



COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

**PLANNING
SERVICES DIVISION**

E.J. Ivaldi, Deputy Director

MEMORANDUM

TO: Honorable Board of Supervisors

FROM: Michael J. Johnson, AICP
Agency Director

By: Roy Schaefer, Associate Planner

DATE: June 16, 2015

**SUBJECT: Pond Pavilion and Lofts - Amendment to Granite Bay Community Plan;
Rezone; Parcel Map, Conditional Use Permit, and Variances**

ACTION REQUESTED

1. Conduct a Public Hearing to consider a recommendation from the Placer County Planning Commission to approve the Pond Pavilion and Lofts project including the following actions:
2. Adopt the Mitigated Negative Declaration and Mitigation Monitoring Program prepared the project; and
3. Adopt a Resolution approving an amendment to the Granite Bay Community Plan changing the land use designation on Assessor's Parcel Number 048-142-036-000 from Rural Residential (2.3 to 4.6 Acre Minimum) to Professional Office; and
4. Adopt an Ordinance to Rezone Assessor's Parcel Number 048-142-036-000 from RA-B-100 PD 0.44 (Residential Agriculture, combining building site minimum of 100,000 square feet, combining Planned Residential Development of 0.44 dwelling units per acre) to OP-Dc (Office and Professional, combining Design Scenic Corridor); and
5. Adopt a Tentative Parcel Map to subdivide the ±5.2 acre property into a 2.495 acre parcel and 2.671 acre parcel; and
6. Adopt a Conditional Use Permit and Conditions of Approval to allow a ±7,500 square foot Commercial Event Center and Office and Professional land uses within two Craftsman Loft buildings totaling ±23,662 square feet (Building A totals 12,000 square feet and Building B totals 11,662 square feet); and
7. Approve a Variance to Section 17.54.140(D)(2) of the Zoning Ordinance to allow a reduced pond setback of 15 feet for the proposed Event Center and Loft structures, where a minimum setback of 50 feet is required; and
8. Approve a Variance to the Section 17.54.060 (Parking Space Requirements) of the Zoning Ordinance to allow 181 standard on-site parking spaces (plus an additional 52 on-site valet parking spaces) for a total of 233 on-site parking spaces required for events up to 358 persons; and
9. Approve a Variance to Section 17.54.180(A)(1) of the Zoning Ordinance to allow for two free-standing signs at the project's entry where only one free-standing is allowed.

BACKGROUND

Project Description

The applicant, Lisa Powers, of Powers Equity Inc., is proposing to amend the Granite Bay Community Plan land use designation and rezone a 5.2-acre parcel from a residential land use to a professional office use to allow for the development of a ±7,500 square foot Commercial Event Center (Pond Pavilion) and two Craftsman Loft buildings totaling ±23,662 square feet (Building A totals 12,000 square feet and Building B totals 11,662 square feet). The Craftsman Loft buildings would incorporate "craftsman style" architectural design elements which typically include the use of natural materials, incorporation of exposed rafters, beams, braces or decorative brackets; and inclusion of terraces, arcades or canopies. The lofts would accommodate land uses permitted within the Office and Professional Zone District. The proposal also includes a request for a Tentative Parcel Map, Conditional Use Permit, and three variances.

Commercial Event Center (Pond Pavilion)

The Pond Pavilion would include a 7,500 square foot Event Pavilion (2,717 square feet of administration and catering kitchen space and 4,783 square feet of interior event space). The Pond Pavilion would also include an outdoor event area that extends out from the interior event space (overlooking the pond) that would provide for an additional 9,750 square feet of use area.

The Pond Pavilion is proposed to be utilized in a manner that is consistent with the Commercial Event Center definition in Section 17.56.340 (Commercial Event Center) of the Placer County Zoning Ordinance. A Commercial Event Center is defined as a facility located on a private property located in a commercial zone district that primarily functions as a venue for any type of social gathering and consists of multipurpose meeting and/or recreational facilities, typically with one or more meeting or multipurpose rooms and a kitchen and/or outdoor barbecue facilities, that are available for use by various private groups for such activities as meetings, parties, weddings, receptions, and dances.

The Pond Pavilion would include four full-time employees and proposes to accommodate events with up to 358 people (including attendees and event staff). There would be a total of 181 off-street parking spaces provided (95 parking spaces for the Pond Pavillion and 86 parking spaces for the Craftsman Loft buildings) which meets the County's parking requirement for the craftsman lofts and for events with up to 228 persons (one parking space for every 2.5 guests and one parking space for every permanent employee). In order to accommodate events with up to 358 persons, the applicant is requesting a Variance to allow 52 non-standard (valet) parking spaces in addition to the 95 parking spaces already proposed for the Pond Pavillion. Originally, the applicant had requested a Variance to the parking requirements to allow off-site parking in order to allow for events up to 500 persons; however, that request was withdrawn by the applicant prior to the Planning Commission. Table 1 below denotes the parking requirement for the Craftsman Lofts and the Pond Pavillion based on the size of the event:

TABLE 1 OFF-STREET PARKING REQUIREMENTS

LAND USE	REQUIRED	PROPOSED
Commercial Event Center (Events up to <u>228</u> persons)	95 Parking Spaces	95 Parking Spaces
Craftsman Lofts	86 Parking Spaces	86 Parking Spaces
TOTAL	181 Parking Spaces	181 Parking Spaces

Commercial Event Center (Events up to <u>358</u> persons)	147 Parking Spaces	95 Standard Parking Spaces plus 52 additional Valet Parking Spaces (147 parking spaces total)
Craftsman Lofts	86 Parking Spaces	86 Parking Spaces
TOTAL	233 Parking Spaces	233 Parking Spaces

The Pond Pavilion would host up to 200 events per year with a maximum of 358 people attending any one event and would operate seven days a week, during the following hours:

- Friday through Saturday (Outdoor Events) – 9:00 AM to 10:30 PM
- Friday through Saturday (Indoor Events) – 9:00 AM to 11:00 PM
- Sunday through Thursday (Indoor Events) - 9:00 AM – 10:00 PM.
- Sunday through Thursday (Outdoor Events) - 9:00 AM – 9:30 PM

Craftsman Lofts

Two Craftsman Loft buildings are proposed totaling 23,662 square feet (Building A is 12,000 square feet and Building B is 11,662 square feet). The Craftsman Lofts are designed to accommodate various users with a simple style that the applicant describes as reminiscent of a European village profile. The Lofts will feature high-peaked roof skylights, rollup or side-drawn 10-foot wide entry door access, numerous interior amenities including HVAC and other tenant user interface conveniences.

The Craftsman Lofts would accommodate land uses permitted within the Office and Professional (OP) zone district (Zoning Ordinance Section 17.32.010.B), such as offices, medical services, personal services, mail order and vending, and restaurants. A Conditional Use Permit is being requested to allow uses in the OP zone district that require either a Minor Use Permit or Conditional Use Permit (such as Business support services, Personal services, and Printing and Publishing, etc.). Operational hours for the Craftsman Loft buildings would be limited to the timeframe from 6:00 AM to 9:00 PM, seven days a week. A total of 86 on-site parking spaces are proposed for the Craftsman Lofts.

Access to the project site would be provided by a single access off Douglas Boulevard (right-in and right-out only). Off-site improvements include the construction of a raised median at the existing Fellowship Church access onto Douglas Boulevard that will prohibit left-turn movements from the proposed project access onto westbound Douglas Boulevard, while maintaining inbound

and outbound left-turn movements from the Fellowship Church access. In addition, Douglas Boulevard frontage improvements would include an eight-foot-wide shoulder and an eight-foot-wide concrete sidewalk. Internal circulation would connect to the existing parking lot of the Quarry Ponds Town Center located on the adjacent parcel to the west.

Frontage landscaping and a pathway are proposed along Douglas Boulevard and would be consistent with the adjacent Quarry Ponds Town Center. In addition, landscaping is proposed in the parking lot and perimeter areas and around buildings. The project's design would incorporate design features described in Appendix One of the Granite Bay Community Plan, the "Douglas Corridor – Design Elements and Landscape Goals", including landscaping, architectural features, and the overall design of the new commercial buildings.

A Variance is proposed to allow two free-standing monument signs on each side of the entry driveway to the project site. The signs would identify only the name (Pond Pavilion & Lofts) and address of the development and the signs would be oriented to the west and east. A Variance to the pond setback is proposed to allow a reduced setback of 15 feet for the proposed Event Center and Loft structures, where a minimum setback of 50 feet is required.

The proposed Tentative Parcel Map would divide the ±5.2 acre property into a 2.495-acre parcel and 2.671-acre parcel. The Tentative Parcel Map would create separate parcels for the Ponds Pavilion and Lofts buildings.

Site Characteristics

The 5.2- acre undeveloped parcel is bounded by Douglas Boulevard to the north, Quarry Pond Town Center to the west, residential development to the east, and an existing quarry pond to the south. The quarry pond is a remnant of historic placer mining in Strap Ravine. Portions of the property have been disturbed by grading activities associated with construction on the adjacent property (Quarry Ponds Town Center); these disturbed areas support mostly ruderal vegetation. The perimeter of the property is mostly undisturbed. Two small drainages flow north to south through the property and outlet in to the quarry pond. These drainages support a moderate riparian canopy consisting of mostly native species such as Fremont cottonwood, arroyo, and narrow-leaved willow. Subsequent to the Quarry Ponds Town Center development, a paved parking lot was constructed within the northern end of the project site.

Existing Land Use And Zoning

Location	Zoning	Granite Bay Community Plan	Existing Conditions and Improvements
Site	RA-B-100 PD=0.44(Residential agriculture, combining a building site minimum of 100,000 square feet, combining a Planned Residential Development designation of 0.44 dwelling units per acre)	Rural Residential (2.3-4.6-acre minimum)	Parking lot at north end of the parcel, undeveloped land in the remaining areas of the parcel
North	RS-B-20 (Single-family residential, combining a building site minimum of 20,000 square feet)	Low Density Residential (0.4-0.9-acre minimum)	Fellowship Community Church on the north side of Douglas Boulevard
South	RA-B-100 PD=0.44(Residential agriculture, combining a building site minimum of 100,000 square feet, combining a Planned Residential Development designation of 0.44 dwelling units per acre)	Same as Project Site	Residential Development

East	RA-B-100 PD=0.44 (Residential agriculture, combining a building site minimum of 100,000 square feet, combining a Planned Residential Development designation of 0.44 dwelling units per acre) and RA-B-100 (Residential agriculture, combining a building site minimum of 100,000 square feet)	Same as Project Site	Residential Development
West	C2-UP-DC (General commercial, combining Use Permit, combining Design Scenic Corridor)	Commercial	Quarry Ponds Town Center

Granite Bay Municipal Advisory Council

The Project was presented to the Granite Bay Municipal Advisory Council (GBMAC) as an information item on November 5, 2014, and again as an Action Item on January 7, 2015. After hearing public comment on the proposed project the GBMAC adopted a motion (4-2) to recommend approval of the project. The two members who voted against the project expressed concerns about negative impacts on nearby residential developments as a result of noise from the event center, additional traffic on Douglas Boulevard as a direct result of the project, and concerns about on-site parking management and event center management. The discussion by the GBMAC included a recommendation that conditions be placed on the Project that would assure that the General Plan Amendment and Rezone are project-specific, that the project maintains compliance with all applicable noise standards, and that the project is consistent with the “craftsman-style” design guidelines in Appendix One of the Granite Bay Community Plan.

Planning Commission Hearing

The Planning Commission considered the Project Entitlements and Mitigated Negative Declaration for the Pond Pavilion and Lofts at a public hearing on May 7, 2015. Several neighboring property owners and members of the public provided public testimony to the Commission. The following is a summary of the principal issues that were presented during the public comment period at the public hearing:

- Concerns with amending the Granite Bay Community Plan and Rezoning the subject parcel, as projects should adhere to the existing land use designation and zoning.
- Concerns that allowing any amendment to the Community Plan will encourage other proposals for additional Community Plan Amendments and Rezones in the community.
- Concerns that the project does not offer the public benefit required for the approval of a Community Plan Amendment and Rezoning.
- Concerns that the ingress and egress for the project is not adequate and may cause traffic safety concerns.
- Concerns that Granite Bay does not have the population/demand to support project.
- Concerns about the operational management of the Commercial Event Center specifically regarding the amplified sound system (compliance with the noise standards) and the management of valet parking for 52 vehicles on-site.

After considering staff’s report and the public testimony, the Planning Commission unanimously approved (7:0:0) a motion to recommend the following:

- Adoption of the Mitigated Negative Declaration for the Project
- Approval of the Granite Bay Community Plan Amendment
- Approval of the Rezone for the Project to the Board of Supervisors

- Approval of the Conditional Use Permit (additional language has been added to Condition of Approval 7 to address concerns stated by the Planning Commission relative to the management of the Commercial Event Center and specifically compliance with the noise standards for amplified music and voice; concerns expressed regarding the need for a parking management plan for the 52 on-site vehicles that would utilize valet parking; and a new requirement to post a contact telephone number that people can call during the event if an issue arises and also a contact number for the Placer County Code Enforcement).
- Approval of the Tentative Parcel Map
- Approval of Variances for the pond setback, the 52 on-site valet parking spaces, and for the two free-standing monument signs.
- Approval of the applicant's request to withdraw the Variance to allow off-site parking in order to allow for events up to 500 persons.

In recommending approval, the Planning Commission concluded that the project area was better suited for professional office land uses than residential and that the proposed project would provide a public benefit.

DISCUSSION OF ISSUES

Community Plan/Zoning Consistency

The applicant is requesting approval of an amendment to the Granite Bay Community Plan to change the land use designation on the 5.2-acre parcel from Rural Residential (2.3 to 4.6 acre minimum) to Professional Office. Per Section 65358 (Planning and Land Use) of the California Government Code, a legislative body may amend all or part of a general plan if it deems the amendment to be in the public interest. It is the Planning Commission's determination that the subject parcel is better suited for a Professional Office development than a residential development based upon its location along the Douglas Boulevard corridor and the existing Quarry Ponds Town Center located next door. The Project would provide additional commercial services to the Granite Bay community, including a Commercial Event Center.

The project site has over 400 feet of frontage along Douglas Boulevard that is essentially void of vegetation or topography that could provide any sort of natural buffer if the property was to be developed under the existing residential land use. Although the Granite Bay Community Plan requires a 300-foot setback for residential uses along the south side of Douglas Boulevard, there would be little or no benefit to the community maintaining this area in its natural state. A change in land use to the Professional Office designation would act as a transitional land use between the commercial development to the west and the residential uses to the east. For these same reasons, the proposed Rezone from RA-B-100 PD=0.44 (Residential Agriculture, combining a building site minimum of 100,000 square feet, combining Planned Residential Development of 0.44 dwelling units per acre) to Office and Professional, combining Design Scenic Corridor would be an appropriate use of land given the site's location along the Douglas Boulevard corridor.

To address concerns raised at the Planning Commission related to noise, parking, and signage, as well as, make this property consistent with other properties along Douglas Boulevard, Staff is requesting that the Board of Supervisors add the Design Review combining district (-Dc) to the proposed Office and Professional zone district. The Planning Commission recommended Condition of Approval #7 has been revised accordingly requiring review by the Design Site Review Committee rather than the Development Review Committee.

Land Use Compatibility

The project site is located along a stretch of Douglas Boulevard corridor that is currently developed with commercial uses (i.e., Quarry Ponds Town Center, Douglas Feed and Ranch Supply). Fellowship Church is located on the north side of Douglas Boulevard and there are single-family residential uses to the north, east, and south of the project site. Although the project site may be best suited for a non-residential land use because of its location along the Douglas Boulevard corridor and adjacent to commercial uses, the potential for land use incompatibility still exists.

The applicant has incorporated site design and architectural features consistent with the requirements set forth in the Granite Bay Community Plan. A Condition of Approval requires review of The Project by the Development Review Committee to assure consistency with the Design Elements and Landscape Goals for the Douglas Corridor (Appendix One of the Granite Bay Community Plan). The preliminary elevations for this project show consistency with the preferred design elements including "craftsman-style village" architecture, single-story buildings, low-pitched rooflines, overhanging eaves, and a mix of natural materials throughout the structure. The Planning Commission concluded that incorporation these elements, as well as other proposed site design features, will improve the aesthetics of the surrounding project areas.

Noise

An Environmental Noise Assessment was prepared for the Project by Bollard Acoustical Consultants, Inc. According to the assessment, the existing noise environment at the nearest potentially affected restaurant (Quarry Ponds Town Center) and residential land uses (Sheba Court) near the project site is defined primarily by vehicular traffic on Douglas Boulevard and other ambient sounds.

Noise levels for amplified speaking, amplified music, and for guests engaged in conversation and/or cheering with raised voices were evaluated for the Commercial Event Center. Noise generated during the operation of the proposed Pond Pavilion is predicted to be within the Placer County daytime noise standards at the project property lines and the nearest existing single-family residences. A Condition of Approval has been included to address nighttime noise standards for noise generated by the Commercial Event Center after 10:00 P.M. Specific measures to minimize noise levels include the following:

1. All outdoor noise-generating activities that exceed the nighttime sound level standards as outlined in the Granite Bay Community Plan shall be completed by 10:00 P.M., including amplified speech and music.
2. Speakers used for the amplification of speech or music shall be oriented to the north and located as far as practical from the outdoor dining area of the adjacent restaurant.
3. Amplified speech or music played at the event center shall not exceed maximum sound levels of 85 dBA Lmax at a position 25 feet in front of the speakers, or average sound levels of 80 dB at that same distance. The management of the event center shall procure a sound level meter to ensure that these reference levels, and the county noise standards, are being satisfied during each event.
4. The audibility of amplified music and speech generated by the event center will vary at the nearest residences as atmospheric conditions change. Although audibility is not a threshold for a finding of significant noise impacts, facility representatives are encouraged to work with the neighbors to develop procedures for addressing noise-related concerns with the surrounding outdoor events held at the site.

Traffic and Circulation

The Department of Transportation (Caltrans) submitted a letter, dated February 4, 2015, stating that Interstate 80 (I-80) is currently operating at Level of Service (LOS) F near Douglas Boulevard during the PM peak hours and suggested that a supplemental Traffic Impact Study (TIS) be prepared to assess the impact of The Project on the Douglas Boulevard/I-80 interchange and I-80 near this interchange.

A traffic impact analysis was prepared for the Project and is summarized in the Mitigated Negative Declaration (Attachment 7). The traffic study focused on potential impacts to local intersections within the Granite Bay Community Plan. The Douglas Boulevard/I-80 Interchange and mainline I-80 (near the interchange) are located within the City of Roseville boundaries, approximately four miles to the west of the proposed project, and were not included in the study area.

The Placer County Transportation Planning Agency (PCTPA), in active coordination with Placer County jurisdictions and Caltrans, works to identify existing deficiencies and necessary future improvements to the regional roadway network including Interstate 80 and Highway 65. The South Placer Regional Transportation Authority (SPRTA) implements a transportation fee program to fund these regionally significant projects that address long term, cumulative impacts. Improvements to Caltrans facilities within the SPRTA Fee Program include the I-80 Capacity and Operational Improvements, I-80 Auxiliary Lanes, Douglas/I-80 Interchange Improvements, Douglas/I-80 Ramps, Atlantic/I-80 Ramps, Highway 65/I-80 Interchange Improvements, and the Highway 65 Widening.

The Project would be required to pay South Placer Regional Transportation Authority (SPRTA) fees prior to Building Permit issuance. The payment of fees will mitigate the project's impacts to the regional transportation system including future improvements to the Douglas/I-80 Interchange and I-80 in the vicinity of the interchange, through addressing Caltrans concerns.

The existing parcel proposed for development contains a recorded Parking Easement Agreement (Placer County Document Number 2007-0052073-00). This is a non-exclusive easement for the benefit to the Quarry Ponds Town Center parcel. The sole purpose of parking in the Parking Area (Parking Area defined as the northern one-third of the Project parcel) is for "the enjoyment, comfort and convenience of customers, invitees, licensees, tenants and employees of all businesses and occupants of the buildings constructed, or to be constructed on the Quarry Ponds Town Center parcel". This Parking Easement Agreement was originally required to be recorded as a Condition of Approval of a Minor Use Permit (PCPB 20040563) for Toast Restaurant to assure that sufficient off-street parking was available for special events and private functions. The easement is non-exclusive and therefore does not preclude the current project from utilizing these parking spaces.

