland resources? (PLN) | | | | X |
| 8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN) | | | | X |

Discussion- All Items:

The Granite Bay Community Plan Update provided additional discussions in the Natural Resources and the Open Space chapters on the following topics: fish and wildlife, vegetation, wetlands, conservation planning, the Dry Creek Watershed Plan, Oak Woodland/Urban Forest, and Conservation Space Implementation. The Community Plan update also describes the County's effort to develop its own Placer County Conservation Plan (PCCP) which is intended to provide a broad scale, multi-species conservation in association with watershed and wetlands protection. The PCCP is designed to manage growth by balancing habitat preservation with economic development and population growth.

The Granite Bay Community Plan update does not propose any changes to existing land use or zoning designations nor does it propose changes to the existing goals or policies which could increase the number of housing units, the potential population, or increase the intensity of nonresidential uses beyond what was anticipated in the existing Granite Bay Community Plan and associated environmental impacts which were evaluated in the Granite Bay Community Plan (1989) EIR and the Granite Bay Community Plan Program EIR (2005). Potential biological impacts associated with development projects would vary on a project-by-project basis. Each new project would be subject to separate environment review at the time a specific development proposal is made, and project-

specific biological constraints (e.g., presence of rare/endangered species, locally designated species or habitats) would be further assessed at that time in accordance with the California Environmental Quality Act (CEQA). Therefore, there would be no impact to Biological Resources and no mitigation measures are required.

V. CULTURAL RESOURCES – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Substantially cause adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5? (PLN) | | | | X |
| 2. Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN) | | | | X |
| 3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN) | | | | X |
| 4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN) | | | | X |
| 5. Restrict existing religious or sacred uses within the potential impact area? (PLN) | | | | X |
| 6. Disturb any human remains, including those interred outside of formal cemeteries? (PLN) | | | | X |

Discussion- All Items:

The existing Cultural Resources Element was expanded to include a more extensive history discussion, a summary of the California Laws protecting cultural resources, and a summary of the identified Granite Bay historical resources that were identified in a Historical, Architectural, and Archeological survey of unincorporated Placer County that was completed in 1992.

Without specific data on the location and type of new development, it is not possible to determine potential impacts to cultural (historic and archeological) resources. The proposed updated Community Plan does not involve revisions to the development standards that would impact cultural or historical resources. Adherence to applicable County, State, and Federal standards and guidelines related to the protection/preservation of cultural resources, as well as the requirements mandated during the environmental review of individual projects will reduce potential impacts related to cultural resources.

The Granite Bay Community Plan update does not propose any changes to existing land use or zoning designations nor does it propose any changes to the existing goals or policies which could increase the number of housing units, the potential population, or increase the intensity of nonresidential uses beyond what was anticipated in the existing Granite Bay Community Plan and associated environmental impacts which were evaluated in the Granite Bay Community Plan (1989) EIR and the Granite Bay Community Plan Program EIR (2005). Therefore, there would be no impact to Cultural Resources and no mitigation measures are required.

VI. GEOLOGY & SOILS – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD) | | | | X |
| 2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD) | | | | X |

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|--|--|--|--|---|
| 3. Result in substantial change in topography or ground surface relief features? (ESD) | | | | X |
| 4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD) | | | | X |
| 5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD) | | | | X |
| 6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD) | | | | X |
| 7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (ESD) | | | | X |
| 8. Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD) | | | | X |
| 9. Be located on expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property? (ESD) | | | | X |

Discussion- All Items:

The Geology and Soils sections of the Resources Element were expanded to include an in-depth discussion on soil hazards, soil types, geologic formations, and seismicity. The Health and Safety Element was modified to include an expanded discussion on seismic safety.

The Granite Bay Community Plan update does not propose any changes to existing land use or zoning designations nor does it propose any changes to the existing goals or policies which could increase the number of housing units, the potential population within the plan area, or an increase in the intensity of nonresidential uses beyond what was anticipated in the existing Granite Bay Community Plan and associated environmental impacts which were evaluated in the Granite Bay Community Plan (1989) EIR and the Granite Bay Community Plan EIR (2005). Therefore, there would be no impact to Geology and Soils and no mitigation measures are required.

VII. GREENHOUSE GAS EMISSIONS – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| 1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant and/or cumulative impact on the environment? (APCD) | | | | X |
| 2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (APCD) | | | | X |

Discussion- All Items: The Resources Element was expanded to include a discussion on State Air Quality regulations and Assembly Bill 32 (AB 32) also known as the Global Warming Solutions Act of 2006. AB 32 mandates that California’s greenhouse footprint be reduced by approximately 29 percent below the levels the state is currently projected to produce in 2020. The Air Quality goals and policies included in the Plan reflect some of the mitigation measures currently implemented by the Placer County Air Pollution Control District for new development.