The attorney representing the applicant recently submitted a letter (Attachment 9) to the County stating that the owners of this project propose to relocate the Parking Area from the northern portion of the site to the southeastern portion of the site. The southeastern portion of the site is the proposed location of the Event Center building. The Easement Agreement allows the property owner to relocate it. Regardless of where this easement is located, staff took into account the shared-nature of this easement area when evaluating the number of parking spaces needed for the proposed community center.

Parking Variance

A Commercial Event Center requires a parking ratio of one parking space for every 2.5 guests and one parking space for every permanent employee. Based on 358 guests and four permanent

employees, a total of 147 parking spaces would be required just for the event center. The parking requirements for the Craftsman Lofts (based on the proposed uses) would be 86 spaces. Therefore, the total parking spaces for the proposed project is 233 parking spaces. A total of 233 on-site parking spaces (181 parking spaces and 52 additional on-site valet parking spaces) are provided.

The Planning Commission supported the Variance to allow valet parking that would provide 52 additional on-site parking spaces to accommodate up to a maximum of 358 people (including attendees and event staff) for the Commercial Event Center. As part of the Design Review process, the applicant will be required to submit for review and approval a Parking Management Plan that will detail the location of on-site valet parking spaces, circulation and vehicle drop off areas. This plan will also identify parking spaces that will only be available for the Craftsman Lofts.

Lighting

The site lighting plan demonstrates compliance with the Granite Bay Community Plan and the Placer County Design Guidelines. The night lighting proposed would minimize impacts to adjoining and nearby land uses. No lighting is permitted on top of structures. Site lighting fixtures for the parking lot areas would utilize high pressure sodium (HPS), metal halide, or other as established by the DRC, mounted on poles not to exceed 14 feet in height. The metal pole color will blend into the landscape (i.e., black, bronze, or dark bronze). All site lighting in parking lots would be a full cut-off design so that the light source is fully screened to minimize the impacts to adjacent uses. Building lighting would be shielded and downward directed such that the bulb or ballast is not visible. Lighting fixture design would complement the building colors and materials and would be used to light entries, soffits, covered walkways and pedestrian areas. Lighting intensity would be of a level that only highlights the adjacent building area and ground area and would not impose glare on any pedestrian or vehicular traffic. In addition, landscape lighting may be used for the project to visually accentuate and highlight ornamental shrubs and trees adjacent to buildings and in open spaces.

Pond Setback Variance

The applicant is requesting a Variance to Section 17.54.140(D)(2) (Watercourse Setbacks) of the Zoning Ordinance to allow a reduced pond setback to 15 feet for the proposed Commercial Event Center and Craftsman Loft structures, where a minimum setback of 50 feet is required. The Planning Commission supported the Variance for a reduced pond setback because there would be no negative impacts to the pond; all of the drainage from the developed areas of this site would be managed as part of the drainage system. The project has been designed to include a stormwater quality device before any run-off from the development enters the pond.

Sign Variance

The applicant is requesting a Variance to Section 17.54.180(A) (1) of the Zoning Ordinance to allow for two free-standing signs at the project's entry where only one freestanding monument sign is allowed. The Planning Commission supported the Variance because the proposed solution would provide the identification and visibility for the Pond Pavilion and Lofts development for motorists travelling east or west on Douglas Boulevard. One of the monuments would be oriented toward the west and the other monument would be oriented to the east and the sign would only identify the name (Pond Pavilion & Lofts) and address for the project. Two signs would provide better identification would benefit guests attending an event for the first time, including guests coming from outside the Granite Bay area. The signs would utilize a low profile design (6-foot-high) in compliance with the Granite Bay Community Plan guidelines for free-standing monument signs and the location shown on the Site Plan would not interfere with any sight/distances issues.

Tentative Parcel Map

The proposed Tentative Parcel Map would divide the ±5.2 acre property into a 2.495 acre parcel and 2.671 acre parcel. The Parcel Map would create separate parcels for the Pond Pavilion and Lofts buildings. The Planning Commission supports of the map as it is appropriate to have each land use on a separate piece of property. In the future, this would also allow each parcel to be separately saleable. As a result of the Parcel Map a reciprocal parking agreement between the two parcels would need to be drawn up and recorded.

CEQA COMPLIANCE

A Mitigated Negative Declaration (Attachment G) has been prepared for this project and has been finalized pursuant to the requirements of the California Environmental Quality Act (CEQA). The Mitigated Negative Declaration was circulated for a 30-day public review period which closed on February 6, 2015. The Mitigated Negative Declaration and Mitigation Monitoring Program are attached and were found to be adequate by the Planning Commission to satisfy the requirements of CEQA.

RECOMMENDATION

The Board of Supervisors approve the items list below, subject to the attached recommended conditions of approval and following findings:

1. ADOPT the Mitigated Negative Declaration and Mitigation Monitoring Program prepared for this project based on the following findings;
 - A. A Mitigated Negative Declaration has been prepared for this project in compliance with CEQA. With the incorporation of all mitigation measures, the project is not expected to cause any significant, negative impacts. Mitigation measures included will address potential impacts related to biological resources, aesthetics, land use compatibility, noise, and traffic.
 - B. There is no substantial evidence in the record as a whole that the project would have a significant effect on the environment.
 - C. The Mitigated 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 mitigation plan prepared for the project is approved and adopted.
 - E. The custodian of records for the project is the Placer County Planning Director, 3091 County Center Drive, Suite 140, Auburn CA, 95603.
2. APPROVE an amendment to the Granite Bay Community Plan changing the land use designation on Assessor's Parcel Number 048-142-036-000 from Rural Residential (2.3 to 4.6 Acre Minimum) to Professional Office based on the following finding;
 - A. The change in the Granite Bay Community Plan Designation from Rural Residential 2.3-4.6 acre minimum, to Office and Professional would not result in the degradation of the character of the area in which the project is located in that this undeveloped parcel along Douglas Boulevard is more appropriate for commercial use.
3. APPROVE a Rezone of Assessor's Parcel Number 048-142-036-000 from RA-B-100 PD 0.44 (Residential Agriculture, combining building site minimum of 100,000 square feet, combining Planned Residential Development of 0.44 dwelling units per acre) to OP-Dc (Office and Professional, combining Design Scenic Corridor) based on the following findings;

- A. The Rezone from RA-B-100 PD =0.44 (Residential Agriculture, combining a building site minimum of 100,000 square feet, combining a Planned Residential Development designation of 0.44 dwelling units per acre) to Office and Professional District, combining Design Scenic Corridor (OP-Dc) would be consistent with the goals and policies of the Granite Bay Community Plan and Placer County General Plan.
 - B. The Rezone would allow land uses consistent with the existing uses in the immediate neighborhood surrounding the project site, and would allow Office and Professional land uses that provide a transition between the retail and commercial services on the adjacent property to the west and residential uses to the east.
 - C. The Rezone would not represent spot zoning and would not be contrary to the orderly development of the area as the proposed Rezone would extend non-residential land uses to the east in an area that is not conducive to a residential land use.
4. APPROVE a Tentative Parcel Map to subdivide the ±5.2 acre property into a 2.495 acre parcel and 2.671 acre parcel based on the following finding;
- A. The Tentative Parcel Map is consistent with the objectives, policies, general land uses and programs as specified in the Placer County General Plan and Granite Bay Community Plan. The design and required improvements of the proposed Parcel Map are also consistent with said plans and applicable County ordinances.
5. APPROVE a Conditional Use Permit and Conditions of Approval to allow a ±7,500 square foot Commercial Event Center and Office and Professional land uses within two Craftsman Loft buildings totaling ±23,662 square feet (Building A totals 12,000 square feet and Building B totals 11,662 square feet);
- A. The Commercial Event Center and Office and Professional land uses within the Lofts would be consistent with all applicable provisions of Placer County Code, Chapter 17, and any applicable provisions of other chapters of this code.
 - B. The Commercial Event Center and Office and Professional land uses within the Lofts would be consistent with applicable policies and requirements of the Placer County General Plan and the Granite Bay Community Plan.
 - C. The establishment, maintenance or operation of the Commercial Event Center and Office and Professional land uses within the Lofts would not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort and general welfare of people residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the County, in that the project has been designed to minimize impacts resulting from noise, traffic, and aesthetics.
 - D. The Commercial Event Center and Office and Professional land uses within the Lofts would be consistent with the character of the immediate neighborhood and will not be contrary to its orderly development.
 - E. The Commercial Event Center and Office and Professional land uses within the Lofts will not generate a volume of traffic beyond the design capacity of all roads providing access to the project as the project has been designed in accordance with the Granite Bay Community Plan Circulation Element.

6. APPROVE a Variance to Section 17.54.140(D)(2) of the Zoning Ordinance to allow a reduced pond setback of 15 feet for the proposed Event Center and Loft structures, where a minimum setback of 50 feet is required based on the following findings;
 - A. Special circumstances applicable to the subject property include the fact that a reduced pond setback would not result in any negative impacts to the pond; all of the drainage from the developed areas of this site would be managed as part of the drainage system. The project has been designed to include a stormwater quality device before any run-off from the development enters the pond, and due to such circumstances the strict application of the Zoning Ordinance has been found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications.
 - B. The granting of these Variance requests will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and in the same zone district.
 - C. This Variance request does not authorize a use that is not otherwise allowed in the Office and Professional Zone District.
 - D. The granting of this Variance request does not, under the circumstances and conditions applied in this particular case, adversely affect public health or safety, is not materially detrimental to the public welfare, nor injurious to nearby property or improvements.
 - E. This Variance request is consistent with the Granite Bay Community Plan.

7. APPROVE a Variance to the Section 17.54.060 (Parking Space Requirements) of the Zoning Ordinance to allow 181 on-site parking spaces (plus an additional 52 on-site valet parking spaces), where a total of 233 on-site parking spaces are required for events up to 358 persons based on the following findings;
 - A. Special circumstances applicable to the subject property include the fact that valet parking that would create 52 additional on-site parking spaces has been determined to be a safe alternative (there would be no negative traffic impacts to Douglas Boulevard and any/all parking delays would occur on-site) to accommodate up to a maximum of 358 people (including attendees and event staff) for the Commercial Event Center, and due to such circumstances the strict application of the Zoning Ordinance (Parking Standards) has been found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications.
 - B. The granting of these Variance requests will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and in the same zone district.
 - C. This Variance request does not authorize a use that is not otherwise allowed in the Office and Professional Zone District.
 - D. The granting of this Variance request does not, under the circumstances and conditions applied in this particular case, adversely affect public health or safety, is not materially detrimental to the public welfare, nor injurious to nearby property or improvements.
 - E. This Variance request is consistent with the Granite Bay Community Plan.

8. APPROVE a Variance to Section 17.54.180(A)(1) of the Zoning Ordinance to allow for two freestanding signs at the project's entry where only one freestanding is allowed based on the following findings:
 - A. Special circumstances applicable to the subject property include the fact that there is over 400 feet of project frontage along a busy arterial, and allowing two freestanding monument signs at the project's entry, one oriented to the west and one to the east, would provide better identification and visibility as well as benefit guests attending an event for the first time and guests coming from outside the Granite Bay area, and due to such circumstances the strict application of the Zoning Ordinance has been found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications.
 - B. The granting of these Variance requests will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and in the same zone district.
 - C. This Variance request does not authorize a use that is not otherwise allowed in the Office and Professional Zone District.
 - D. The granting of this Variance request does not, under the circumstances and conditions applied in this particular case, adversely affect public health or safety, is not materially detrimental to the public welfare, nor injurious to nearby property or improvements.
 - E. This Variance request is consistent with the Granite Bay Community Plan.

Attachment 1 – Vicinity Map

Attachment 2 – Site Plan / Tentative Parcel Map

Attachment 3 – Recommended Conditions of Approval

Attachment 4 – Resolution adopting an Amendment to the Granite Bay Community Plan

Exhibit A: Proposed Community Plan Amendment Exhibit

Attachment 5 – Ordinance adopting a Rezone of of Assessor's Parcel Number 048-142-036-000

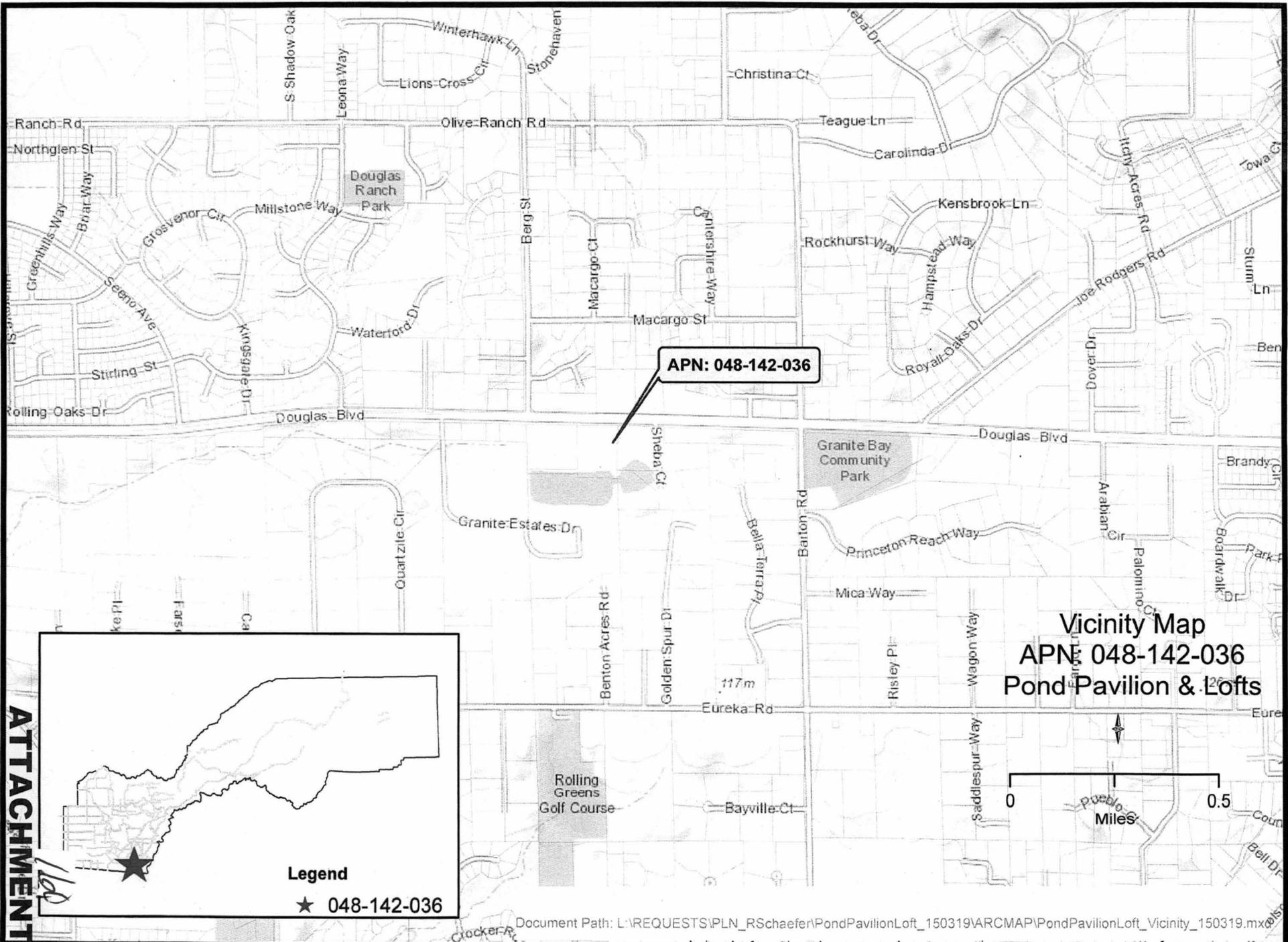
Exhibit A: Proposed Rezone Map

Attachment 6 – Letter from Granite Bay MAC

Attachment 7 – Mitigated Negative Declaration and Mitigation Monitoring Plan

Attachment 8 – Correspondence

Attachment 9 – Letter from Law Office of Marcus J. Lo Duca, March 17, 2015



APN: 048-142-036

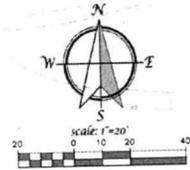
Vicinity Map
 APN: 048-142-036
 Pond Pavilion & Lofts

Legend
 ★ 048-142-036

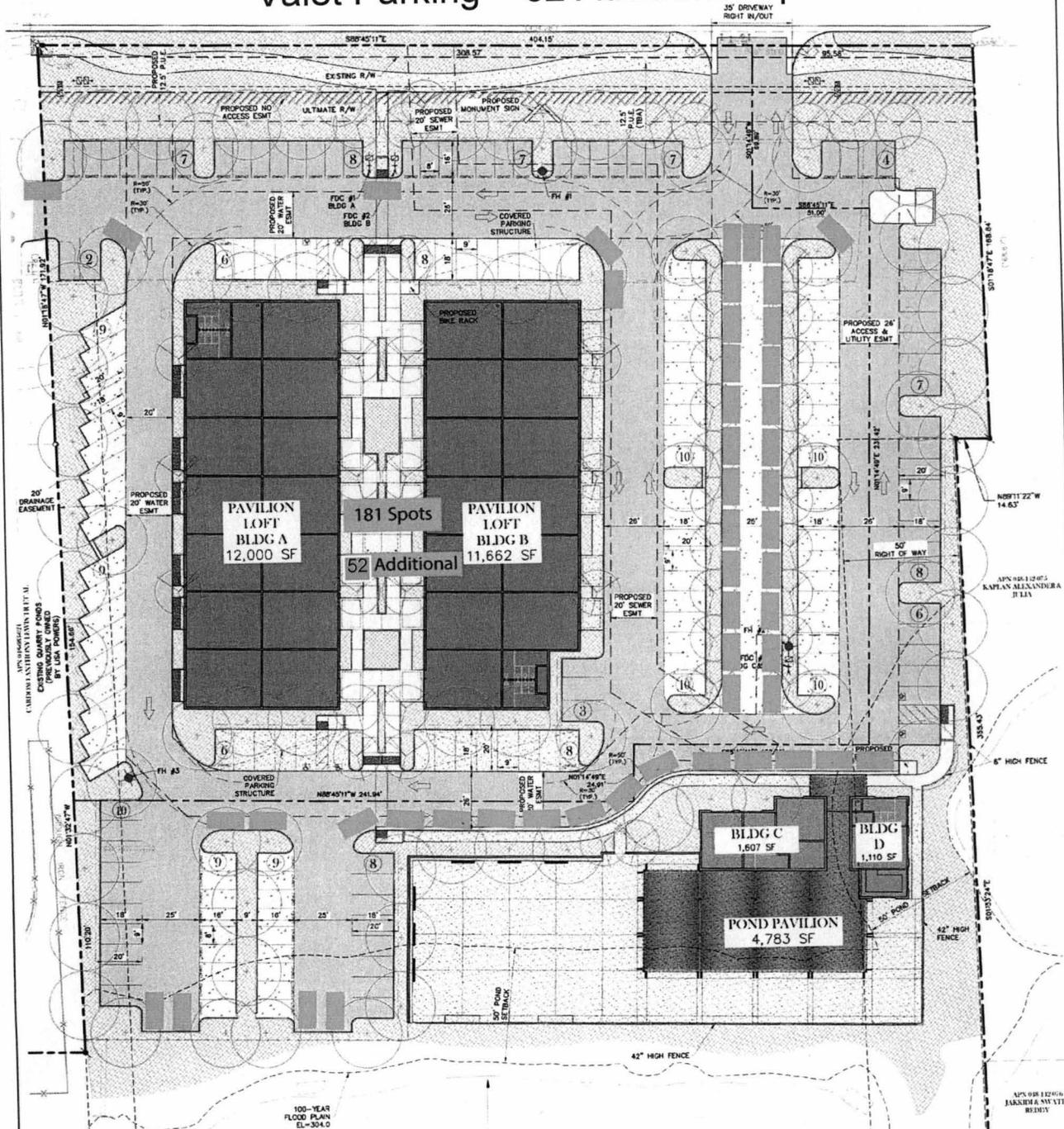
ATTACHMENT 1

PRELIMINARY SITE PLAN POND PAVILION & LOFTS

5630 DOUGLAS BOULEVARD,
PLACER COUNTY, CA



DOUGLAS BLVD Valet Parking = 52 Additional Spaces



SITE LEGEND	
[Symbol]	BUILDING - WORKING LOT 1 - 21,000 SF
[Symbol]	BUILDING - EVENT CENTER - 2,200 SF
[Symbol]	BUILDING - LOWER PARKING - 4,750 SF
[Symbol]	LANDSCAPE - 111,000 SF
[Symbol]	LANDSCAPE - SHOWCASE - 11,840 SF
[Symbol]	PAVEMENT - 15,830 SF
[Symbol]	PERMEABLE PAVEMENT - 4,200 SF

NOTES

1. ALLY LUBRICANTS, LUBRICANTS, EQUIPMENT CENTER, TRUCKS, AND TRACTOR LAMINATIONS EXISTING REPAIRS AT ELEMENTS FOR ALL LUBRICANTS, TRUCKS, AND TRACTOR LAMINATIONS WILL BE RECONSTRUCTED.

PROPERTY DESCRIPTION	
ADDRESS	5630 DOUGLAS BOULEVARD
CITY	PLACER COUNTY
APN	008140755
PROPERTY AREA	35,107 AC

BUILDING DESCRIPTION	
1STORY WORKING LOT BUILDING	21,000 SF
1STORY EVENT CENTER BUILDING	2,200 SF
1STORY EVENT CENTER PAVILION	4,783 SF

PARKING SUMMARY	
STANDARD STALLS	117
COMPACT STALLS	36
MOTORCYCLES	6
TOTAL PROPOSED	159
TOTAL REQUIRED	---

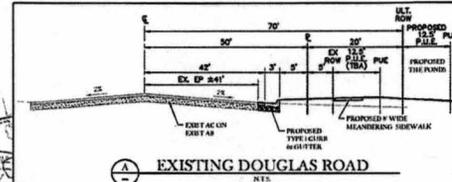
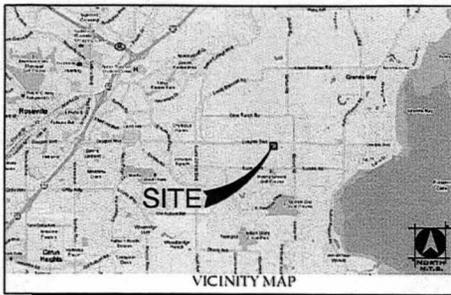
PRELIMINARY SITE PLAN
JULY 17, 2011

TSD ENGINEERING, INC.
expect more.

31 Natoma Street, Suite #160
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0708

TENTATIVE PARCEL MAP POND PAVILION & LOFTS

5630 DOUGLAS BOULEVARD,
PLACER COUNTY, CA



PROJECT SUMMARY

ASSESSORS PARCEL NO'S
140 142 014

OWNER
LISA POWERS 1111
20 CALIFORNIA STREET, STE 400
SAN FRANCISCO, CA 94108
415 90 80 80

PLANNER/ENGINEER
TSD ENGINEERING, INC.
150 NATOMA STREET, SUITE 100
FOLSOM, CA 95630
ATTN: CASHY FEICKERT

AREA
137.0 ACRES

PROPOSED PARCEL SIZES

PARCEL 1	13.54 AC NET
PARCEL 2	12.60 AC GROSS
	12.60 AC NET

NUMBER OF PROPOSED LOTS
1

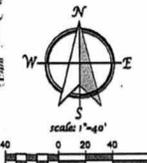
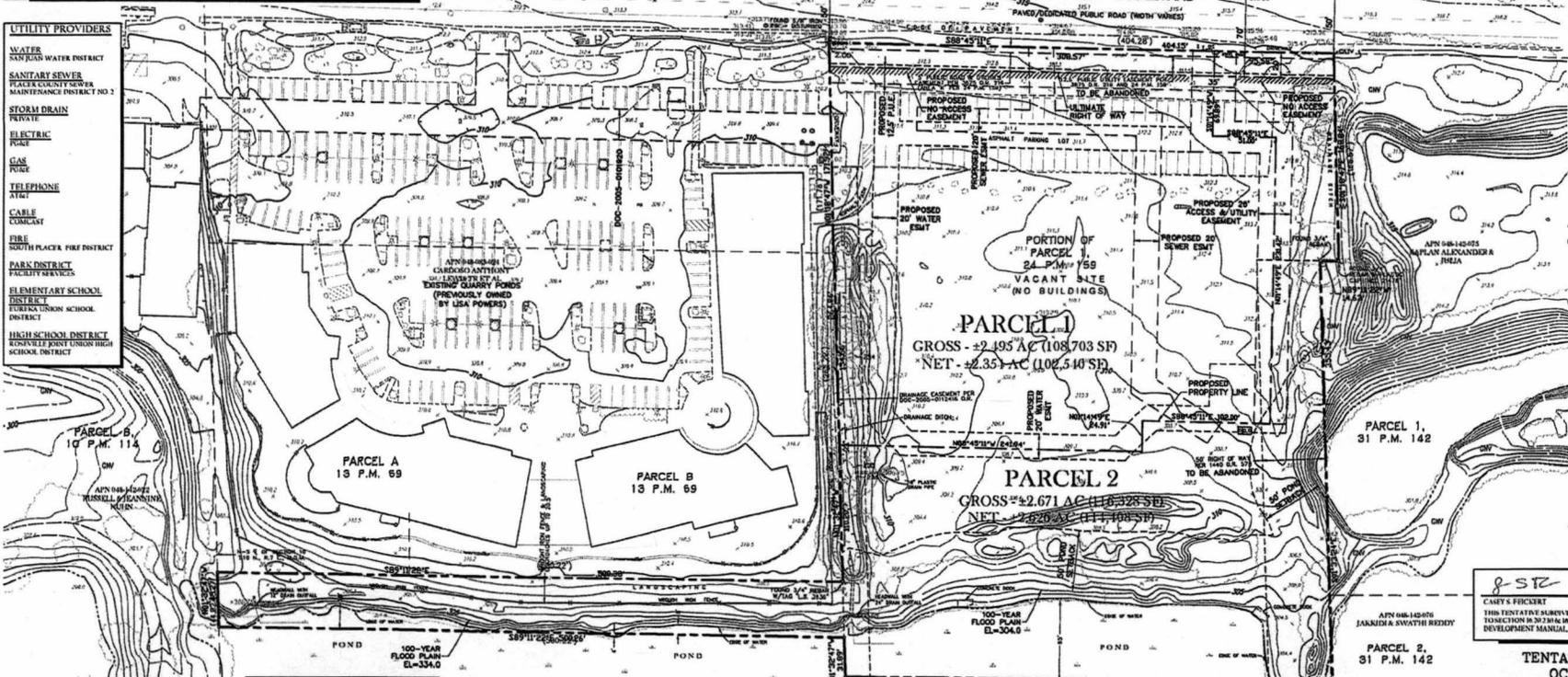
EXISTING ZONING & USE
EX 1 200 PD 24
OVERFLOW AC PARKING LOT

PROPOSED ZONING & USE
OFFICE AND PROFESSIONAL
WORKING LOFT & EVENT PAVILION

EXISTING & PROPOSED GENERAL PLAN DESIGNATION
RESIDENTIAL, AGRICULTURAL,
BUILDING SITE, PLANNED DEVELOPMENT

EXISTING BUILDING SETBACKS
FRONT - 30' (MAY)
SIDE - 10' (MAY)
REAR - 30' (MAY) PER ZONING 152-040
SETBACK FROM HIGH WATER LINE - 50'
PER ZONING 152-040

- UTILITY PROVIDERS**
- WATER: SAN JUAN WATER DISTRICT
 - SANITARY SEWER: PLACER COUNTY SEWER MAINTENANCE DISTRICT NO. 2
 - STORM DRAIN: PRIVATE
 - ELECTRIC: PG&E
 - PHONE: AT&T
 - CABLE: COMCAST
 - FIRE: SOUTH PLACER FIRE DISTRICT
 - PARK DISTRICT: FLEETLY SERVICES
 - ELEMENTARY SCHOOL DISTRICT: FURBER UNION SCHOOL DISTRICT
 - HIGH SCHOOL DISTRICT: SCHWELBE POINT UNION HIGH SCHOOL DISTRICT



FLOOD ZONE
PROJECT IS LOCATED WITHIN FLOOD ZONE DESIGNATED AS X, AREA IS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN PER FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO. 0000000000 DATED NOVEMBER 3, 2004.

COUNTY OF PLACER DATUM
BENCHMARK: ELEVATION: 322.38
B.M. FOL 002
2" BRASS CAP STAMPED "PLACER COUNTY N.E.M. FOL 002 2004 ELEV 322.38" AT SOUTHWARD OF NEW HEADWALL, 258 FT. EAST OF 1/4 BAYTON ROAD 2180 FEET SOUTH OF DOUGLAS BOULEVARD

- NOTES**
1. A DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND GRANT OF EASEMENTS GRANTING RECIPROCAL EASEMENTS FOR ACCESS, PARKING, DRAINAGE, GROWER, WATER AND UTILITIES WILL BE RECORDED.
 2. A PARKING EASEMENT AGREEMENT (FOC 2001 002207) HAS BEEN RECORDED ON APN 048 142 014 & 048 142 014.



TENTATIVE MAP STATEMENT
"I HEREBY STATE THAT THIS TENTATIVE MAP ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORDED EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORT ISSUED BY OLD REPUBLIC TITLE COMPANY, ORDER NO. 2120007961, DATED 11/12/04. ALL EASEMENTS PROPOSED TO BE ABANDONED OR EXTINGUISHED ARE IDENTIFIED."
S. E. Ka
SEEN DATE

SHEET 1/7

8 STC
CE 73930
CASHY FEICKERT
THIS TENTATIVE SUBDIVISION MAP CONFORMS TO SECTION 16.20 2016 IN 20 2016 OF THE LAND DEVELOPMENT MANUAL.

TENTATIVE PARCEL MAP
OCTOBER 31, 2012
REVISED SEPTEMBER 11, 2014

TSD ENGINEERING, INC.
expect more.
31 Natoma Street, Suite #160
Folsom, CA 95630
Phone: (916) 668-0707
Fax: (916) 668-0701



**BOARD OF SUPERVISORS CONDITIONS OF APPROVAL –
COMMUNITY PLAN AMENDMENT/REZONE/CONDITIONAL
USE PERMIT/PARCEL MAP/VARIANCE/MITIGATED
NEGATIVE DECLARATION- "PONDS PAVILION & LOFTS"
(PGPA 20120354)**

***THE FOLLOWING CONDITIONS SHALL BE SATISFIED BY THE APPLICANT,
OR AN AUTHORIZED AGENT. THE SATISFACTORY COMPLETION OF THESE
REQUIREMENTS SHALL BE DETERMINED BY THE DEVELOPMENT REVIEW
COMMITTEE (DRC), COUNTY SURVEYOR, AND/OR THE PLANNING
COMMISSION.***

- C: Conditional Use Permit condition
P: Parcel Map condition
C/P: Conditional Use Permit and Parcel Map condition

1. This Tentative Parcel Map, Conditional Use Permit, and Variances are approved to allow a 7,500 square foot Commercial Event Center (2,717 square feet of administration and catering kitchen space and 4,783 square feet of interior event space), plus 9,750 square feet of outdoor event area; and two Craftsman Loft buildings totaling 23,662 square feet (Building A totals 12,000 square feet and Building B totals 11,662 square feet). The Commercial Event Center shall be utilized consistent with Section 17.56.340 of the Placer County Zoning Ordinance (Commercial Event Centers);

The Tentative Parcel Map is approved to subdivide the ±5.2 acre property into a 2.495 acre parcel and 2.671 acre parcel;

A Variance to Section 17.54.060 (Parking Space Requirements) of the Zoning Ordinance is approved to allow 181 on-site parking spaces (plus an additional 52 valet parking spaces), where a total of 233 on-site parking spaces are required for events up to 358 persons;

A Variance to Section 17.54.140(D)(2) of the Zoning Ordinance to approved to allow a reduced pond setback of 15 feet for the proposed Event Center and Loft structures;

A Variance to Section 17.54.180(A)(1) of the Zoning Ordinance is approved to allow for two free-standing signs at the project's entry;

Also approved is an amendment to the Granite Bay Community Plan to change the land use of Assessor's Parcel Number 048-142-036-000 from Rural Residential (2.3 to 4.6 acre minimum) to Professional Office; and Rezone of Assessor's Parcel Number 048-142-036-000 from RA-B-100 PD 0.44 (Residential Agriculture, combining building site minimum of 100,000 square feet, combining Planned Residential Development of 0.44 dwelling units per acre) to OP-Dc (Office and Professional, combining Design Scenic Corridor); **(PD)**

2. In addition to those land uses listed as a zoning clearance required in Section 17.32.010 (B) of the Placer County Zoning Ordinance; the development of two Craftsman Loft buildings is also intended to incorporate all uses listed in Section 17.32.010 (B) of the Placer County Zoning Ordinance, which are allowed with a Minor Use Permit.

Prior to Building Permit and/or Business License issuance, the applicant shall provide to the DRC and DPW a sight plan identifying the current uses and square footages of all tenants within both buildings so that parking is provided consistent with Section 17.54.060 of the Placer County Zoning Ordinance. A total of 86 parking spaces are available for the Craftsman Loft buildings and in no case shall uses be permitted that require additional parking spaces.

3. The commercial event pavilion shall operate within the following timeframes: Outside – Weekends (Friday afternoon thru Sunday at 6:00 P.M.) Only 9:00 AM – 10:30 PM; Inside – Weekends Only 9:00 AM – 11:00 PM; Outside – Weekdays 9:00 AM – 9:30 PM; Inside – Weekdays 9:00 AM – 10:00 PM. Business hours for the craftsman lofts shall occur between 6:00 AM – 9:00 PM on a daily basis and enforcement would be governed by the tenant lease agreement.

4. A total of 233 on-site parking spaces (181 regular parking spaces and 52 additional on-site valet parking spaces) shall be provided and would need to be made available on an as-needed basis depending upon the number of guests. **(PD)**

5. The applicant shall obtain all necessary building permits for the construction of the approved buildings. **(PD)**

IMPROVEMENTS/IMPROVEMENT PLANS

6. Landscape Plan: The Improvement Plans shall provide details of the location and specifications of all proposed landscaping and irrigation for the review and approval of the DRC (and Parks Division if maintenance is provided through a CSA). Said landscaping shall be installed prior to the County's acceptance of the Ponds Pavilion & Lofts improvements. **(PD/DFS)**

7. The project is subject to review and approval by the Placer County Design/Site Review Committee (D/SRC). Such a review shall be conducted prior to the approval of the Improvement Plans. Design Review shall include consideration of, but not be limited to, site layout; building design, architectural colors, materials, and textures of all structures; landscaping; irrigation; entry/monument signs and required event contact information sign (requires contact telephone number that people can call during an event (show proposed location on the front of the event center) if an issue arises and also a contact number for Placer County Code Enforcement; exterior lighting; pedestrian and vehicular circulation, dedicated Craftsman Loft parking stalls, required parking management plan for Valet parking; recreational facilities; fencing; noise attenuation barriers that demonstrates compliance with the noise standards for amplified music and voice; all open space amenities etc.**(PD)**

8. Where the DRC has approved additional streetlights, the following standards shall apply: All interior parking lot and building lighting shall be designed to be consistent with the "Dark Sky Society" standards for protecting the night sky from excessive light pollution. Other resources providing technical support include publications of the Illuminating Engineering Society of North America (IESNA) and the IESNA Lighting Handbook, Reference &

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Application, Ninth Edition and Recommended Practices (RP). The intent of these standards is to design a lighting system, where determined necessary that maintains public safety and security in the project area while curtailing the degradation of the nighttime visual environment through limiting evening light radiation and/or light spill. In addition, metal halide lighting is prohibited unless authorized by the Planning Director. All streetlighting shall be reviewed and approved by the DRC for design, location, photometrics, etc. (PD)

9. C/P The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Department (ESD) for review and approval. The plans shall show all physical improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees and Placer County Fire Department improvement plan review and inspection fees with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD in both hard copy and electronic versions in a format to be approved by the ESD prior to acceptance by the County of site improvements.

Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.

The applicant shall provide five (5) copies of the approved Tentative Parcel Map and two copies of the approved conditions with the plan check application. The Final Parcel Map shall not be submitted to the Engineering and Surveying Department (ESD) until the Improvement Plans are submitted for the second review. Final technical review of the Final Parcel Map shall not conclude until after the Improvement Plans are approved by the ESD. Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans are approved by the Engineering and Surveying Department.

Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans are approved by the Engineering and Surveying Department.

Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Department two copies of the Record Drawings in digital format (on compact disc or other acceptable media) in accordance with the latest version of the Placer County Digital Plan and Map Standards along with two blackline hardcopies (black print on bond paper) and two PDF copies. The digital format is to allow integration with Placer County's Geographic

Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official document of record. (MM VI.1) (ESD)

10. C/P The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Department (ESD) concurs with said recommendation. Fill slopes shall not exceed 1.5:1 (horizontal: vertical)

The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Department (ESD).

The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body. (MM VI.2) (ESD)

11. C/P Staging Areas: The Improvement Plan(s) shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area. (ESD)

12. C/P The Improvement Plan submittal shall include a final drainage report in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Department for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing

conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable. **(MM IX.1) (ESD)**

13. C/P The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Department (ESD) such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions).

Construction (temporary) BMPs for the project include, but are not limited to: Fiber Rolls (SE-5), Straw Bale Barrier (SE-9), Straw Wattles, Storm Drain Inlet Protection (SE-10), Velocity Dissipation Devices (EC-10), Hydroseeding (EC-4), Silt Fence (SE-1), Wind Erosion Control (WE-1), Stabilized Construction Entrance (TC-1), and revegetation techniques.

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Department (ESD). BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to: Water Quality Inlets (TC-50), Storm Drain Signage (SD-13), Sweeping and Vacuuming Pavement (SE-7), etc. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All BMPs shall be maintained as required to insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catch basin cleaning program shall be provided to the ESD upon request. Failure to do so will be grounds for discretionary permit revocation. Prior to Improvement Plan or Final Parcel Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. **(MM VI.3 and MM IX.4) (ESD)**

14. C Prior to Improvement Plan approval, the applicant shall obtain a State Regional Water Quality Control Board National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit and shall provide to the Engineering and Surveying

Department evidence of a state-issued Waste Discharge Identification (WDID) number or filing of a Notice of Intent and fees. **(MM VI.4) (ESD)**

15. C This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000004, Order No. 2013-0001-DWQ), pursuant to the NPDES Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit.

The project shall implement permanent and operational source control measures as applicable. Source control measures shall be designed for pollutant generating activities or sources consistent with recommendations from the California Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual, and shall be shown on the Improvement Plans.

The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat stormwater, and provide baseline hydro modification management. **(MM VI.5) (ESD)**

16. C/P On the Improvement Plans and Informational Sheet(s) filed with the Final Parcel Map show the limits of the future, unmitigated, fully developed, 100-year flood plain (after grading) for the existing pond (Strap Ravine) south of the developed area and designate same as a building setback line unless greater setbacks are required by other conditions contained herein. **(MM IX.7) (ESD)**

17. C/P On the Improvement Plans and Informational Sheet(s) filed with the Final Parcel Map; show that the finished building pad elevations shall be a minimum of two feet above the 100-year flood plain line (or finished floor -three feet above the 100-year floodplain line). The final pad elevation shall be certified by a California registered civil engineer or licensed land surveyor and submitted to the Engineering and Surveying Department. This certification shall be done prior to construction of the foundation or at the completion of final grading, whichever comes first. No building construction is allowed until the certification has been received by the Engineering and Surveying Department and approved by the floodplain manager. Benchmark elevation and location shall be shown on the Improvement Plans and Informational Sheet (s) to the satisfaction of Development Review Committee. **(MM IX.8) (ESD)**

18. C In order to protect site resources, no grading activities of any kind may take place within the 100-year flood plain of the stream/drainage way nor within the watershed of the vernal pool(s), unless otherwise approved as a part of this project. All work shall conform to provisions of the County Flood Damage Prevention Regulations (Section 15.52, Placer County Code). A standard note to this effect shall be included on the Improvement Plans. The location of the 100-year flood plain shall be shown on the Improvement Plans.