The Granite Bay Community Plan update does not propose any changes to existing land use or zoning designations nor does it propose any changes to the existing goals or policies which could increase the number of housing units, the potential population within the plan area, or an increase in the intensity of nonresidential uses beyond what was anticipated in the existing Granite Bay Community Plan and associated environmental impacts which were evaluated in the Granite Bay Community Plan (1989) EIR and the Granite Bay Community Plan EIR (2005). Therefore, there would be no impact to greenhouse gas emissions and no mitigation measures are required.

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VIII. HAZARDS & HAZARDOUS MATERIALS – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| 1. Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS) | | | | X |
| 2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS) | | | | X |
| 3. Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school? (APCD) | | | | X |
| 4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS) | | | | X |
| 5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN) | | | | X |
| 6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN) | | | | X |
| 7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN) | | | | X |
| 8. Create any health hazard or potential health hazard? (EHS) | | | | X |
| 9. Expose people to existing sources of potential health hazards? (EHS) | | | | X |

Discussion- Items VIII-1,2,3,7,8,9:

The Granite Bay Community Plan update does not propose any changes to existing land use or zoning designations nor does it propose any changes to the existing goals or policies which could increase the development potential within the plan area. Future development in the Community Plan area will be subject to hazardous materials regulations including fire safe guidelines where appropriate. The secondary activities involving hazardous material as a result of new development would not increase over what is currently permitted by the existing community plan. Project-specific health hazards will be evaluated at the time a specific development proposal is made. There would be no impact and no mitigation measures are required.

Discussion- Item VIII-4:

The Granite Bay Community Plan update does not propose any changes to existing land use or zoning designations nor does it propose any changes to the existing goals or policies which could increase the development potential within the plan area. The adoption of the Plan update would not result in the project being located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, there will be no impact and no mitigation measures are required.

Discussion- Items VIII-5,6:

The Granite Bay Community Plan area does not have a public airport or public use airport nor is it located within two miles of a public or public use airport. Therefore, there will be no impact.

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IX. HYDROLOGY & WATER QUALITY – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| 1. Violate any federal, state or county potable water quality standards? (EHS) | | | | X |
| 2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS) | | | | X |
| 3. Substantially alter the existing drainage pattern of the site or area? (ESD) | | | | X |
| 4. Increase the rate or amount of surface runoff? (ESD) | | | | X |
| 5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD) | | | | X |
| 6. Otherwise substantially degrade surface water quality?(ESD) | | | | X |
| 7. Otherwise substantially degrade ground water quality? (EHS) | | | | X |
| 8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD) | | | | X |
| 9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD) | | | | X |
| 10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD) | | | | X |
| 11. Alter the direction or rate of flow of groundwater? (EHS) | | | | X |
| 12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD) | | | | X |

Discussion- All Items:

The Hydrology and Water Quality sections of the Resources Element were expanded to include a detailed description of the streams located in the Plan area, floodplains, groundwater, and stormwater management.

The Granite Bay Community Plan update does not propose any changes to existing land use or zoning designations nor does it propose any changes to the existing goals or policies which could increase the number of housing units, the potential population within the plan area, or an increase in the intensity of nonresidential uses beyond what was anticipated in the existing Granite Bay Community Plan and associated environmental impacts which were evaluated in the Granite Bay Community Plan (1989) EIR and the Granite Bay Community Plan EIR (2005). Therefore, there would be no impact to Hydrology and Water Quality.

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X. LAND USE & PLANNING – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| 1. Physically divide an established community? (PLN) | | | | X |
| 2. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect? (EHS, ESD, PLN) | | | | X |
| 3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN) | | | | X |
| 4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN) | | | | X |
| 5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN) | | | | X |
| 6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN) | | | | X |
| 7. Result in a substantial alteration of the present or planned land use of an area? (PLN) | | | | X |
| 8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN) | | | | X |

Discussion- All Items:

The Community Plan update does not propose any changes to existing land use or zoning designations nor does it propose any changes to the existing goals or policies which could increase the number of housing units, the potential population within the plan area, or an increase in the intensity of nonresidential uses beyond what was anticipated in the existing Granite Bay Community Plan and associated environmental impacts which were evaluated in the Granite Bay Community Plan (1989) EIR and the Granite Bay Community Plan EIR (2005). As such, the adoption of the Granite Bay Community Plan update would not create any conflicts with various General/Community plans or any conflicts with various conservation plans, affect agricultural operations, alter the present or planned land use of an area, or cause economic or social change that would result in significant adverse physical changes to the environment.

XI. MINERAL RESOURCES – Would the project result in:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. The loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN) | | | | X |
| 2. The loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN) | | | | X |

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Discussion- All Items:

The Granite Bay Community Plan updated added a brief discussion on Mineral Resources. There are no active quarries or mining sites identified in the Plan area. Adoption of the Community Plan will not by itself substantially result in the loss of the availability of mineral resources, particularly petroleum resources. The Granite Bay Community Plan update does not propose any changes to existing land use or zoning designations nor does it propose any changes to the existing goals or policies which could increase the number of housing units, the potential population within the plan area, or an increase in the intensity of nonresidential uses beyond what was anticipated in the existing Granite Bay Community Plan and associated environmental impacts which were evaluated in the Granite Bay Community Plan (1989) EIR and the Granite Bay Community Plan EIR (2005) that could affect Mineral Resources. Therefore, there would be no impact to Mineral Resources and no mitigation measures are required.

XII. NOISE – Would the project result in:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (PLN) | | | | X |
| 2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN) | | | | X |
| 3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN) | | | | X |
| 4. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (PLN) | | | | X |
| 5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (PLN) | | | | X |

Discussion- Items XII-1,2,3:

The updated Community Plan and its programs will not affect noise conditions. Potential noise impacts associated with construction and new development would vary on a project-by-project basis. The County's existing Noise Ordinance (Article 9.36 of the County Code) would apply to proposed development and each development project would be subject to environmental review at the time a specific development proposal is made; project-specific noise impacts or constraints would be evaluated at that time.

The Community Plan does not propose any changes to existing land use or zoning designations nor does it propose any changes to the existing goals or policies which could increase the development potential or changed the noise standards within the plan area. The Plan update also does not propose changes to potential noise generators identified in the existing Capital Improvement Program such as new, enlarged or realigned roadways. Therefore, there will be no impact and no mitigation measures are required.

Discussion- Items XII-4,5:

The Granite Bay Community Plan area does not have a public airport or public use airport nor is it located within two miles of a public or public use airport. Therefore, there will be no impact and no mitigation measures are required.

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XIII. POPULATION & HOUSING – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Induce substantial population growth in an area, either directly (i.e. by proposing new homes and businesses) or indirectly (i.e. through extension of roads or other infrastructure)? (PLN) | | | | X |
| 2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (PLN) | | | | X |

Discussion- All Items:

The Population and Housing section was updated to reflect current population estimates and projections, income, education attainment, housing type, and recent housing construction. Adoption of the Community Plan would not by itself induce substantial growth in Granite Bay, nor would the Plan update involve displacement of any number of people.

The Granite Bay Community Plan update does not propose any changes to existing land use or zoning designations nor does it propose any changes to the existing goals or policies which could increase the number of housing units, the potential population within the plan area, or an increase in the intensity of nonresidential uses beyond what was anticipated in the existing Granite Bay Community Plan and associated environmental impacts which were evaluated in the Granite Bay Community Plan (1989) EIR and the Granite Bay Community Plan EIR (2005) that could affect Population and Housing. Therefore, there would be no impact to Population and Housing and no mitigation measures are required.

XIV. PUBLIC SERVICES – would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| 1. Fire protection? (ESD, PLN) | | | | X |
| 2. Sheriff protection? (ESD, PLN) | | | | X |
| 3. Schools? (ESD, PLN) | | | | X |
| 4. Maintenance of public facilities, including roads? (ESD, PLN) | | | | X |
| 5. Other governmental services? (ESD, PLN) | | | | X |

Discussion- All Items:

The Granite Bay Community Plan update expanded the discussion on each type of public service entity including an inventory of the various public facilities located in the Granite Bay area. The Granite Bay Community Plan update does not propose any changes to existing land use or zoning designations nor does it propose any changes to the existing goals or policies which could increase the number of housing units, the potential population within the plan area, or an increase in the intensity of nonresidential uses beyond what was anticipated in the existing Granite Bay Community Plan and associated environmental impacts which were evaluated in the Granite Bay Community Plan (1989) EIR and the Granite Bay Community Plan EIR (2005) that could affect Public Services. All

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future development will be subject to site-specific environmental studies as determined appropriate by the County, and will comply with all applicable County policies and regulation related to public services. Therefore, there would be no impact to Public Services.