(MM IX.9) (ESD)

19. C/P The Improvement Plan submittal shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for

Engineering and Surveying Department (ESD) review and approval. The report shall address and make recommendations on the following:

- A) Road, pavement, and parking area design;
- B) Structural foundations, including retaining wall design (if applicable);
- C) Grading practices;
- D) Erosion/winterization;
- E) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)
- F) Slope stability

Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.

If the soils report indicates the presence of critically expansive or other soils problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report will be required for subdivisions, prior to issuance of Building Permits. This certification may be completed on a Parcel by Parcel basis. This requirement shall be so noted on the Improvement Plans and on any Informational Sheet filed with the Final Parcel Map. **(ESD)**

20. C The Improvement Plans shall show that all stormwater runoff shall be diverted around trash storage areas to minimize contact with pollutants. Trash container areas shall be screened or walled to prevent off-site transport of trash by the forces of water or wind. Trash containers shall not be allowed to leak and must remain covered when not in use. **(MM IX.6) (ESD)**

21. C/P The Improvement Plans shall include the message details, placement, and locations showing that all storm drain inlets and catch basins within the project area shall be permanently marked/embossed with prohibitive language such as "No Dumping! Flows to Creek." or other language /graphical icons to discourage illegal dumping as approved by the Engineering and Surveying Department (ESD). ESD-approved signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, shall be posted at public access points along channels and creeks within the project area. The Property Owners and/or Property Owners' association are responsible for maintaining the legibility of stamped messages and signs. **(MM IX.5) (ESD)**

22. C/P Prior to Improvement Plan approval, provide the Engineering and Surveying Department with a letter from the appropriate fire protection agency describing conditions under which service will be provided to this project. A representative's signature from the appropriate fire protection district shall be provided on the Improvement Plans. **(ESD)**

23. C/P The Improvement Plans shall show the extension of a pressurized water system into the subdivision to County (Section 7 of the LDM) or fire district standards, whichever are greater, to the satisfaction of Development Review Committee and the serving fire district. **(ESD)**

24. C/P The Improvement Plans shall be approved by the water supply entity for water service, supply, and maintenance. The water supply entity shall submit to the Environmental Health Services Division and the Engineering and Surveying Department a "will-serve" letter or a "letter of availability" from the water district indicating that the agency has the ability and system capacity to provide the project's domestic and fire protection water quantity needs. **(ESD)**
25. C/P The Improvement Plans shall include a striping and signing plan and shall include all on- and off-site traffic control devices. Prior to the commencement of construction, a construction signing plan shall be provided to the ESD for review and approval. **(ESD)**
26. C/P Prior to Improvement Plan approval, the applicant shall submit an engineer's estimate detailing costs for facilities to be constructed with the project which are intended to be County-owned or maintained. County policy requires the applicant prepare their cost estimate(s) in a format that is consistent with the Governmental Accounting Standards Board, 34th Standard (GASB 34). The engineer preparing the estimate shall use unit prices approved by the Engineering and Surveying Department for line items within the estimate. The estimate shall be in a format approved by the County and shall be consistent with the guidelines of GASB 34. **(ESD)**
27. C Prior to Improvement Plan approval, the applicant will be required to pay their fair share fee per EDU as approved by the Environmental Engineering Division, toward the cost of the future Improvement Projects (including design and construction management along with actual construction costs) as identified in the RMC Study of the Feasibility of Abandonment of the SMD-3 Wastewater Treatment Plant (July 2008) and Technical Memorandum SMD-2 Trunk Sewer Capacity Analysis (June 2007). **(MM XVII.1) (DFS)**

GRADING

28. C/P Include the following standard note on the Improvement Plans: In the event of blasting, three copies of an approved plan and permit shall be submitted to the County not less than 10 days prior to the scheduled blasting. A blasting permit must be obtained from the Placer County Sheriff's Department for all blasting to be done in Placer County. Additionally, the County must be notified and give approval for all blasting done within County right-of-way. If utility companies are in the vicinity where blasting is to occur, the appropriate utility companies must be notified to determine possible damage prevention measures. If blasting is required, the blasting schedule shall be approved by the County and any other utility companies with facilities in the area prior to the commencement of work. **(ESD)**

ROADS/TRAILS

29. C/P The Improvement Plans shall show the construction of a public road entrance/driveway onto Douglas Blvd. to a Plate R-17 Major, Land Development Manual (LMD) standard. The design speed of Douglas Blvd. shall be 55 miles per hour (mph), unless an alternate

design speed is approved by the Department of Public Works (DPW). The improvements shall begin at the outside edge of any future lane(s) as directed by the DPW and the Engineering and Surveying Department (ESD). An Encroachment Permit shall be obtained by the applicant or authorized agent from ESD. The Plate R-17 structural section within the main roadway right-of-way shall be designed for a Traffic Index of 10.0, but said section shall not be less than 3 inches Asphalt Concrete (AC)/8 inches Class 2 Aggregate Base (AB) unless otherwise approved by the ESD. **(ESD)**

30. C/P The Improvement Plans shall show the construction of one-half of an 84 foot road section plus concrete curb, gutter, and an 8' meandering sidewalk where the project fronts Douglas Blvd., as measured from the existing centerline thereof or as directed by the Engineering and Surveying Department (ESD) and the Department of Public Works (DPW). Additional widening and/or reconstruction may be required to improve existing structural deficiencies, accommodate auxiliary lanes, intersection geometrics, signalization, bike lanes, or for conformance to existing improvements. The roadway structural section shall be designed for a Traffic Index of 10.0, but said section shall not be less than 3 inches Asphalt Concrete (AC)/8 inches Class 2 Aggregate Base (AB) unless otherwise approved by the ESD and DPW. **(ESD)**

31. C/P The Improvement Plans shall show the Construction of a Class II bikeway along the project's frontage on Douglas Blvd. pursuant to the Placer County Bikeways Master Plan. The location, width, alignment, and surfacing of the bikeway shall be subject to the Department of Public Works/Development Review Committee review and approval. **(ESD)**

32. C The Improvement Plans shall show that all on-site parking and circulation areas shall be improved with a minimum asphaltic concrete or Portland cement surface capable of supporting anticipated vehicle loadings.

It is recommended that the pavement structural section be designed in accordance with recommendations of a soils/pavement analysis and should not be less than 2 inch Aggregate Concrete (AC) over 4 inch Class 2 Aggregate Base(AB) or the equivalent. **(ESD)**

33. C/P The Improvement Plans shall show the construction of a raised median at the existing Fellowship Church access onto Douglas Blvd. that will prohibit left turn movements from the proposed project access onto Douglas Blvd. while maintaining inbound and outbound left turns movements from the Fellowship Church access as show on the Preliminary Frontage Improvement Plan submitted with the project. The design shall be to the satisfaction of the Department of Public Works and shall conform to any applicable criteria specified in the latest version of the Caltrans *Highway Design Manual* for a design speed of 55 miles per hour (mph), unless an alternative is approved by the Department of Public Works. **(MM XVI.2) (ESD)**

34. C/P The Improvement Plans shall show the construction of an increase in existing turn lane pocket length for the existing turn lane accessing the Fellowship Church site along Douglas Blvd. as show on the Preliminary Frontage Improvement Plan submitted with the project. The design shall be to the satisfaction of the Department of Public Works and shall conform to any applicable criteria specified in the latest version of the Caltrans *Highway Design Manual* for a

design speed of 55 miles per hour (mph), unless an alternative is approved by the Department of Public Works. **(MM XVI.3) (ESD)**

35. C The Improvement Plans shall show that the first parking space adjacent and parallel to Douglas Blvd. shall be a minimum of forty (40) feet from the edge of travelled way. **(ESD)**

36. C/P The Improvement Plans shall show that parking spaces, ramps, frontage improvements (existing and required) and access ways shall meet California Building Code accessibility standards. **(ESD)**

37. C Construct a 26' wide (minimum) parking lot connection from the right-of-way of the proposed encroachment onto Douglas Blvd. to the adjacent parcel to the west along the parking lot circulation aisle closest to Douglas Blvd as shown on the approved site plan. This circulation access aisle shall remain open for vehicular circulation in perpetuity. Failure to do so will be grounds for discretionary permit revocation. **(ESD)**

38. Concurrent with submittal of Improvement Plans, a detailed lighting and photometric plan shall be submitted to the Development Review Committee (DRC) for review and approval, which include the following **(MM I.1)**:

- A. The site lighting plan shall demonstrate compliance with the Granite Bay Community Plan and the Placer County Design Guidelines. The night lighting design shall be designed to minimize impacts to adjoining and nearby land uses. No lighting is permitted on top of structures.
- B. Site lighting fixtures in parking lots shall be provided by the use of high pressure sodium (HPS), metal halide, or other as established by the DRC, mounted on poles not to exceed 14 feet in height. The metal pole color shall be such that the pole will blend into the landscape (i.e., black, bronze, or dark bronze). All site lighting in parking lots shall be full cut-off design so that the light source is fully screened to minimize the impacts discussed above. Wall pack or other non-cut-off lighting shall not be used.
- C. Building lighting shall be shielded and downward directed such that the bulb or ballast is not visible. Lighting fixture design shall complement the building colors and materials and shall be used to light entries, soffits, covered walkways and pedestrian areas such as plazas. Roof and wall pack lighting shall not be used. Lighting intensity shall be of a level that only highlights the adjacent building area and ground area and shall not impose glare on any pedestrian or vehicular traffic.
- D. Landscape lighting may be used to visually accentuate and highlight ornamental shrubs and trees adjacent to buildings and in open spaces. Lighting intensity shall be of a level that only highlights shrubs and trees and shall not impose glare on any pedestrian or vehicular traffic. **(PD)**

39. Prior to any grading or tree removal activities, during the raptor nesting season (March 1 - September 1), a focused survey for raptor nests shall be conducted by a qualified biologist. A report summarizing the survey shall be provided to Placer County and the California Department of Fish & Wildlife (CDFW) within 30 days of the completed survey. If an active raptor nest is

identified appropriate mitigation measures conducted by a qualified biologist. If an active raptor nest is identified appropriate mitigation measures shall be developed and implemented in consultation with CDFW. If construction is proposed to take place between March 1st and September 1st, no construction activity or tree removal shall occur within 500 feet of an active nest (or greater distance, as determined by the CDFW). Construction activities may only resume after a follow up survey has been conducted and a report prepared by a qualified raptor biologist indicating that the nest (or nests) is no longer active, and that no new nests have been identified. A follow up survey shall be conducted 2 months following the initial survey, if the initial survey occurs between March 1st and July 1st. Additional follow up surveys may be required by the DRC, based on the recommendations in the raptor study and/or as recommended by the CDFW. Temporary construction fencing and signage as described herein shall be installed at a minimum 500 foot radius around trees containing active nests. If all project construction occurs between September 1st and March 1st no raptor surveys will be required. Trees previously approved for removal by Placer County, which contain stick nests, may only be removed between September 1st and March 1st. A note which includes the wording of this condition of approval shall be placed on the Improvement Plans. Said plans shall also show all protective fencing for those trees identified for protection within the raptor report. **(MM IV.1) (PD)**

40. MM IV.2 Thirty days prior to grading, a qualified biologist shall conduct pre-construction surveys of all potential habitat within 250 feet of the project area and record the presence of burrowing owls, signs of burrowing owls, and all burrows that are being actively used by burrowing owls. California Department of Fish and Wildlife (CDFW) survey protocol shall be used to conduct surveys. If pre-construction surveys do not identify any activity by burrowing owls, no further mitigation is proposed. If there are burrowing owls nesting on the project site or within 250 feet of the project site, the following mitigation measures are proposed: 1). No grading shall be allowed within 250 feet of an active burrow during the nesting season (February – August) until the young have fledged or approved by CDFW. For occupied burrows without active nesting, nesting burrows after the young have fledged, or work conducted outside the nesting season, passive relocation of the birds shall be performed. Passive relocation involves installing a one-way door at the burrow entrance and coordination with CDFW shall be conducted prior to installation. 2). All unoccupied burrows shall be collapsed after pre-construction surveys and prior to grading to prevent interim occupation by burrowing owls. **(PD)**

41. Trees identified for removal, and/or trees with disturbance to their drip lines, shall be replaced with comparable species onsite, in an area to be reviewed and approved by the Design Review Committee, as follows: a) For each diameter inch of a tree removed, replacement shall be on an inch-for-inch basis. For example, if 100 diameter inches are proposed to be removed, the replacement trees would equal 100 diameter inches (aggregate). If replacement tree planting is required, the trees must be installed by the applicant and inspected and approved by the Design Review Committee, prior to the acceptance of improvements by the Engineering and Surveying Department. At its discretion, the Design Review Committee, may establish an alternate deadline for installation of mitigation replacement trees if weather or other circumstances prevent the completion of this requirement; or b) In lieu of the tree planting mitigation for tree removal listed above, a contribution of \$100 per diameter inch at breast height for each tree removed or

impacted or the current market value, as established by an Arborist, Forester or Registered Landscape Architect, of the replacement trees, including the cost of installation, shall be paid to the Placer County Tree Preservation Fund. If tree replacement mitigation fees are to be paid in the place of tree replacement mitigation planting, these fees must be paid prior to acceptance of improvements. **(MM IV.3) (PD)**

42. The following specific measures are required to minimize the propagation of noise levels generated during events at this facility to the maximum extent feasible: 1). All outdoor noise-generating activities that exceed the nighttime sound level standards as outlined in the Granite Bay Community Plan shall be completed by 10:00 P.M., including amplified speech and music; 2).Speakers used for the amplification of speech or music shall be oriented to the north and located as far as practical from the outdoor dining area of the adjacent restaurant; 3). Amplified speech or music played at the event center shall not exceed maximum sound levels of 85 dBA Lmax at a position 25 feet in front of the speakers, or average sound levels of 80 dB at that same distance. The management of the event center shall procure a sound level meter to ensure that these reference levels, and the county noise standards, are being satisfied during each event. 4).The audibility of amplified music and speech generated by the event center will vary at the nearest residences as atmospheric conditions change. Although audibility is not a threshold for a finding of significant noise impacts, facility representatives are encouraged to work with the neighbors to develop procedures for addressing noise-related concerns with the surrounding outdoor events held at the site. **(MM XII.1) (PD)**

PUBLIC SERVICES

43. C/P Prior to Improvement Plan approval and recordation of the Final Parcel Map(s), provide to the Development Review Committee "will-serve" letters from the following public service providers, as required:

- A) PG&E
- B) Placer County SMD #2 (See Requirements for Sewer Service letter)
- C) San Juan Water District
- D) Refuse Collection Company. The project shall contract with Recology Auburn Placer for solid waste collection service.

If such "will-serve" letters were obtained as a part of the environmental review process, and are still valid, (received within one year) no additional verification shall be required.

44. C Prior to Improvement Plan approval, provide the Development Review Committee (DRC) with proof of notification (in the form of a written notice or letter) of the proposed project to:

- A) The Placer County Sheriff's Office **(ESD)**

45. P The Improvement Plans shall show the connection of each parcel to public sanitary sewer. **(ESD)**

46. P Prior to the recordation of the Final Parcel Map(s), an agreement shall be entered into between the developer and the utility companies specifically listing the party (ies) responsible for performance and financing of each segment of work relating to the utility installation. A copy of this agreement or a letter from the utilities stating such agreement has been made shall be submitted to the Engineering and Surveying Department. Under certain circumstances, the telephone company may not require any agreement or financial arrangements be made for the installation of underground facilities. If so, a letter shall be submitted which includes the statement that no agreement or financial arrangements are required for this development. **(ESD)**

GENERAL DEDICATIONS / EASEMENTS

47. C/P On the Improvement Plans and Final Parcel Map, provide the following easements/dedications to the satisfaction of the Engineering and Surveying Department (ESD) and the Development Review Committee (DRC). **(ESD)**
- A) C/P Dedicate to Placer County a minimum of one-half of a 140'-wide highway easement (Ref. Chapter 12, Article 12.08, Placer County Code) where the project fronts Douglas Blvd., as measured from the centerline of the existing roadway, plan line, or other alignment as approved by the Transportation Division of the Department of Public Works. **(ESD)**
 - B) C/P Dedicate 12.5' multi-purpose easements adjacent to all highway easements. **(ESD)**
 - C) C/P Dedicate to Placer County a minimum 15' wide public multi use trail easement over the multi-purpose path along the Douglas Blvd. frontage. **(ESD)**
 - D) C Dedicate a continuous 26' wide private reciprocal access easement across the project parcel to the parcel immediately adjacent to the west. The easement shall begin from the west property line and coincide with the existing off site reciprocal access easement (and existing circulation aisle improvements) and follow the northernmost on site circulation aisle parallel to Douglas Blvd. The 26' wide easement shall also connect to the Douglas Blvd. right-of-way from the northernmost on site circulation aisle parallel to Douglas Blvd. over the entire width of the proposed encroachment. The location of this easement shall be to the satisfaction of the ESD. **(ESD)**
 - E) C Provide an Irrevocable Offer of Dedication to Placer County for a continuous 26' wide parking lot access easement (Ref. Chapter 19, Placer County Code) along the same alignment described by the condition requiring a reciprocal access easement to the satisfaction of the ESD. **(ESD)**
 - F) P Provide a reciprocal parking and circulation easement over both proposed parcels. **(ESD)**
 - G) C/P Public utility easements as required by the serving utilities, excluding wetland preservation easements (WPE). **(ESD)**
 - H) C/P Drainage easements as appropriate. **(ESD)**

48. C/P Identify all existing easements on the Improvement Plans and Final Parcel Map. **(ESD)**

FEES

49. C Prior to issuance of any Building Permits, this project shall be subject to the payment of traffic impact fees that are in effect in this area (Granite Bay), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) shall be required and shall be paid to Placer County DPW:
- A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code
 - B) South Placer Regional Transportation Authority (SPRTA)
- The current total combined estimated fee is \$468,373.22 (based on the craftsman loft buildings and event center). The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete. **(MM XVI.1) (DPW)**
50. C This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code.) The current estimated development fee is \$1,950 per acre (\$10,062 total based on 5.16 acres), payable to the Engineering and Surveying Department prior to Building Permit issuance. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete. **(MM IX.2) (ESD)**
51. C This project is subject to payment of annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code). Prior to Building Permit issuance, the applicant shall cause the subject property to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting these annual assessments. The current estimated annual fee is \$252 per acre (\$1,300.32 total based on 5.16 acres). **(MM IX.3) (ESD)**

VEGETATION AND OTHER SENSITIVE NATURAL AREAS

52. The unauthorized disturbance to the dripline of a tree to be saved shall be cause for the Planning Commission to consider revocation of this permit/ approval. **(PD)**
53. No watering or irrigation of any kind shall be allowed within the dripline of native oak trees within the project boundaries. **(PD)**

CULTURAL RESOURCES

54. If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and an archaeologist retained to evaluate the deposit. The Placer County Planning Division and Department of Museums must also be contacted for review of the archaeological find(s).

If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Division. A note to this effect shall be provided on the Improvement Plans for the project.

Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site. **(PD)**

ENVIRONMENTAL HEALTH

55. The project shall adhere to noise level standards set forth in the Granite Bay Community Plan. **(PD)**

56. Construction noise emanating from any construction activities for which a Grading or Building Permit is required is prohibited on Sundays and Federal Holidays, and shall only occur:

- a) Monday through Friday, 7:00 am to 7:00 pm
- b) Saturdays, 8:00 am to 6:00 pm

In addition, temporary signs 4' x 4' shall be located throughout the project, as determined by the DRC, at key intersections depicting the above construction hour limitations. Said signs shall include a toll free public information phone number where surrounding residents can report violations and the developer/builder will respond and resolve noise violations. This condition shall be included on the Improvement Plans and shown in the development notebook.