XV. RECREATION – Would the project result in:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| 1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (PLN) | | | | X |
| 2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN) | | | | X |

Discussion- All Items:

The Recreation Element was expanded to include a history of recreational planning, an updated inventory of existing facilities, update trails map, and a discussion on the Granite Bay Parks, Trails and Open Space Maintenance and Recreation District.

The Granite Bay Community Plan update does not propose any changes to existing land use or zoning designations nor does it propose any changes to the existing goals or policies which could increase the number of housing units, the potential population within the plan area, or an increase in the intensity of nonresidential uses beyond what was anticipated in the existing Granite Bay Community Plan and associated environmental impacts which were evaluated in the Granite Bay Community Plan (1989) EIR and the Granite Bay Community Plan EIR (2005) that could affect Recreation. Therefore, there would be no impact to Recreation.

XVI. TRANSPORTATION & TRAFFIC – Would the project result in:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD) | | | | X |
| 2. Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD) | | | | X |
| 3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD) | | | | X |
| 4. Inadequate emergency access or access to nearby uses? (ESD) | | | | X |
| 5. Insufficient parking capacity on-site or off-site? (ESD, PLN) | | | | X |
| 6. Hazards or barriers for pedestrians or bicyclists? (ESD) | | | | X |
| 7. Conflicts with adopted policies, plans, or programs supporting alternative transportation (i.e. bus turnouts, bicycle lanes, bicycle racks, public transit, pedestrian facilities, etc.) or | | | | X |

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|---|--|--|--|---|
| otherwise decrease the performance or safety of such facilities? (ESD) | | | | |
| 8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (PLN) | | | | X |

Discussion- Items XVI-1,2,3,4,5,6,7:

The Circulation Element was updated to include a discussion on a new state requirement entitled "The California Complete Streets Act". Complete streets are designed and operated to enable safe access for all users including pedestrians, bicyclist, motorists, and transit riders. State law requires that any substantial revision to the Community Plan to incorporate the Complete Street concept. Since the Board of Supervisors directed that the recently updated Circulation Element, including the Capital Improvement Program, not be revised, only minor changes were made to the Circulation Element.

The Granite Bay Community Plan update does not propose any changes to existing land use or zoning designations nor does it propose any changes to the existing goals or policies which could increase the number of housing units, the potential population within the plan area, or an increase in the intensity of nonresidential uses beyond what was anticipated in the existing Granite Bay Community Plan and associated environmental impacts which were evaluated in the Granite Bay Community Plan (1989) EIR and the Granite Bay Community Plan EIR (2005) that could affect transportation and traffic. Therefore, there would be no impact to transportation and traffic.

Discussion- Item XVI-8:

The Granite Bay Community Plan area does propose a public airport or public use airport. Since the Granite Bay Community Plan update does not propose changes to existing land use or zoning designations nor does it propose changes to the existing goals or policies which could increase the number of housing units or the potential population within the plan area, there will not be an increase in demand for air transportation. Therefore, there will not be an impact to existing air traffic patterns.

XVII. UTILITIES & SERVICE SYSTEMS – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (ESD) | | | | X |
| 2. Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD) | | | | X |
| 3. Require or result in the construction of new on-site sewage systems? (EHS) | | | | X |
| 4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (ESD) | | | | X |
| 5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS) | | | | X |
| 6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD) | | | | X |
| 7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws? (EHS) | | | | X |

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Discussion- All Items:

The Granite Bay Community Plan update does not propose any changes to existing land use or zoning designations nor does it propose any changes to the existing goals or policies which could increase the number of housing units, the potential population within the plan area, or an increase in the intensity of nonresidential uses. Without a potential increase in population or a potential increase in nonresidential uses, there would be no impact to the various utilities or service systems.