PLEASE NOTE: Essentially quiet activities, which do not involve heavy equipment or machinery, may occur at other times. Work occurring within an enclosed building, such as a house under construction with the roof and siding completed, may occur at other times as well. The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions. **(EHS) (PD)**

AIR QUALITY

57. Prior to approval of Grading or Improvement Plans, on project sites greater than one acre, the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. To download the form go to www.placer.ca.gov/apcd and click on Dust Control Requirements. If the APCD does not respond within twenty (20) days of the plan being accepted as complete, the plan shall be considered approved. The applicant shall provide written evidence, provided by APCD to the County, that the plan has been submitted to APCD. It is the responsibility of the

applicant to deliver the approved plan to the County. The applicant shall not break ground prior to receiving APCD approval of the Construction Emission / Dust Control Plan, and delivering that approval to the County. (AQ – MM III.1)

58. Include the following standard note on all building plans approved in association with this project: Stationary sources or processes (i.e. certain types of engines, boilers, heaters, etc.) associated with this project shall be required to obtain an Authority to Construct (ATC) permit from the APCD prior to the construction of these sources. In general, the following types of sources shall be required to obtain a permit: 1). Any engine greater than 50 brake horsepower, 2). Any boiler that produces heat in excess of 1,000,000 Btu per hour, or 3) Any equipment or process which discharge 2 pounds per day or more of pollutants. All on-site stationary equipment requiring a permit shall be classified as “low emission” equipment and shall utilize low sulfur fuel. Developers / contactors should contact the APCD prior to construction for additional information. (Based on APCD Rule 501 and the California Health & Safety Code, Section 39013). (AQ – MM III.1)

59. *Include the following standard notes on the Grading Plans or Improvement Plans:*

- a. The contractor shall use CARB ultra low diesel fuel for all diesel-powered equipment.
- b. In order to control dust, operational watering trucks shall be on site during construction hours. In addition, dry, mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent APCD rules.
- c. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall “wet broom” the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt, mud or debris is carried over to adjacent public thoroughfares. (Based on APCD Rule 228 / section 401.5)
- d. The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. (Based on APCD Rule 228 / section 401.1, 401.4)
- e. During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less. (Based on APCD Rule 228 / section 401.5)
- f. The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties. (Based on APCD Rule 228)
- g. In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the individual jurisdiction). (Based on APCD Rule 228 / section 402)
- h. The contractor shall suspend all grading operations when fugitive dust exceeds Placer County APCD Rule 228 (Fugitive Dust) limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond

the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed Placer County APCD Rule 228 Fugitive Dust limitations. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours. *(Based on APCD Rule 228)*

- i. Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours. *(Based on APCD Rule 202)*
- j. A person shall not discharge into the atmosphere volatile organic compounds (VOC's) caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance, unless such manufacture or use complies with the provisions of Rule 217. *(Based on APCD Rule 217)*.
- k. During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.
- l. During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
- m. During construction, no open burning of removed vegetation shall be allowed unless permitted by the PCAPCD. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site. *(Based on APCD Rule 310)*
- n. The prime contractor shall submit to the District a comprehensive inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the District prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.
- o. Prior to approval of Grading or Improvement Plans, whichever occurs first, the applicant shall provide a written calculation to the District for approval demonstrating that the heavyduty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average of 20% of NOx and 45% of DPM reduction as compared to CARB statewide fleet average emissions. Acceptable options for reducing emissions may include use of late model engines, low emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. (AQ – MM III.1)

60. The Commercial Event Center shall be limited to a maximum of 200 events annually and 358 persons per event (including staff, vendors, etc.). **MM VII.1, modified**

61. Prior to Improvement Plan approval, the applicant shall show that the project provides on-site bicycle racks. (APCD)

62. As a part of the Landscaping Plan included with the Improvement Plans, the project shall include native drought-resistant species (plants, trees and bushes) in order to reduce the demand for irrigation and gas powered landscape maintenance equipment. In addition, a maximum of 25% lawn area will be allowed on site. As a part of the project design, the applicant shall include irrigation systems which efficiently utilize water (e.g. prohibit systems that apply water to non-vegetated surfaces and systems which create runoff). In addition, the project shall install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls, rain "shutoff" valves, or other devices. (APCD)

MISCELLANEOUS CONDITIONS

63. No lot shall be further divided. (PD)

64. No Lot or Unit shall be divided by a tax district boundary. (PD)

65. A Maintenance and Monitoring Plan (MMP) shall be prepared by a licensed landscape architect or similar professional to provide for the ongoing maintenance and monitoring of landscaping required for this project. The MMP shall include the following required landscaping:

- a. Along the project's frontage on Douglas Boulevard within the front setback;
- b. Throughout the parking and circulation areas.

An annual monitoring report for a minimum period of 5 years from the date of installation, prepared by the above-cited professional, shall be submitted to the DRC for review and approval. Any corrective action shall be the responsibility of the property owners.

Prior to the approval of the Improvement Plans, a Letter of Credit, Certificate of Deposit, or cash deposit in the amount of 100% of the accepted MMP shall be deposited with the Placer County Planning Department to assure on-going performance of the MMP for the landscaping. Evidence of this deposit shall be provided to the satisfaction of the DRC prior to the acceptance of Improvement Plans. For the purposes of administrative and program review by Placer County, an additional 25% of the estimated cost of the MMP shall be paid to the County, in cash, at the time that the 100% deposit is made. With the exception of the 25% administrative fee, 100% of the estimated costs of implementing the MMP shall be returned to the applicant once the applicant has demonstrated that all 5 years of monitoring have been completed to the satisfaction of the DRC. Refunds will only be available at the end of the entire review period. It is the applicant's responsibility to ensure compliance with the MMP. Failure to submit annual monitoring reports could also result in forfeiture of a portion of, or all of, the deposit. An agreement between the applicant and County shall be prepared which meets DRC approval that allows the County use of this deposit to assure performance of the MMIP. (PD)

66. Any entrance monument or structure erected within the front setback on any lot, within certain zone districts, shall not exceed 3' in height (Ref. Article 17.54.030, formerly Section 10.030; Placer County Zoning Ordinance). **(PD)**

67. C The Improvement Plans shall show for the review and approval by the Development Review Committee the location of any monument sign proposed by the applicant and shall be located such that there is no interference with driver sight distance as determined by the Engineering and Surveying Department, and shall not be located within the right-of-way or Multi-Purpose Easement. **(ESD)**

68. C/P Notification to future owners that inspections of stormwater facilities/Best Management Practices (BMPs) shall be conducted by the Property Owners at least annually. Maintenance records and proof of inspections shall be retained and provided to Engineering and Surveying Division upon request. **(ESD)**

69. C The Improvement Plans shall include the submittal and approval of a Traffic Management Plan for the Event Center to address adequate traffic control measures before, during, and after events. **(ESD)**

70. C/P The Improvement Plans shall include a note stating that: During project construction, staking shall be provided pursuant to Section 5-1.07 of the County General Specifications. **(ESD)**

DEVELOPMENT STANDARDS

71. The project shall comply with the Development Standards as outlined in Section 17.32.010 (Office and Professional) of the Placer County Zoning Ordinance. **(PD)**

EXERCISE OF PERMIT

72. The applicant shall defend, indemnify, and hold harmless the County of Placer, the County Board of Supervisors, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorney's fees awarded in any proceeding brought in any State or Federal court, challenging the County's approval of that certain Project known as the PGPA-20120354, Pond Pavilion & Lofts. The applicant shall, upon written request of the County pay, or at the County's option reimburse the County for, all reasonable costs for defense of any such action and preparation of an administrative record, including the County staff time, costs of transcription and duplication. The County shall retain the right to elect to appear in and defend any such action on its own behalf regardless of any tender under this provision. This indemnification obligation is intended to include, but not be limited to, actions brought by third parties to invalidate any determination made by the County under the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for the Project or any decisions made by the county relating to the approval of the Project. Upon written request of the County, the applicant

shall execute an agreement in a form approved by County Counsel incorporating the provisions of this condition. **(PD)**

73. P The applicant shall prepare and submit to the Engineering and Surveying Department (ESD), a Final Parcel Map(s) which is in substantial conformance to the approved Tentative Parcel Maps in accordance with Chapter 16 of the Placer County Code; pay all current map check and filing fees. **(ESD)**

74. The applicant shall have 24 months to exercise the Conditional Use Permit and to record the Parcel Map. The expiry date is June 16, 2017. **(PD)**

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

In the matter of:

Resolution No.: _____

A RESOLUTION AMENDING THE
GRANITE BAY COMMUNITY PLAN
(PONDS PAVILLION AND LOFTS)

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held June 16, 2015, by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:

Clerk of said Board

Chair, Board of Supervisors

Clerk of the Board Signature

Chair Signature

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, AS FOLLOWS:

WHEREAS, on May 7, 2015, the Placer County Planning Commission ("Planning Commission") held a public hearing pursuant to Placer County Code Section 17.60.090(B) to consider the Pond Pavilion and Lofts project ("Ponds Project"), including a proposed amendment to the Granite Bay Community Plan (Community Plan) changing the land use designation on Assessor's Parcel Number 048-142-036-000 from Rural Residential (2.3 to 4.6 Acre Minimum) to Professional Office and the Planning Commission has made the recommendation to the Board of Supervisors ("Board) related thereto; and

WHEREAS, on June 16, 2015, the Board held a public hearing pursuant to Placer County Code Section 17.60.090(D) to consider the recommendations of the Planning Commission and to receive public input regarding the proposed amendments to the Community Plan; and

WHEREAS, the Board has reviewed the proposed amendments to the Community Plan, considered the recommendation of the Planning Commission, received and considered the written and oral comments submitted by the public thereon; and

WHEREAS, the Board has adopted a Mitigated Negative Declaration for the Ponds Project; and

WHEREAS, the Ponds Project proposes to amend the Community Plan land use designation to Professional Office on Assessor Parcel Number 048-142-036-000; and

WHEREAS, the Board finds that the proposed amendment will serve to protect and enhance the health, safety and general welfare of the residents of the Community Plan area and the County as a whole; and

WHEREAS, the Board further finds the proposed amendment is consistent with the provisions of the Placer County General Plan and other provisions of the Community Plan and are 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

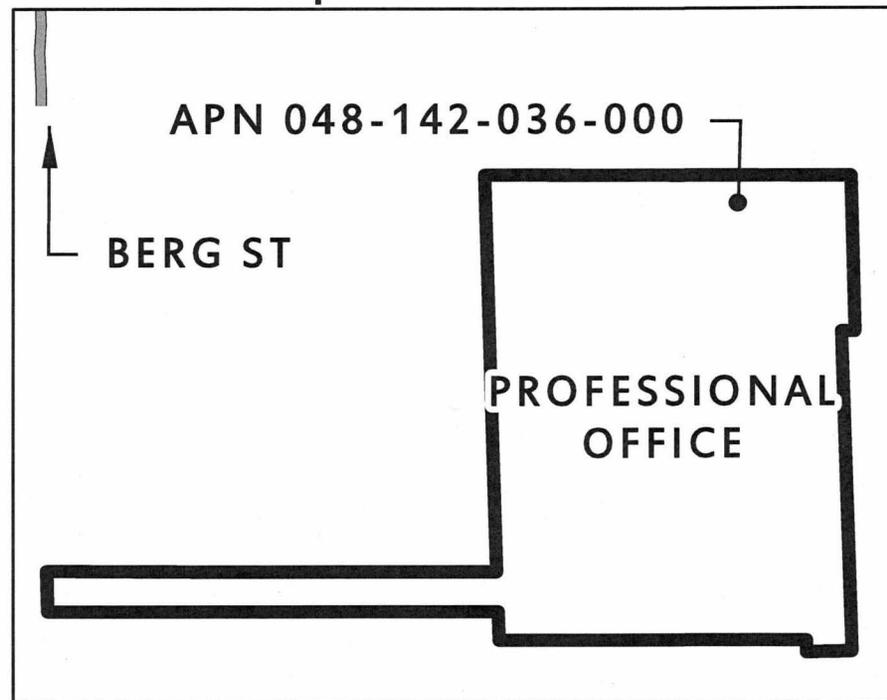
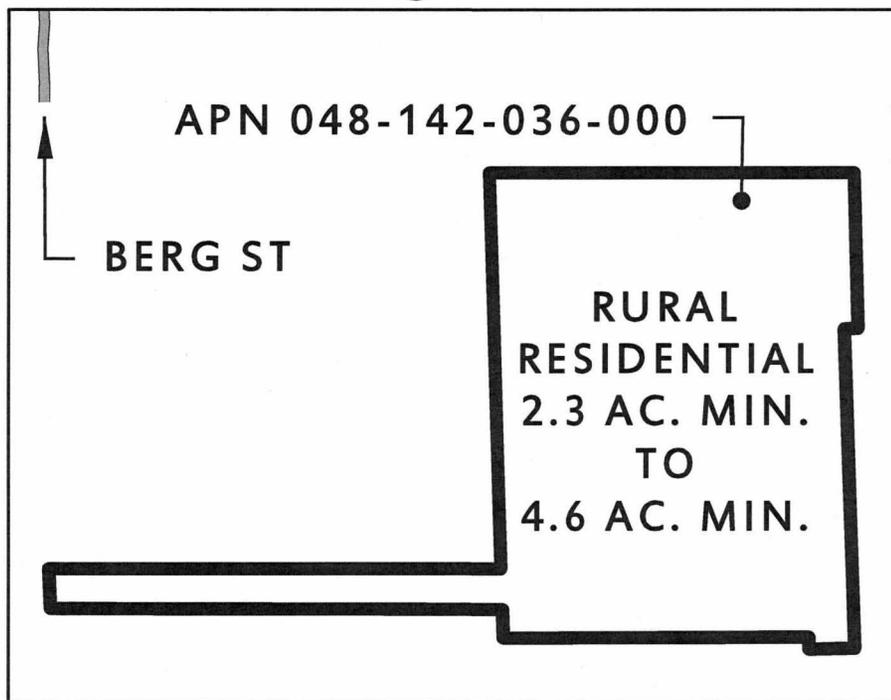
WHEREAS, the Board finds the foregoing recitals setting forth the actions of the County are true and correct.

NOW, THEREFORE, BE IT RESOLVED, the Placer County Board of Supervisors hereby amends the Community Plan to amend the land use designation to Professional Office on Assessor Parcel Number 048-142-036-000 for the Ponds Project as shown in Attachment A.

Granite Bay Community Plan Proposed Land Use Amendment

Existing Land Use

Proposed Land Use



 APN 048-142-036-000

EXHIBIT A

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

In the matter of:
AN ORDINANCE REZONING ASSESSORS
PARCEL NUMBER 048-142-036-000 (POND
PAVILLION AND LOFTS)

Ordinance No.: _____
FIRST READING: _____

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

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:

Clerk of said Board

Chair, Board of Supervisors

Clerk of the Board Signature

Chair Signature

THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, DOES HEREBY FIND:

1. On May 7, 2015, the Placer County Planning Commission ("Planning Commission") held public hearings pursuant to Sections 17.60.090.B and 17.60.090.C of the Placer County Code to consider the Pond Pavilion and Lofts project ("Ponds Project") including the rezoning of Assessor Parcel Number 048-142-036-000 from Residential Agriculture, combining building site minimum of 100,000 square feet, combining Planned Residential Development of 0.44 dwelling units per acre (RA-B-100 PD 0.44) to Office and Professional, combining Design Scenic Corridor (OP-Dc), and the Planning Commission

has made recommendations to the Placer County Board of Supervisors ("Board") related thereto.

2. On June 16, 2015, the Board held a noticed public hearing to consider the recommendations of the Planning Commission and to receive public input regarding the proposed rezoning, among other issues pertaining to the Ponds Project.
3. The Board has considered the recommendations of the Planning Commission, reviewed the Ponds Project and the proposed rezoning, and has received and considered the written and oral comments submitted by the public thereon.
4. The Board has adopted a Mitigated Negative Declaration for the Ponds Project.
5. The Board has determined that the proposed rezoning is consistent with the Placer County General Plan and the Granite Bay Community Plan.
6. Notice of all hearings required by statute and ordinance has been given and all hearings have been held as required by statute and ordinance.

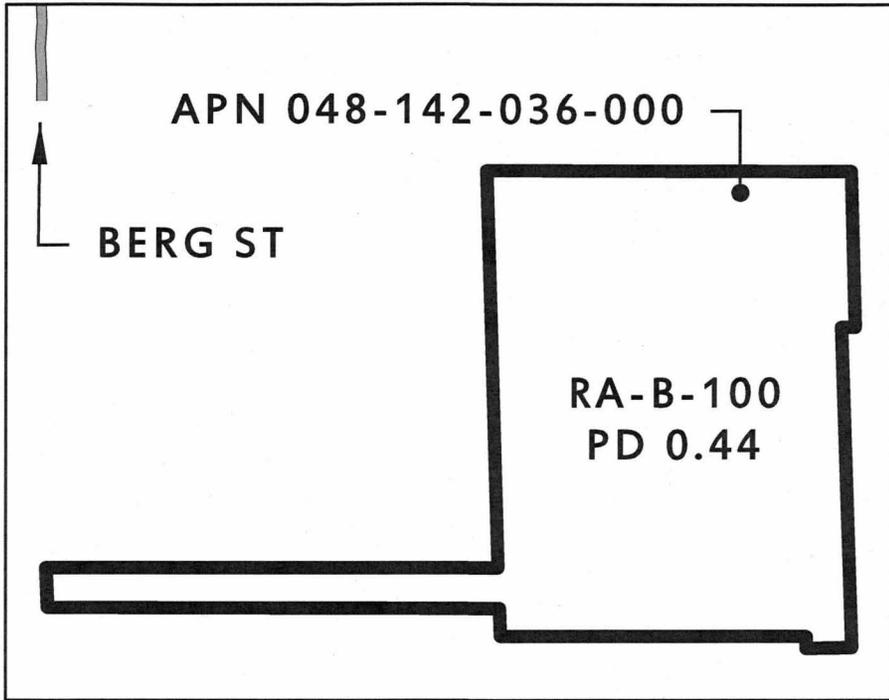
NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1: The following property is rezoned from its respective current zoning designations to Office and Professional, combining Design Scenic Corridor (OP-Dc): APN 048-142-036-000. A map of the property subject to this rezoning is attached as Exhibit A.

Section 2: This ordinance shall take effect and be in full force and effect thirty (30) days after its passage. The Clerk is directed to publish a summary of the ordinance within fifteen (15) days in accordance with Government Code section 25124.