E. MANDATORY FINDINGS OF SIGNIFICANCE:

| Environmental Issue | Yes | No |
|--|-----|----|
| 1. Does the project have the potential to degrade the quality of the environment, substantially impact biological resources, or eliminate important examples of the major periods of California history or prehistory? | | X |
| 2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) | | X |
| 3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? | | X |

F. OTHER RESPONSIBLE AND TRUSTEE AGENCIES whose approval is required:

| | |
|--|--|
| <input type="checkbox"/> California Department of Fish and Game | <input type="checkbox"/> Local Agency Formation Commission (LAFCO) |
| <input type="checkbox"/> California Department of Forestry | <input type="checkbox"/> National Marine Fisheries Service |
| <input type="checkbox"/> California Department of Health Services | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> California Department of Toxic Substances | <input type="checkbox"/> U.S. Army Corp of Engineers |
| <input type="checkbox"/> California Department of Transportation | <input type="checkbox"/> U.S. Fish and Wildlife Service |
| <input type="checkbox"/> California Integrated Waste Management Board | <input type="checkbox"/> _____ |
| <input type="checkbox"/> California Regional Water Quality Control Board | <input type="checkbox"/> _____ |

G. DETERMINATION – The Environmental Review Committee finds that:

The proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

H. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments consulted):

Planning Services Division, EJ Ivaldi
 Planning Services Division, Air Quality, Lisa Carnahan
 Engineering and Surveying Department, Rebecca Taber
 Department of Public Works, Transportation, Andrew Gaber
 Environmental Health Services, Paul Holloway
 Flood Control Districts, Andrew Darrow
 Facility Services, Parks, Andy Fisher
 Environmental Engineering Division, Janelle Heinzler
 Placer County Fire/CDF, Bob Eicholtz/Brad Albertazzi

Signature  Date November 4, 2011
 Loren Clark, Environmental Coordinator

I. SUPPORTING INFORMATION SOURCES: The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Suite 190, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division office, 565 West Lake Blvd., Tahoe City, CA 96145.

| | | |
|---------------------------------|---|---|
| County Documents | <input checked="" type="checkbox"/> Community Plan | |
| | <input checked="" type="checkbox"/> Environmental Review Ordinance | |
| | <input checked="" type="checkbox"/> General Plan | |
| | <input checked="" type="checkbox"/> Grading Ordinance | |
| | <input checked="" type="checkbox"/> Land Development Manual | |
| | <input checked="" type="checkbox"/> Land Division Ordinance | |
| | <input checked="" type="checkbox"/> Stormwater Management Manual | |
| | <input checked="" type="checkbox"/> Tree Ordinance | |
| | <input checked="" type="checkbox"/> Street Improvement Ordinance | |
| Trustee Agency Documents | <input type="checkbox"/> Department of Toxic Substances Control | |
| | <input type="checkbox"/> _____ | |
| Site-Specific Studies | Planning Department | <input type="checkbox"/> Biological Study |
| | | <input type="checkbox"/> Cultural Resources Pedestrian Survey |
| | | <input type="checkbox"/> Cultural Resources Records Search |
| | | <input type="checkbox"/> Lighting & Photometric Plan |
| | | <input type="checkbox"/> Paleontological Survey |
| | | <input type="checkbox"/> Tree Survey & Arborist Report |
| | | <input type="checkbox"/> Visual Impact Analysis |
| | | <input type="checkbox"/> Wetland Delineation |
| | | <input type="checkbox"/> Acoustical Analysis |
| | | <input type="checkbox"/> _____ |
| | Engineering & Surveying Department, Flood Control District | <input type="checkbox"/> Phasing Plan |
| | | <input type="checkbox"/> Preliminary Grading Plan |
| | | <input type="checkbox"/> Preliminary Geotechnical Report |
| | | <input type="checkbox"/> Preliminary Drainage Report |
| | | <input type="checkbox"/> Stormwater & Surface Water Quality BMP Plan |
| | | <input type="checkbox"/> Traffic Study |
| | | <input type="checkbox"/> Sewer Pipeline Capacity Analysis |
| | | <input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available) |
| | | <input type="checkbox"/> Sewer Master Plan |
| | | <input type="checkbox"/> Utility Plan |
| | <input type="checkbox"/> Tentative Map | |
| | Environmental Health Services | <input type="checkbox"/> Groundwater Contamination Report |
| | | <input type="checkbox"/> Hydro-Geological Study |
| | | <input type="checkbox"/> Acoustical Analysis |
| | | <input type="checkbox"/> Phase I Environmental Site Assessment |
| | | <input type="checkbox"/> Soils Screening |
| | | <input type="checkbox"/> Preliminary Endangerment Assessment |

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Granite Bay Community Plan Update Initial Study & Checklist continued

| | | |
|--|--------------------------------|--|
| | | <input type="checkbox"/> |
| | Air Pollution Control District | <input type="checkbox"/> CALINE4 Carbon Monoxide Analysis |
| | | <input type="checkbox"/> Construction Emission & Dust Control Plan |
| | | <input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos) |
| | | <input type="checkbox"/> Health Risk Assessment |
| | | <input type="checkbox"/> URBEMIS Model Output |
| | | <input type="checkbox"/> |
| | Fire Department | <input type="checkbox"/> Emergency Response and/or Evacuation Plan |
| | | <input type="checkbox"/> Traffic & Circulation Plan |
| | | <input type="checkbox"/> |
| | Mosquito Abatement District | <input type="checkbox"/> Guidelines and Standards for Vector Prevention in Proposed Developments |
| | | <input type="checkbox"/> |