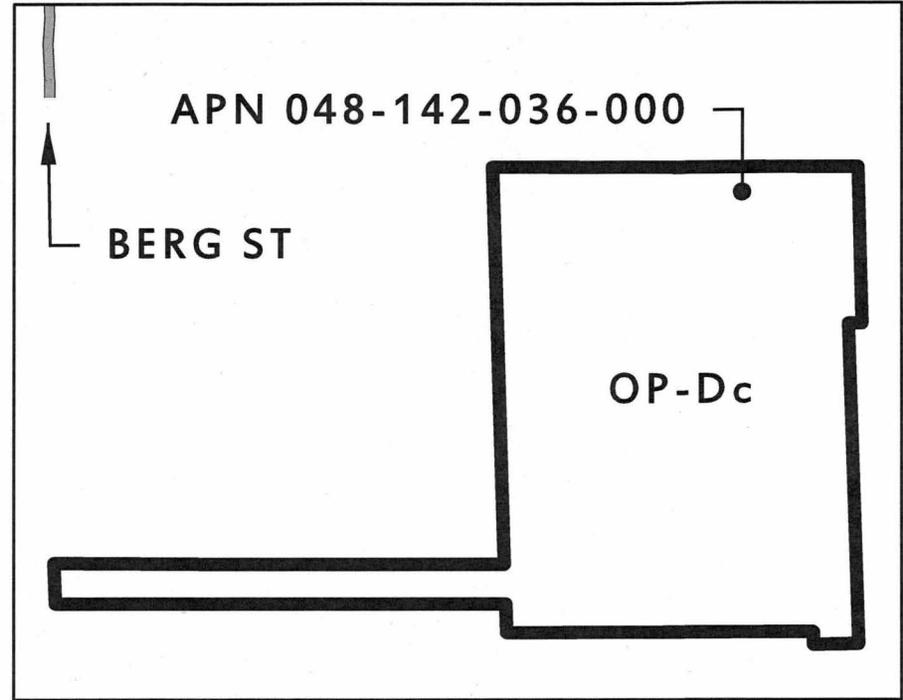
Granite Bay Community Plan Proposed Rezone

Existing Zoning



Residential Agriculture, combining Building Site minimum of 100,000 square feet, combining Planned Residential Development of 0.44 Dwelling Units per acre (RA-B-100 PD 0.44)

Proposed Zoning



Office Professional, combining Design Scenic Corridor (OP-Dc)

 APN 048-142-036-000

EXHIBIT A

County of Placer
GRANITE BAY MUNICIPAL ADVISORY COUNCIL
175 Fulweiler Avenue
Auburn, CA 95603
County Contact: Linda Brown, District Director (916) 787-8954



February 23, 2015

Honorable Chairman Ken Denio
Members of the Planning Commission
Placer County Planning Commission
309 Count Center Drive, Suite 140
Auburn, CA 95603

RE: GBMAC Consideration and Recommendation regarding "Pond Pavilion & Craftsman Lofts"

Chairman Denio:

On behalf of the Granite Bay Municipal Advisory Council (GBMAC) the purpose of this letter is to provide the Planning Commission with a summary of our deliberations and the resulting recommendation regarding the Pond Pavilion & Craftsman Lofts project.

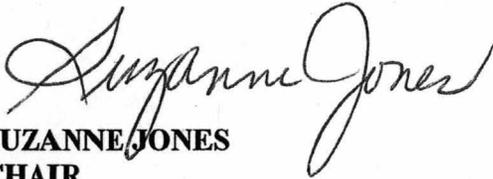
The project was presented by Roy Schaefer, Associate Planner. The developer, Lisa Powers was unable to attend. There were many Granite Bay residents in attendance that expressed concerns for the impact this project will have on nearby homeowners. They also expressed concern about this project requiring an amendment to the General Plan/Community Plan, Rezoning, Conditional Use permit and Variances. The community is concerned that this project and other new projects are seeking ways to build in Granite Bay without having to honor the exiting Community Plan, current Zoning and Use guidelines.

After hearing from Roy Schaefer and the public regarding this project, the GBMAC deliberated and voted in favor of recommending approval of the proposal. The Board was split, four to two, in the vote for approval. During the GBMAC's deliberation there were questions and concerns regarding the impact of excessive noise on surrounding homeowners. Several board members expressed concerns that the noise would be a continuous issue. Mr. Schaefer reported the sound ordinance restricts sound levels to 50 to 80 decibels, that being a measure for residential areas. Other concerns regarded what days constitute a weekend; whether there will be an acceleration/deceleration lane for safety; whether there will be sidewalks; and concerns regarding the conditional use permit. Mr. Schaefer assured the Board that weekends consists of Saturdays and Sundays only; that there will be an 8-foot wide lane on the shoulder (although the shoulder is not actually an acceleration/deceleration lane); and an 8-foot wide sidewalk. There was no information given regarding the conditional use permit.

The motion was to recommend approval of the proposed plan with staff's recommendations.

Thank you for the continued opportunity to review projects, work with the community and provide our input. Please contact me or any GBMAC Member if we can be of further assistance.

Warm Regards,
GRANITE BAY MUNICIPAL ADVISORY COUNCIL



SUZANNE JONES
CHAIR

CC: Honorable Kirk Uhler, Supervisor, District 4
Ms. Linda Brown, Field Representative, District 4 and GBMAC Administrator
Mr. Ken Prager, Vice Chair, GBMAC



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

Crystal Jacobsen, Coordinator

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: Pond Pavilion & Lofts	Plus# PGPA 20120354
Entitlement(s): Community Plan Amendment, Rezone, Conditional Use Permit, Vesting Tentative Parcel Map, and Variances	
Site Area: 5.2 acres	APN: 048-142-036-000
Location: 5630 Douglas Boulevard, on the south side of Douglas Boulevard immediately east of the Quarry Ponds Town Center, Granite Bay, Placer County	

A. BACKGROUND:

Project Description:

The applicant is requesting approval of the Pond Pavilion and Lofts proposal to rezone and develop a 5.2-acre parcel with a 7,500-square-foot event pavilion (2,717 square feet of indoor administration and catering kitchen space, and 4,783 square feet of interior event space). This proposal also includes two craftsman loft buildings totaling 23,662 square feet (Building A totals 12,000 square feet and Building B totals 11,662 square feet). The craftsman lofts would accommodate uses permitted within the Office and Professional zone district (i.e. Offices, medical services, personal services, mail order and vending, restaurants, etc.). The commercial event center (inside and outside areas) would accommodate up to a maximum of 500 people for various events (i.e. meetings, parties, weddings, receptions, dances, etc.) and would be utilized in a manner that is consistent with the commercial event center definition in the Placer County Zoning Ordinance.

The commercial event pavilion would operate within the following timeframes: Outside – Weekends Only 9:00 AM – 10:30 PM; Inside – Weekends Only 9:00 AM – 11:00 PM; Outside – Weekdays 9:00 AM – 9:30 PM; Inside – Weekdays 9:00 AM – 10:00 PM. Events would be catered by outside sourced catering services. The number of catering staff would vary with the size and scope of the event. Catering staff would only be on site during events and with a set-up and tear down time on either end of the event. Business hours for the craftsman lofts would be

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from 6:00 AM – 9:00 PM on a daily basis and enforcement would be governed by the tenant lease agreement. A Commercial Event Center requires a parking ratio of one parking space for every 2.5 guests and one parking space for every permanent employees (based on 500 guests and four permanent employees a total of 204 parking spaces would be required). The parking requirements for the craftsman lofts based on the proposed uses would be 86 spaces. Therefore, the total parking spaces required would be 290. A total of 233 on-site parking spaces (181 parking spaces and 52 additional valet parking spaces) would be provided and in addition 57 off-site parking spaces would need to be made available on an as-needed basis depending upon the number of guests attending the Commercial Event Center.

Project Entitlements

The proposed project will require approval of a Community Plan Amendment, Rezone, Conditional Use Permit, Tentative Parcel Map, and Variances by the Placer County Board of Supervisors and the Placer County Planning Commission.

The General Plan/Community Plan amendment is to change the Zone District category from Residential to Commercial District and specifically include a Rezone from Residential Agriculture, combining a Building Site of 2.3-acre minimum, and Planned Development 0.44 Dwelling Units per acre (RA-B-100 PD=0.44) to Office and Professional District (OP). The Conditional Use Permit is to allow for a Commercial Event Center (Pond Pavilion) to be developed and operate on the project site. A Minor Land Division is proposed to create a Tentative Parcel Map with Parcel 1 (2.495 acres gross / 2.354 acres net) and Parcel 2 (2.671 acres gross / 2.626 acres net). Other entitlements include a Variance request for a reduced pond setback (50 foot from the high water mark) for Building D, the Pond Pavilion building and exterior open area, and for the southwest corner of the parking lot. A Variance is requested to the on-site parking standards to allow for 52 on-site valet parking spaces and 57 off-site parking on a nearby parking lot that can be utilized by this project. Also, a Variance is requested for a multi-tenant monument sign at the entry to the site.

Project Site (Background/Existing Setting):

The 5.2-acre undeveloped parcel is bound by Douglas Boulevard and existing development to the north, and an existing abandoned quarry pond to the south. The quarry pond is a remnant of historic placer mining in Strap Ravine. Portions of the property have been disturbed by grading activities associated with construction on the adjacent property (Quarry Ponds); these disturbed areas support mostly ruderal vegetation. The perimeter of the property is mostly undisturbed. Two small drainages flow north to south through the property and outlet in to the quarry pond. These drainages support a moderate riparian canopy consisting of mostly native species such as Fremont cottonwood, arroyo, and narrow-leaved willow.

The project site has a large flattened, graveled area where large trucks and heavy equipment were parked (with the exception of a small strip of land adjacent to Douglas Boulevard as well as a narrow strip along the pond) prior to the development of the Quarry Ponds shopping center to the west. Subsequent to the Quarry Ponds development a paved parking lot was constructed within the northern end of the project site. The project site is zoned Residential Agriculture (RA-B-100 PD=0.44), combining a minimum building site of 2.3 acres and combining Planned Development 0.44 dwelling units per acre. The site is designated Rural Residential 2.3 to 4.6 acre minimum parcel size in the Granite Bay Community Plan. The property is located on the south side of Douglas Boulevard immediately east of the Quarry Ponds Town Center. The property address is 5630 Douglas Boulevard, Granite Bay.

B. ENVIRONMENTAL SETTING:

Location	Zoning	Granite Bay Community Plan Designations	Existing Conditions and Improvements
Site	Residential Agriculture, combining a Building Site of 2.3-acre minimum, and Planned Development 0.44 Dwelling Units per acre (RA-B-100 PD=0.44)	Rural Residential (2.3 – 4.6-acre minimum)	Parking lot at north end of the parcel, undeveloped in the remaining areas of the parcel
North	Residential Single-Family, combining Building Site of 20,000-square-foot (RS-B-20)	Low Density Residential (0.4 - 0.9-acre minimum)	Shadowridge Community Church
South	Same as Project Site	Same as Project Site	Residential Development
East	Residential Agriculture, combining a Building Site of 2.3-acre minimum,	Same as Project Site	Residential Development

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	and Planned Development 0.44 Dwelling Units per acre (RA-B-100 PD=0.44) and Residential Agriculture, combining a Building Site of 2.3-acre minimum (RA-B-100)		
West	General Commercial, combining Use Permit, combining Design Scenic Corridor (C2-UP-Dc)	Commercial	Quarry Ponds Shopping Center

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

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.

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- 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.

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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 proposed project will not have a substantial adverse effect on a scenic vista as it is not located on or near a scenic vista. There is no impact.

Discussion- Item I-2:

The proposed project will not substantially damage scenic resources within a state scenic highway as it is not located on or near a scenic highway. There is no impact.

Discussion- Items I-3,4:

The proposed project could negatively affect the visual character and quality of the site and its surroundings; however, the project will be subject to Appendix One of the Granite Bay Community Plan that is known as "Douglas Corridor – Design Elements and Landscape Goals". Appendix One would establish the required design elements including landscaping, architectural features, and the overall design of the new commercial buildings.

The project would include lighting typical of a commercial development, which could result in the creation of a new source of substantial light or glare, which would adversely affect day or nighttime views in the area. Mitigation set forth in this document would reduce potential impacts resulting from the creation of a new source of substantial light or glare, which would adversely affect day or nighttime views in the area, to a less than significant level. Therefore, mitigation measures are required.

Mitigation Measures- Items I-3,4:

MM I.1 Concurrent with submittal of Improvement Plans, a detailed lighting and photometric plan shall be submitted to the Development Review Committee (DRC) for review and approval, which include the following:

1. The site lighting plan shall demonstrate compliance with the Granite Bay Community Plan and the Placer County Design Guidelines. The night lighting design shall be designed to minimize impacts to adjoining and nearby land uses. No lighting is permitted on top of structures.
2. Site lighting fixtures in parking lots shall be provided by the use of high pressure sodium (HPS), metal halide, or other as established by the DRC, mounted on poles not to exceed 14 feet in height. The metal pole color shall be such that the pole will blend into the landscape (i.e., black, bronze, or dark bronze). All site lighting in parking lots shall be full cut-off design so that the light source is fully screened to minimize the impacts discussed above. Wall pack or other non-cut-off lighting shall not be used.
3. Building lighting shall be shielded and downward directed such that the bulb or ballast is not visible. Lighting fixture design shall complement the building colors and materials and shall be used to light entries, soffits, covered walkways and pedestrian areas such as plazas. Roof and wall pack lighting shall not be used. Lighting intensity shall be of a level that only highlights the adjacent building area and ground area and shall not impose glare on any pedestrian or vehicular traffic.
4. Landscape lighting may be used to visually accentuate and highlight ornamental shrubs and trees adjacent to buildings and in open spaces. Lighting intensity shall be of a level that only highlights shrubs and trees and shall not impose glare on any pedestrian or vehicular traffic.

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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
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:

This is a project within an urbanized area of Granite Bay that is adjacent to a commercial development to the west, a church to the north, and low density residential developments to the east and south. The project site has not been historically used for agricultural purposes and is not designated as Prime, Unique, Statewide or Local Farmland as shown on maps pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The property is not under a Williamson Act contract. Therefore, there is no impact associated with agricultural and forest resources.

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? (PLN, Air Quality)			X	
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (PLN, Air Quality)		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)? (PLN, Air Quality)		X		
4. Expose sensitive receptors to substantial pollutant concentrations? (PLN, Air Quality)			X	
5. Create objectionable odors affecting a substantial number of people? (PLN, Air Quality)			X	

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Discussion- Item III-1:

The project is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (APCD). An air quality analysis was conducted by an environmental consulting firm (Dudek) in October of 2014, utilizing the California Emissions Estimator Model (CalEEMod). Although the SVAB is designated as nonattainment for federal and state ozone (O₃) standards, nonattainment for the federal particulate matter standard (PM_{2.5}) and state particulate matter standard (PM₁₀), the analysis indicated that the project will not contribute a significant impact to the Region given that the project related emissions are below the District's thresholds of significance. Therefore the project will not result in a significant obstruction to the Sacramento Regional Air Quality Plan. No mitigation measures are required.

Discussion- Items III-2,3:

As stated above, the SVAB is designated non-attainment for the federal and state ozone standards (ROG and NO_x), nonattainment for the federal particulate matter standard (PM_{2.5}) and non-attainment for the state particulate matter standard (PM₁₀).

According to the project description and CalEEMod analysis, the project will result in an increase in regional and local emissions from construction and operation of the project. However, these emissions will not exceed the APCD's threshold of significance of 82 pounds per day (lbs/day) of ROG, NO_x, or PM₁₀ for construction or operational activities. The project's related short-term construction air pollutant emissions will result primarily from site grading activities, diesel-powered construction equipment, trucks hauling building supplies, worker vehicle exhaust, and building painting activities. In order to reduce construction related air emissions, associated grading/improvement plans shall list the District's Rules and State Regulations. A Dust Control Plan shall be submitted to the Placer County Air Pollution Control District for approval prior to the commencement of earth disturbing activities demonstrating all proposed measures to reduce air pollutant emissions. With the implementation of the following mitigation measures, impacts related to construction activities will be reduced to a less than significant level.

Further, the project's long-term operational emissions would chiefly result from vehicle exhaust, utility usage, and water/wastewater usage. Although the project's operational emissions would not exceed the District's cumulative threshold of 10 lbs/day, the project will contribute incremental emissions of ROG, NO_x, and CO₂ to the cumulative impacts in Placer County. The implementation of the following mitigation measures would result in further reduction of the ROG, NO_x and CO₂ emissions and ensure the project's related cumulative impacts to be less than significant.

Mitigation Measures- Items III-2,3:

MM III.1

1. Prior to approval of Grading or Improvement Plans, on project sites greater than one acre, the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. To download the form go to www.placer.ca.gov/apcd and click on Dust Control Requirements. If the APCD does not respond within twenty (20) days of the plan being accepted as complete, the plan shall be considered approved. The applicant shall provide written evidence, provided by APCD to the County, that the plan has been submitted to APCD. It is the responsibility of the applicant to deliver the approved plan to the County. The applicant shall not break ground prior to receiving APCD approval of the Construction Emission / Dust Control Plan, and delivering that approval to the County.
2. Include the following standard note on all building plans approved in association with this project: Stationary sources or processes (i.e. certain types of engines, boilers, heaters, etc.) associated with this project shall be required to obtain an Authority to Construct (ATC) permit from the APCD prior to the construction of these sources. In general, the following types of sources shall be required to obtain a permit: 1). Any engine greater than 50 brake horsepower, 2). Any boiler that produces heat in excess of 1,000,000 Btu per hour, or 3) Any equipment or process which discharge 2 pounds per day or more of pollutants. All on-site stationary equipment requiring a permit shall be classified as "low emission" equipment and shall utilize low sulfur fuel. Developers / contactors should contact the APCD prior to construction for additional information.

Include the following standard notes on the Grading Plans or Improvement Plans:

3. The contractor shall use CARB ultra-low diesel fuel for all diesel-powered equipment.
4. In order to control dust, operational watering trucks shall be on site during construction hours. In addition, dry, mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent APCD rules.
5. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and

- debris, and shall "wet broom" the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt, mud or debris is carried over to adjacent public thoroughfares
6. The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.
 7. During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less.
 8. The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.
 9. In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the individual jurisdiction).
 10. The contractor shall suspend all grading operations when fugitive dust exceeds Placer County APCD Rule 228 (Fugitive Dust) limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed Placer County APCD Rule 228 Fugitive Dust limitations. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours.
 11. Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours.
 12. A person shall not discharge into the atmosphere volatile organic compounds (VOC's) caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance, unless such manufacture or use complies with the provisions of Rule 217.
 13. During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.
 14. During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
 15. During construction, no open burning of removed vegetation shall be allowed unless permitted by the PCAPCD. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site.
 16. The prime contractor shall submit to the District a comprehensive inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the District prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.
 17. Prior to approval of Grading or Improvement Plans, whichever occurs first, the applicant shall provide a written calculation to the District for approval demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average of 20% of NOx and 45% of DPM reduction as compared to CARB statewide fleet average emissions. Acceptable options for reducing emissions may include use of late model engines, low emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available.

Discussion- Item III-4:

The project includes grading operations which would result in short-term diesel exhaust emissions from on-site heavy-duty equipment and would generate diesel particulate matter (DPM) emissions from the use of off-road diesel equipment required for site grading. Additionally, DPM would result from occasional delivery equipment during the operations of the facility. Because of the dispersive properties of DPM and the temporary nature of the mobilized equipment use, short-term construction and operationally-generated Toxic Air Contaminant emissions would not expose sensitive receptors to substantial pollutant concentrations and therefore would have a less than significant effect. No mitigation measures are required.

Discussion- Item III-5:

The project would result in additional air pollutant emissions generated by diesel-powered construction equipment, and vehicle exhaust from traffic that could create odors. However, the long-term operational emissions (vehicle traffic) from this project alone will not exceed the District's significant thresholds. Therefore, potential impacts from odors will be less than significant. No mitigation measures are required.

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- Items IV-1,2:

A Biological Resources Assessment was originally conducted by Gibson and Skordal, LLC on July 18, 2011 and was updated on January 7, 2014. The original assessment for the project site identified potential habitat for special-status species and waters of the United States, including wetlands. This assessment, however, did not consider any physical development of the site; it only considered a proposed parcel map. The updated report is required to assess the development of the site with the two proposed craftsman loft buildings, the commercial event center and the associated parking.

According to the updated assessment the grassland habitat in the study area is potential foraging and nesting habitat for burrowing owls. Development of the site may impact nesting and foraging habitat; however, no burrowing owls or nesting sites/burrows were observed on the site during field investigations in July of 2011.