Before the Board of Supervisors
County of Placer, State of California

In the matter of: **A RESOLUTION AMENDING
THE GRANITE BAY COMMUNITY PLAN (PCPJ 20080545)**

Resolution No. 2012-_____

The following resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held on _____, by the following vote:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Board of Supervisors

Chair, Board of Supervisors

Attest:

Ann Holman
Clerk of the Board of Supervisors

WHEREAS, on January 12, 2012, the Placer County Planning Commission ("Planning Commission") held a public hearing to consider and make a recommendation to the Board of Supervisors on the Granite Bay Community Plan update, and

WHEREAS, on February 28, 2012, the Board held a public hearing to consider the recommendations of the Planning Commission and to receive public input regarding the proposed Granite Bay Community Plan update, and

WHEREAS, the Board has reviewed the updated Granite Bay Community Plan, considered the recommendations of the Planning Commission and Granite Bay Municipal Advisory Council, received and considered the written and oral comments submitted by the public thereon, adopted a Negative Declaration prepared in accordance with all requirements of CEQA, and has adopted the updated Granite Bay Community Plan ("2012 Granite Bay Community Plan"), and

WHEREAS, the Board finds the 2012 Granite Bay Community Plan will serve to protect and enhance the health, safety and general welfare of the residents of the Granite Bay Community Plan area and the County as a whole, and

WHEREAS, the Board further finds the 2012 Granite Bay Community Plan is consistent with the provisions of the General Plan, and in compliance with applicable requirements of State law, and

WHEREAS, notice of all hearings required has been given and all hearings have been held as required by County ordinance and State law, and

WHEREAS, the Board finds that the foregoing recitals setting forth the actions of the County are true and correct,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER that the 2012 Granite Bay Community Plan, as set forth in Exhibit A, attached hereto and incorporated herein by reference, is hereby adopted, and

BE IT FURTHER RESOLVED, that this Resolution shall take force and become effective immediately.

COUNTY OF PLACER
GRANITE BAY MUNICIPAL ADVISORY COUNCIL
P.O. BOX 2451
GRANITE BAY, CA 95746-2451
COUNTY CONTACT: ADMINISTRATIVE AIDE (530) 889-4010



January 11, 2012

**Honorable Chairman Richard Johnson
And Members of the Planning Commission**
Placer County Planning Commission
3091 County Center Drive, Suite 140
Auburn, CA 95603

RE: GBMAC Consideration and Recommendations regarding "Granite Bay Community Plan Update"

Chairman Johnson:

On behalf of the Granite Bay Municipal Advisory Council (GBMAC), this letter is provided to communicate to the Planning Commission a summary of our deliberations and resulting recommendation regarding The Granite Bay Community Plan Update.

After hearing from County Staff and the Public regarding the County's proposed update to the Community Plan, the MAC deliberated and voted to recommend approval of the plan. The vote was 4 ayes and 1 nay to recommend approval. The approved motion was to recommend adoption by the Planning Commission and Board of Supervisors, as presented to the MAC, with the exception that Tables 9.6.1 and 9.6.3 be footnoted to indicate the data contained in the Tables is dated and should be updated at the earliest opportunity.

Areas of concern that were raised in the deliberations and public comment included the issues of 1) significantly restricting the allowance of gates on residential communities, 2) the restoration and maintenance of vegetation within the Dry Creek Corridor, and 3) the status and priority of roadway and trail improvements within the Community. The MAC was generally very supportive of the Plan. The issue of limiting gates on residential communities was the only issue of significant disagreement between MAC members.

Thank you for the opportunity to review this project, to work with the community and to provide you with our input. Please contact me or any other GBMAC Member if we can be of further service in explaining our process and deliberations,

Sincerely,
GRANITE BAY MUNICIPAL ADVISORY COUNCIL

ERIC J. BOSE
Chairman

C: Honorable Kirk Uhler, Supervisor, District 4
Ms. Linda Brown, District 4 Field Representative and GBMAC Administrator
Mr. John Thacker, Vice Chairman, GBMAC

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ATTACHMENT D