The grassland habitat and mature trees in the project site provide potential foraging and nesting habitat for the Swainson's hawk, other raptors, and migratory birds and development may impact the foraging and nesting habitat. However, the closest recorded nest site for a Swainson's hawk is approximately eight miles away and hawks were

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not observed in the area, nor were any active or inactive nests observed at the site. In addition, there was no other raptor or migratory bird nests observed in the project area. With the following mitigation measures, impacts are considered less than significant:

Mitigation Measures- Items IV-1,2:

MM IV.1 Prior to any grading or tree removal activities, during the raptor nesting season (March 1 - September 1), a focused survey for raptor nests shall be conducted by a qualified biologist. A report summarizing the survey shall be provided to Placer County and the California Department of Fish & Wildlife (CDFW) within 30 days of the completed survey. If an active raptor nest is identified appropriate mitigation measures conducted by a qualified biologist. If an active raptor nest is identified appropriate mitigation measures shall be developed and implemented in consultation with CDFW. If construction is proposed to take place between March 1st and September 1st, no construction activity or tree removal shall occur within 500 feet of an active nest (or greater distance, as determined by the CDFW). Construction activities may only resume after a follow up survey has been conducted and a report prepared by a qualified raptor biologist indicating that the nest (or nests) is no longer active, and that no new nests have been identified. A follow up survey shall be conducted 2 months following the initial survey, if the initial survey occurs between March 1st and July 1st. Additional follow up surveys may be required by the DRC, based on the recommendations in the raptor study and/or as recommended by the CDFW. Temporary construction fencing and signage as described herein shall be installed at a minimum 500 foot radius around trees containing active nests. If all project construction occurs between September 1st and March 1st no raptor surveys will be required. Trees previously approved for removal by Placer County, which contain stick nests, may only be removed between September 1st and March 1st. A note which includes the wording of this condition of approval shall be placed on the Improvement Plans. Said plans shall also show all protective fencing for those trees identified for protection within the raptor report.

MM IV.2 Thirty days prior to grading, a qualified biologist shall conduct pre-construction surveys of all potential habitat within 250 feet of the project area and record the presence of burrowing owls, signs of burrowing owls, and all burrows that are being actively used by burrowing owls. California Department of Fish and Wildlife (CDFW) survey protocol shall be used to conduct surveys. If pre-construction surveys do not identify any activity by burrowing owls, no further mitigation is proposed. If there are burrowing owls nesting on the project site or within 250 feet of the project site, the following mitigation measures are proposed: 1). No grading shall be allowed within 250 feet of an active burrow during the nesting season (February – August) until the young have fledged or approved by CDFW. For occupied burrows without active nesting, nesting burrows after the young have fledged, or work conducted outside the nesting season, passive relocation of the birds shall be performed. Passive relocation involves installing a one-way door at the burrow entrance and coordination with CDFW shall be conducted prior to installation. 2). All unoccupied burrows shall be collapsed after pre-construction surveys and prior to grading to prevent interim occupation by burrowing owls.

Discussion- Item IV-3:

An Arborist Report was prepared by Sierra Nevada Arborists on September 18, 2012. Project improvements at the site would require the removal of 28 trees that are protected under the Placer County Tree Ordinance (See Discussion item IV-7). These trees do not constitute "oak woodlands" as they do not account for at least ten percent or the canopy onsite or do they signify any significant stand of oak trees. As such, the proposed project will not result in the conversion of oak woodlands. Therefore, there is no impact.

Discussion- Item IV-4:

Project development will not occur within these areas as required by County Code and any future commercial development will be subject to setback requirements and Best Management Practices (BMPs). Therefore, there is no impact.

Discussion- Item IV-5:

According to a jurisdictional delineation by LSA Associates, the project site contains 0.25 acre of wetlands and 0.40 acre of non-wetland waters regulated by the Army Corps of Engineers under Section 404 of the Clean Water Act. Impacting these areas would require prior authorization from the Army Corps of Engineers, Regional Water Quality Control Board (Water Quality Certification), and the California Department of Fish and Wildlife (Streambed Alteration Agreement). The proposed project would not impact jurisdictional waters and as such, no mitigations measures are required.

Discussion- Item IV-6:

The project will not interfere with the movement of any known native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. No mitigation measures are required.

Discussion- Item IV-7:

A total of 28 protected trees are proposed to be removed and/or impacted as a result of the project improvements. With the following mitigation measure, impacts associated with the removal of the protected trees are considered less than significant:

Mitigation Measures- Item IV-7:

MM IV.3 Trees identified for removal, and/or trees with disturbance to their drip lines, shall be replaced with comparable species onsite, in an area to be reviewed and approved by the Design Review Committee, as follows: a) For each diameter inch of a tree removed, replacement shall be on an inch-for-inch basis. For example, if 100 diameter inches are proposed to be removed, the replacement trees would equal 100 diameter inches (aggregate). If replacement tree planting is required, the trees must be installed by the applicant and inspected and approved by the Design Review Committee, prior to the acceptance of improvements by the Engineering and Surveying Department. At its discretion, the Design Review Committee, may establish an alternate deadline for installation of mitigation replacement trees if weather or other circumstances prevent the completion of this requirement; or b) In lieu of the tree planting mitigation for tree removal listed above, a contribution of \$100 per diameter inch at breast height for each tree removed or impacted or the current market value, as established by an Arborist, Forester or Registered Landscape Architect, of the replacement trees, including the cost of installation, shall be paid to the Placer County Tree Preservation Fund. If tree replacement mitigation fees are to be paid in the place of tree replacement mitigation planting, these fees must be paid prior to acceptance of improvements.

Discussion- Item IV-8:

The project site is not located in an area subject to a Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, there is no impact.

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- Item V-1:

The updated Cultural Resources assessment (original report was in 2001) is dated July 6, 2011 and was prepared by Consulting Archaeologist Ric Windmiller. The original assessment conducted by Ric Windmiller indicated that the project site is not known to contain any object, building, structure, site, area, place, record or manuscript that meets the criteria for the listing on the California Register of Historical Resources (Pub. Res. Code, § 5024.1, Title 14 CCR, Section 4852). In addition, State and Federal inventories list no historic properties (buildings, structures, or objects) within the proposed subject property area. No mitigation measures are required.

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Discussion- Items V-2,3,6:

The project site is not included in any known local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in the General Plan Background Report, Figure 8-4 "Concentrations of Historical Sites and Buildings". The project will not cause a substantial adverse change in the significance of a known unique archeological resource, directly or indirectly destroy any known unique paleontological resource, or site, or disturb any known human remains, including those that are located outside of a formal cemetery.

Although the project site is not included in any know local register of historical resources and impacts are not anticipated to occur based on factual research and reports prepared by the North Central Information Center (records search dated August 22, 2000) and the Native American Heritage Commission, construction of improvements required to vest the project could result in accidental discovery of previously unknown resources. The field survey was negative; the archaeologist (Ric Windmiller, Registered Professional Archaeologist) did not identify any historic or prehistoric archaeological resources. The paleontologist (Jere H. Lipps, PH.D.) also conducted a field survey of the project site and the results of the survey were negative. Therefore, the following standardized condition of approval will be placed on the project in accordance with General Plan policy in the event of accidental discovery of archaeological or paleontological resources, or human remains:

"If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and an archaeologist shall be retained to evaluate the deposit. The Placer County Planning Department and Department of Museums must also be contacted for review of the archaeological find(s).

If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect will be provided on the Improvement Plans for the project.

Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site."

No mitigation measures are required.

Discussion- Item V-4:

The project does not have the potential to cause a physical change that will affect any known unique ethnic cultural values. Therefore, there is no impact.

Discussion- Item V-5:

No record exists of any known existing religious or sacred uses on the project site. Therefore, there is no impact.

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		
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		X		

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lake? (ESD)				
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? (PLN, 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 Chapter 18 of the California Building Code, creating substantial risks to life or property? (ESD)			X	

Discussion- Items VI-1,4,9:

According to the United States Department of Agriculture (USDA) Soil Survey of Placer County and the United States Department of Agriculture ~ Natural Resources Conservation Service Web Soil Survey, the proposed project is located on several different soils classified as: Andregg coarse sandy loam, Cometa-Fiddyment complex, Rubble land, and Xerorthents. The predominant soil at the site is Xerorthents. The limitations identified for the soil classifications are slope (moderate to severe), expansive soil (moderate), depth to hard bedrock (minor), large stones (severe), and ponding/flooding (severe). The soils survey does not identify any unique geologic or physical features for the existing soil types. No known unique geologic or physical features exist on the site that will be destroyed or modified. The site is not known to be located on a geological unit or soil that is unstable or that will become unstable as a result of the project. Construction of the proposed buildings and associated parking/roadway improvements will not create any unstable earth conditions or change any geologic substructure resulting in unstable earth. The project will be constructed in compliance with the California Building Code to address building related soil issues and will obtain grading permits as necessary to address grading issues. The project will not be constructed in any area where ponding or flooding will occur. Therefore, this impact is less than significant and no mitigation measures are required.

Discussion- Items VI-2,3:

To construct the improvements proposed, potentially significant disruption of soils on-site will occur, including excavation/compaction for the on-site buildings, roadway and parking area improvements, foundations, and various utilities. Approximately five acres will be disturbed by grading activities. The earthwork is proposed to include approximately 8,000 cubic yards and balance on site and not require any import or export of soil material. In addition, there are potentially significant impacts that may occur from the proposed changes to the existing topography. The project proposes maximum soil cuts or fills of up to approximately five feet and as shown on the preliminary grading plan. The soil on the site has the potential to contain large stones and the project may be required to use blasting techniques as part of the site disruption. The project's site specific impacts associated with soil disruptions and topography changes can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-2,3:

MM VI.1 The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Department (ESD) for review and approval. The plans shall show all physical improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees and Placer County Fire Department improvement plan review and inspection fees with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and

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shall be submitted to the ESD in both hard copy and electronic versions in a format to be approved by the ESD prior to acceptance by the County of site improvements.

Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.

Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Department two copies of the Record Drawings in digital format (on compact disc or other acceptable media) in accordance with the latest version of the Placer County Digital Plan and Map Standards along with two blackline hardcopies (black print on bond paper) and two PDF copies. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official document of record.

MM VI.2 The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Department (ESD) concurs with said recommendation. Fill slopes shall not exceed 1.5:1 (horizontal: vertical)

The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Department (ESD).

The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.

Discussion- Items VI-5,6:

The disruption of the soil discussed in Items 2 and 3 above increases the risk of erosion and creates a potential for contamination of storm runoff with disturbed sediment or other pollutants introduced through typical grading practices. In addition, this soil disruption has the potential to modify any existing on site drainageways by transporting erosion from the disturbed area into local drainageways. Discharge of concentrated runoff after construction could also contribute to these impacts in the long-term. Erosion potential and water quality impacts are always present and occur when soils are disturbed and protective vegetative cover is removed. It is primarily the shaping of building pads, grading for transportation systems and construction for utilities that are responsible for accelerating erosion and degrading water quality. The project would increase the potential for erosion impacts without appropriate mitigation measures. The project's site specific impacts associated with erosion can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-5,6:

MM VI.1, MM VI.2 and the following measures:

MM VI.3 The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best

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Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Department (ESD) such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions).

Construction (temporary) BMPs for the project include, but are not limited to: Fiber Rolls (SE-5), Straw Bale Barrier (SE-9), Straw Wattles, Storm Drain Inlet Protection (SE-10), Velocity Dissipation Devices (EC-10), Hydroseeding (EC-4), Silt Fence (SE-1), Wind Erosion Control (WE-1), Stabilized Construction Entrance (TC-1), and revegetation techniques.

MM VI.4 Prior to Improvement Plan approval, the applicant shall obtain a State Regional Water Quality Control Board National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit and shall provide to the Engineering and Surveying Department evidence of a state-issued Waste Discharge Identification (WDID) number or filing of a Notice of Intent and fees.

MM VI.5 This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit No.CAS000004, Order No. 2013-0001-DWQ), pursuant to the NPDES Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit.

The project shall implement permanent and operational source control measures as applicable. Source control measures shall be designed for pollutant generating activities or sources consistent with recommendations from the California Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual, and shall be shown on the Improvement Plans.

The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat stormwater, and provide baseline hydro modification management.

Discussion- Items VI-7,8:

The California Department of Mines and Geology classifies the project site as a low severity earthquake zone. The project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction. The site does not lie within an Alquist-Priolo special study zone for seismic impacts. The site is located in a relatively quiet seismic area when compared to other more active areas of California. The project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction. However, there is a potential for the site to be subjected to at least moderate earthquake shaking during the useful life of any future buildings. The project will be constructed in compliance with the California Building Code, which includes seismic standards. Therefore, these impacts are less than significant 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? (PLN, Air Quality)		X		
2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (PLN, Air Quality)		X		

Discussion- All Items:

Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). Construction related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would result from motor vehicle trips generated by the patrons, workers, as well as on-site fuel combustion for landscape maintenance equipment.

The project would result in grading, subsequent paving and the construction of approximately 31,162 square feet of new buildings, along with associated parking areas. The project would consist of approximately 23,552 square feet

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of space as "working lofts" and the other 7,500 square feet as an event center. The CalEEMod analysis included an analysis for Greenhouse Gases. The analysis utilized a factor of 200 events per year, and 500 people maximum, per event for the analysis. Based upon these limitations, the construction and operational related GHG emissions resulting from the project did not exceed APCD's accepted threshold of 1,100 metric tons of CO₂ equivalent (MT CO₂e), and therefore would not substantially hinder the State's ability to attain the goals identified in AB 32 (i.e., reduction of statewide GHG emissions to 1990 levels by 2020; approximately a 30 percent reduction from projected 2020 emissions). Thus, with the implementation of the mitigation measure included below, the construction and operation of the project would not generate substantial greenhouse gas emissions, either directly or indirectly, which may be considered to have a significant impact on the environment, nor conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Mitigation Measures- Items VII-1,2:

MM VII.1 The event center shall be limited to a maximum of 200 events annually and 500 attendees per event.

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? (PLN, Air Quality)			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:

The use of hazardous substances during normal construction activities is expected to be limited in nature, and will be subject to standard handling and storage requirements. Accordingly, impacts related to the release of hazardous substances are considered less than significant. No mitigation measures are required.

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Discussion- Item VIII-3:

There are no known existing or proposed schools within one-quarter mile of the proposed project. The closest known school is Eureka Union Elementary School, which is approximately 0.35 miles south of the proposed project. Therefore, there would be a less than significant impact, and no mitigation measures are required.

Discussion- Item VIII-4:

The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. A Phase 1 Environmental Site Assessment by A/C Industrial Services Corporation dated April 11, 2005 did not reveal any evidence of recognized environmental conditions in connection with the property. No mitigation measures are required.

Discussion- Item VIII-5:

The project is not located within an airport land use plan or, where such a plan has been adopted, or within two miles of a public airport or public use airport. As such, the project would not result in a safety hazard for people residing or working in the project area. There is no impact.

Discussion- Item VIII-6:

The project is not within the vicinity of a private airstrip and as such, would not result in a safety hazard for people residing in the project area. Therefore, there is no impact.

Discussion- Item VIII-7:

Based on the project analysis, the project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires because there are no wildlands adjacent to residential parcels in the immediate developed area of Granite Bay. Therefore, there is no impact.

Discussion- Item VIII-8:

Mosquito breeding is not expected to significantly impact this project. Common problems associated with over watering of landscaping have the potential to breed mosquitoes. As a condition of this project, it is recommended that drip irrigation be used for landscaped areas and that the project adhere to the guidelines provided by the Placer Mosquito and Vector Control District in their letter to Powers Equity dated August 20, 2012. No mitigation measures are required.

Discussion- Item VIII-9:

The project will not expose people to existing sources of potential health hazards therefore there is no impact.

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		

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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- Item IX-1:

This project will not rely on groundwater wells as a potable water source. Potable water for this project will be treated water from San Juan Water District. Therefore, the project will not violate water quality standards with respect to potable water. Therefore, there is no impact.

Discussion- Item IX-2:

This project will not utilize groundwater, and is not located in an area where soils are conducive to groundwater recharge. Therefore, the project will not substantially deplete groundwater supplies or interfere with groundwater recharge. Therefore, there is no impact.

Discussion- Item IX-3:

A preliminary drainage report was prepared by the applicant's engineer. The pre development drainage from the site includes overland flows and flows within natural swales. The site runoff generally flows from the north to the south toward the existing pond and Strap Ravine located along the south property boundary. The site is located within the within the Strap Ravine sub watershed of the Dry Creek watershed as identified in the Dry Creek Watershed Flood Control Plan.

The project has analyzed a drainage system that will change the onsite drainage patterns due to the construction of the proposed project improvements. However, the change in direction from existing on site surface runoff is less than significant as the overall on site watershed runoff continues to be conveyed to the same existing discharge points as the pre development condition and ultimately into the same existing pond and watershed leaving the site. Therefore, this impact is less than significant and no mitigation measures are required.

Discussion- Item IX-4:

The proposed project has the potential to increase the stormwater runoff amount and volume. The potential for increases in stormwater runoff have the potential to result in downstream impacts. A preliminary drainage report was prepared for the project. The existing ten and 100 year peak flows from the site are identified as 3.9 and 7.9 cubic feet per second, respectively. The post project flows identified in the report indicated an increase in flows from pre development levels of 3.3 and 5.5 cubic feet per second for the ten and 100 year storm event, respectively. The project site is not located in an area identified in the Granite Bay Community Plan as recommended for local stormwater detention. Because the project is not recommended for local stormwater detention and the existing pond and Strap Ravine is immediately adjacent to the project site with an anticipated ten and 100 year flow of approximately 600 cfs and 1,000 cfs, no significant off site drainage impacts will occur.

The post development volume of runoff will be slightly higher due to the increase in proposed impervious surfaces; however, this is considered to be less than significant because drainage facilities are generally designed to handle the peak flow runoff.

The property proposed for development is within the Dry Creek Watershed Flood Control Plan area. Flooding along Dry Creek and its tributaries (this property is in the Strap Ravine watershed) is well documented. Cumulative downstream impacts were studied in the Dry Creek Watershed Flood Control Plan in order to plan for flood control projects and set flood control policies. Mitigation measures for development in this area include flood control development fees to fund regional detention basins to reduce flooding on major streams in the Dry Creek watershed. If fees are not collected on a project by project basis to fund regional detention facilities, these types of capital improvements may not be realized and flooding impacts to properties within the Dry Creek Watershed area will persist. Staff considers these cumulative flood control impacts to be potentially significant impacts.

A final drainage report will be prepared and submitted with the site improvement plans for County review and approval in order to monitor the preliminary report drainage calculations and results. The proposed project's impacts associated with increases in peak flow and volumetric runoff can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item IX-4:

MM VI.1, MM VI.2 and the following measures:

MM IX.1 The Improvement Plan submittal shall include a final drainage report in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Department for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable.

MM IX.2 This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code.) The current estimated development fee is \$1,950 per gross parcel acreage, payable to the Engineering and Surveying Department prior to Building Permit issuance. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete.

MM IX.3 This project is subject to payment of annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code). Prior to Building Permit issuance, the applicant shall cause the subject property to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting these annual assessments. The current estimated annual fee is \$252 per gross parcel acreage.

Discussion- Items IX-5,6:

The construction of the proposed improvements has the potential to degrade water quality. Stormwater runoff naturally contains numerous constituents; however, urbanization and urban activities including development and redevelopment typically increase constituent concentrations to levels that potentially impact water quality. Pollutants associated with stormwater include (but are not limited to) sediment, nutrients, oils/greases, etc. The proposed urban type development has the potential to result in the generation of new dry-weather runoff containing said pollutants and also has the potential to increase the concentration and/or total load of said pollutants in wet weather stormwater runoff. The proposed project's impacts associated with water quality can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items IX-5,6:

MM VI.1, MM VI.2, MM VI.3, MM VI.4, MM VI.5, and MM IX.1 and the following measures:

MM IX.4 The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Department (ESD) such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions.

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Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Department (ESD). BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to: Water Quality Inlets (TC-50), Storm Drain Signage (SD-13), Sweeping and Vacuuming Pavement (SE-7), etc. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All BMPs shall be maintained as required to insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catch basin cleaning program shall be provided to the ESD upon request. Failure to do so will be grounds for discretionary permit revocation. Prior to Improvement Plan approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance.

MM IX.5 The Improvement Plans shall include the message details, placement, and locations showing that all storm drain inlets and catch basins within the project area shall be permanently marked/embossed with prohibitive language such as "No Dumping! Flows to Creek." or other language /graphical icons to discourage illegal dumping as approved by the Engineering and Surveying Department (ESD). ESD-approved signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, shall be posted at public access points along channels and creeks within the project area. The Property Owners and/or Property Owners' association are responsible for maintaining the legibility of stamped messages and signs.

MM IX.6 The Improvement Plans shall show that all stormwater runoff shall be diverted around trash storage areas to minimize contact with pollutants. Trash container areas shall be screened or walled to prevent off-site transport of trash by the forces of water or wind. Trash containers shall not be allowed to leak and must remain covered when not in use.

Discussion- Item IX-7:

The project could result in urban stormwater runoff. Standard Best Management Practices (BMPs) will be used and as such, the potential for this project to violate any water quality standards is considered to be less than significant. No mitigation measures are required.

Discussion- Items IX-8,9,10:

The project site is not located within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). The ultimate project improvements are not proposed within a local 100-year flood hazard area and no flood flows will be redirected after construction of any improvements. However, there is an existing local 100-year floodplain on and adjacent to (south of) the proposed project site. The project site is not located within any levee or dam failure inundation area.

A final drainage report will be prepared and submitted with the site improvement plans for County review and approval in order to monitor the preliminary report drainage calculations and results and to identify the 100-year floodplain limits. The proposed project's impacts associated with impacts to the existing 100 year floodplain can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items IX-8,9,10:

MM VI.1, MM VI.2, and MM IX.1 and the following measures:

MM IX.7 On the Improvement Plans and Informational Sheet(s) filed with the Final Parcel Map, show the limits of the future, unmitigated, fully developed, 100-year flood plain (after grading) for the existing off site pond (Strap Ravine) immediately south of the project site and designate same as a building setback line unless greater setbacks are required by other conditions contained herein.

MM IX.8 On the Improvement Plans and Informational Sheet(s) filed with the Final Parcel Map; show that the finished building pad elevations shall be a minimum of two feet above the 100-year flood plain line (or finished floor -three feet above the 100-year floodplain line). The final pad elevation shall be certified by a California registered

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civil engineer or licensed land surveyor and submitted to the Engineering and Surveying Department. This certification shall be done prior to construction of the foundation or at the completion of final grading, whichever comes first. No building construction is allowed until the certification has been received by the Engineering and Surveying Department and approved by the floodplain manager. Benchmark elevation and location shall be shown on the Improvement Plans and Informational Sheet (s) to the satisfaction of Development Review Committee.

MM IX.9 In order to protect site resources, no grading activities of any kind may take place within the 100-year flood plain of the stream/drainage way nor within the watershed of the vernal pool(s), unless otherwise approved as a part of this project. All work shall conform to provisions of the County Flood Damage Prevention Regulations (Section 15.52, Placer County Code). A standard note to this effect shall be included on the Improvement Plans. The location of the 100-year flood plain shall be shown on the Improvement Plans.

Discussion- Item IX-11:

The project will not alter the direction or rate of flow of groundwater as it does not propose the use of a groundwater source. Therefore, there is no impact.

Discussion- Item IX-12:

The proposed project is located within the Dry Creek watershed identified in the Granite Bay Community Plan. The proposed project's impacts associated with impacts to surface water quality within this watershed can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item IX-12:

MM VI.1, MM VI.2, MM VI.3, MM VI.4, MM VI.5, MM IX.1, MM IX.4, MM IX.5, and MM IX.6.

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- Item X-1:

The project includes the construction of two commercial craftsman loft buildings, a commercial event center, and associated parking and circulation areas. The proposed project will not physically divide an established community

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as the project site is currently undeveloped and surrounded by commercial and residential uses. Therefore, there is no impact.

Discussion- Item X-2:

The proposed project includes the development of three commercial buildings on a parcel, which does not allow for the proposed office development (craftsman loft buildings) due to conflicting land use and zoning designations. The proposed project will conflict with the Granite Bay Community Plan designation of Rural Residential 2.3-4.6 acre minimum and the zoning designation of Residential Agriculture with a building site minimum of 2.3 acres and with a Planned Development Designation of 0.44 dwelling units per acre for parcel 048-142-036. The proposed project will require the approval of a General Plan Amendment to change the land use designation from Rural Residential 2.3-4.6 acre minimum, to Commercial, and a Rezone to change the zoning designation from Residential Agriculture, with a building site minimum of 2.3 acres, with a Planned Development designation of 0.44 dwelling units per acre (RA-B-100, PD=0.44) to Office and Professional (OP).

In addition to being in conflict with the land use designation set forth in the Granite Bay Community Plan, the project also conflicts with section A(2) (c) of the "Design Standards – Guidelines" set forth in Appendix A of the Granite Bay Community Plan, which sets forth a 300 foot setback on "all parcels currently undeveloped, or created after the adoption of the Community Design Element and intended for residential use...". This guideline is intended to establish the 300 foot setback on all applicable parcels on the south side of Douglas Boulevard in order to provide a noise buffer and vegetated screen. Should a General Plan Amendment and Rezone be approved for this project, this guideline will no longer apply, as the parcel will no longer be intended for residential use. Because the depth of the property is less than 500 feet it would be problematic to meet the minimum setback of 300 feet, and because the property is void of any vegetation (within the northern portion) that could provide a noise buffer and screening, any proposed project would have a problem complying with this requirement regardless of the type of development proposed.

The conflicts between the proposed project and the land use and zoning designations and the design guidelines set forth in the Granite Bay Community Plan will not result in a significant environmental impact. No mitigation measures are required.

Discussion- Item X-3:

The project site is not located in an area subject to a Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, there is no impact.

Discussion- Item X-4:

The proposed project could result in the development of incompatible uses and/or the creation of land use conflicts because the project includes two craftsman loft office buildings, the current land use designation and zoning does not support the proposed project. The land use designation and zoning on Assessor's Parcel 048-142-036 allows for residential development. This parcel is adjacent to a commercial development to the west and is adjacent to a single-family residential land use to the east and south. Given the proximity of the proposed project to adjacent residential uses (east and south of the site), the project could create an incompatible use or land use conflicts. No mitigation measures are required.

Discussion- Item X-5:

The project site does not include any commercial agricultural use and does not include timber resources. The project proposes the development of a parcel which will not result in significant impacts to agricultural or timber resources. There is no impact.

Discussion- Item X-6:

The proposed project will not disrupt or divide the physical arrangement of an established community as it is surrounded by a mix of undeveloped land, commercial uses, and single family residential uses. There is no impact.

Discussion- Item X-7:

The project will result in the substantial alteration of the present or planned land use of a parcel; however, it will not result in the substantial alteration of the planned land use in the area. The project site is located in an area that allows for commercial uses adjacent to residential uses. This portion of the Douglas Boulevard corridor is currently developed with commercial uses to the west and across Douglas Boulevard to the north, as well as single-family residential uses to the east and south. The proposed project would require changing the land use and zoning designation on the 5.2-acre parcel to allow for commercial use rather than residential use. The overall effect of this

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will not result in the substantial alteration of the present or planned use in the area. No mitigation measures are required.

Discussion- Item X-8:

The proposed project includes the construction of two commercial craftsman loft buildings and a commercial event center and will not cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration. Therefore, there is no impact.

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

Discussion- All Items:

No valuable, locally important mineral resources have been identified by the Department of Conservation's "Mineral Land Classification of Placer County" (dated 1995) on the project site. Development of the project would not result in impacts to mineral resources. There is no impact.

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:

The Environmental Noise Assessment was conducted by Bollard Acoustical Consultants, Inc. and is dated August 20, 2013. This project proposes two, craftsman loft buildings, a commercial event center at the south end of the parcel, and associated parking. According to the assessment, the existing noise environment at the nearest potentially affected restaurant (Quarry Ponds) and residential land uses (Sheba Court) near the project site is defined primarily by vehicular traffic on Douglas Boulevard and natural sounds. Noise levels for amplified speaking,

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amplified music, and for guests engaged in conversation and/or cheering with raised voices were evaluated for the Commercial Event Center. Noise generated during the operation of the proposed Ponds Event Center is predicted to satisfy the Placer County daytime noise standards at the project property lines and the nearest existing single-family residences. In order to reduce noise impacts to less than significant, the following mitigation measures are required:

Mitigation Measures- Items XII-1,2:

MM XII.1 The following specific measures are required to minimize the propagation of noise levels generated during events at this facility to the maximum extent feasible: 1). All outdoor noise-generating activities that exceed the nighttime sound level standards as outlined in the Granite Bay Community Plan shall be completed by 10:00 P.M., including amplified speech and music; 2).Speakers used for the amplification of speech or music shall be oriented to the north and located as far as practical from the outdoor dining area of the adjacent restaurant; 3). Amplified speech or music played at the event center shall not exceed maximum sound levels of 85 dBA Lmax at a position 25 feet in front of the speakers, or average sound levels of 80 dB at that same distance. The management of the event center shall procure a sound level meter to ensure that these reference levels, and the county noise standards, are being satisfied during each event. 4).The audibility of amplified music and speech generated by the event center will vary at the nearest residences as atmospheric conditions change. Although audibility is not a threshold for a finding of significant noise impacts, facility representatives are encouraged to work with the neighbors to develop procedures for addressing noise-related concerns with the surrounding outdoor events held at the site.

Discussion- Item XII-3:

The project may result in a moderate temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project resulting from construction of required project improvements that include two craftsman loft buildings, a commercial event center and associated parking. This temporary increase due to limited, short term construction activities will be less than significant. Project related construction noise would need to comply with the Placer County Noise Ordinance. A condition of approval for the project will be recommended that limits construction hours so that early evening and early mornings, as well as all day Sunday, will be free of construction noise. No mitigation measures are required.

Discussion- Item XII-4:

The project is not located within an airport land use plan or within two miles of a public use airport. There is no impact.

Discussion- Item XII-5:

The project is not located in the vicinity of a private airstrip and therefore, there is no impact.

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- Item XIII-1:

The project will not directly or indirectly result in substantial population growth in the area. There is no impact.

Discussion- Item XIII-2:

The project will not displace existing housing necessitating the construction of replacement housing elsewhere. There is no impact.

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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- Item XIV-1:

The project could result in a modest incremental increase in the need for fire protection services for the two craftsman loft buildings and commercial event center that would be constructed. Any newly constructed commercial buildings will be required to comply with the California Building Code. Therefore, the project will not require the provision of new or physically altered fire protection facilities nor significantly impair service ratios, response times or other performance objectives. This would result in a less than significant impact to the provision of fire protection services. No mitigation measures are required.

Discussion- Item XIV-2:

The project could result in a modest incremental increase in the need for sheriff protection services. The addition of the new commercial buildings would result in a less than significant impact to the provision of sheriff protection services. No mitigation measures are required.

Discussion- Items XIV-3,4,5:

The project could result in a modest incremental increase in the need for schools, roads, parks, and other governmental services. This increase would not result in a substantial adverse physical impact from the provision of new or expanded facilities or services. Additionally, the provision of these services would be offset by existing fee programs regulated by ordinance (such as the countywide traffic fee program) that are integrated into the Commercial Building Permit process. No mitigation measures are required.

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

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Discussion- Item XV-1:

The project could result in a modest incremental increase in the use of and need for neighborhood and regional parks or other recreational facilities. This increase would not result in a substantial physical deterioration of these facilities. This would result in a less than significant impact to the provision of recreational facilities because provision of these services would be offset by collection of Park Preservation Fund fees regulated by county ordinance (Sections 15.34.010, 16.08.100 and/or 17.54.100.D). No mitigation measures are required.

Discussion- Item XV-2:

This project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. There is no impact.

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 otherwise decrease the performance or safety of such facilities? (ESD)				X
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:

The proposed project will result in the construction of an approximately 7,500 square foot event center and two office/professional buildings totaling approximately 23,662 square feet. A traffic impact analysis was prepared for the project.

The traffic study includes the existing plus project analysis and a cumulative analysis. The proposed project has the potential to generate approximately 1,628 weekday daily trips and approximately 404 trips during the PM peak hour.

The proposed project's traffic was superimposed onto existing background volumes. The following intersections were analyzed: Douglas Blvd./Berg Street; Douglas Blvd./Barton Road; Douglas Blvd./Quarry Pond access; and Douglas Blvd./Fellowship Church access.

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Existing Plus Project: The addition of project traffic will increase the length of delays occurring at intersections. However, the addition of project traffic does not result in any analyzed intersection operating at a Level of Service that exceeds the minimum established by the Granite Bay Community Plan (LOS E) during the PM peak hour. The existing plus project Level of Service standards are not exceeded; therefore, the project impacts are less than significant.

Cumulative: The traffic study analyzed the weekday peak hour Levels of Service under the Year 2025 conditions with and without the proposed project. As the background traffic volume at the analyzed intersections increases in the future, the length of delays for motorists will increase. The Level of Service at the Douglas Blvd./Quarry Pond and Fellowship Church accesses remain at LOS A. The Level of Service at the Douglas Blvd./Berg Street intersection will drop to LOS D/E with and without the project. LOS D and E are within the LOS E minimum established by the Granite Bay Community Plan. Therefore, the impacts to these intersections are not significant.

The Douglas Blvd./Barton Road intersection is forecast to drop to a LOS F. LOS F exceeds the minimum requirements of the Granite Bay Community Plan. In this circumstance, the significance of the project's impact is based on the incremental increase in delay associated with the project. In this case, the average delay per vehicle is projected to increase by 3.6 seconds. The Placer County methodology of assessment accepts an increment of 4.0 seconds before making a finding of significance, the project's impact to this intersection is less than significant.

A "worst case" site development scenario was also evaluated for the rezone, although this concept is not proposed at this time. This site development scenario is based on 56,000 square feet of office professional development and has the potential to generate roughly twice the P.M. peak hour traffic as the proposed project. This scenario forecasts a LOS F at the Douglas Blvd/Barton Road intersection. The significance of this scenario's impact is based on the incremental increase in delay associated with the project. In this scenario, the average delay per vehicle is projected to increase by 8.3 seconds. The Placer County methodology of assessment accepts an increment of 4.0 seconds before making a finding of significance; therefore, this scenario's impacts to this intersection are significant and mitigation would be required. The mitigation in this scenario would be the payment of traffic impact fees for the construction of improvements identified in the Granite Bay Community Plan CIP. Upon construction of the identified improvements, the LOS would be reduced to LOS E, which would satisfy the minimum requirements of the Granite Bay Community Plan.

The proposed project's impacts associated with increases in traffic can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items XVI-1,2:

MM XVI.1 Prior to issuance of any Building Permits, this project shall be subject to the payment of traffic impact fees that are in effect in this area (Granite Bay), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) shall be required and shall be paid to Placer County DPW:

- A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code
- B) South Placer Regional Transportation Authority (SPRTA)

The current total combined estimated fee is \$468,373.22. The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The actual fees paid shall be those in effect at the time the payment occurs.

Discussion- Item XVI-3:

The traffic impact analysis analyzed the impacts on U-turn volumes, left turn lane storage, and the median design at the project encroachment onto Douglas Blvd. The analysis concluded that there are no significant impacts resulting in U-turn volumes. The left turn lane storage length meets the California Highway Design Manual guidelines. However, with the additional trips from the project accessing the existing left turn lane into the Fellowship Church for U-turn movements to travel westbound on Douglas Blvd., the existing turn lane and deceleration length is impacted. The location of the proposed project's driveway access encroachment onto Douglas Blvd. would allow left turns from the site onto Douglas Blvd. However, this left turn movement onto Douglas Blvd. with a 55 mph design speed creates vehicle circulation safety impacts. The proposed project's impacts associated with vehicle safety can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item XVI-3:

MM XVI.2 The Improvement Plans shall show the construction of a raised median at the existing Fellowship Church access onto Douglas Blvd. that will prohibit left turn movements from the proposed project access onto Douglas Blvd. while maintaining inbound and outbound left turns movements from the Fellowship Church access as show

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on the Preliminary Frontage Improvement Plan submitted with the project. The design shall be to the satisfaction of the Department of Public Works and shall conform to any applicable criteria specified in the latest version of the Caltrans *Highway Design Manual* for a design speed of 55 miles per hour (mph), unless an alternative is approved by the Department of Public Works.

MM XVI.3 The Improvement Plans shall show the construction of an increase in existing turn lane pocket length for the existing turn lane accessing the Fellowship Church site along Douglas Blvd. as show on the Preliminary Frontage Improvement Plan submitted with the project. The design shall be to the satisfaction of the Department of Public Works and shall conform to any applicable criteria specified in the latest version of the Caltrans *Highway Design Manual* for a design speed of 55 miles per hour (mph), unless an alternative is approved by the Department of Public Works.

Discussion- Item XVI-4:

The servicing fire district has reviewed the proposed project and has not identified any significant impacts that would result in any physical change to the environment. Therefore, this impact is less than significant and no mitigation measures are required.

Discussion- Item XVI-5:

There is an existing parking easement agreement that is recorded on the subject parcel and identified in the Preliminary Title Report. The parking easement agreement is for the benefit of the Quarry Pond Shopping Center immediately to the west of the subject parcel and the agreement identifies the right of the Quarry Pond project to park on the northern 1/3 portion of the Pond Pavilion and Lofts project site.

A Commercial Event Center requires a parking ratio of one parking space for every 2.5 guests and one parking space for every permanent employees (based on 500 guests and four permanent employees a total of 204 parking spaces would be required). The parking requirements for the craftsman lofts based on the proposed uses would be 86 spaces. Therefore, the total parking spaces required would be 290. A total of 233 on-site parking spaces (181 parking spaces and 52 additional valet parking spaces) would be provided and in addition 57 off-site parking spaces (57 spaces – actual versus required) would need to be made available on an as needed basis depending upon the number of guests attending the Commercial Event Center. A mitigation measure is required.

Mitigation Measures- Item XVI-5:

MM XVI.4 Provide an off-site parking agreement in the amount of 57 spaces. The off-site parking agreement shall be in place prior to Improvement Plan approval and/or recordation of the Parcel Map for the Pond Pavilion and Lofts proposed development.

Discussion- Item XVI-6:

The Douglas Blvd. frontage improvements are proposed to include an approximate eight foot wide shoulder and an eight foot wide concrete sidewalk. The proposed project will be constructing site improvements that do not create any significant hazards or barriers for pedestrians or bicyclists. Therefore, this impact is less than significant and no mitigation measures are required.

Discussion- Item XVI-7:

The proposed project will not conflict with any existing policies or preclude anticipated future policies, plans, or programs supporting alternative transportation. Therefore, there is no impact.

Discussion- Item XVI-8:

The proposed project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. There is no impact.

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		

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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

Discussion- Items XVII-1,2:

The proposed project is located within the Placer County Sewer Maintenance District 2 (SMD-2). The project proposes to connect to the existing sewer line within Douglas Blvd. The proposed project will contribute additional wastewater flows to the existing conveyance system. Placer County has identified existing downstream conveyance deficiencies that will be impacted by the additional wastewater flows generated by the proposed project. The project is tributary to the Dry Creek Wastewater Treatment Plant (WWTP). The project will increase wastewater flows to the treatment plant. However, the increase will not require any additional expansion of the treatment plant and is within the current capacity of the treatment plant. With the following mitigation measures, the impact of increased wastewater flows will be less than significant.

Mitigation Measures- Items XVII-1,2:

MM XVII.1 The applicant shall pay their fair share fee per EDU, prior to Improvement Plan approval, toward the cost of the future improvement project (including design and construction management along with actual construction costs) as identified in the RMC Technical Memorandum Trunk Sewer Hydraulic Analysis (TM 3b) dated April 14, 2006; updated January 24, 2008 and September 3, 2009 of the December 2009 South Placer Regional Wastewater and Recycled Water Systems Evaluation (Systems Evaluation). The Environmental Engineering Division will use this money to reduce surcharging within the trunk sewer by replacement, and/or rehabilitation of existing sewer infrastructure. The applicant is notified that the fair share fee per EDU to be approved by the Environmental Engineering Division will be contributed to the cost to construct the recommended improvement projects and such fee will be required prior to Improvement Plan approval.

Discussion- Item XVII-3:

The project will be served by public sewer, and will not require or result in the construction of new on-site sewage systems. Therefore, there is no impact.

Discussion- Item XVII-4:

The storm water will be collected in the proposed on site drainage facilities and conveyed via a storm drain system into the existing discharge point location and the existing pond and Strap Ravine along the southern boundary of the project site. This project proposes the construction of a storm drain system to Placer County standards. The construction of the drainage facilities will not cause significant environmental effects. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion- Items XVII-5,6:

The agencies charged with providing treated water, sewer services, and refuse disposal have indicated their requirements to serve the project. These requirements are routine in nature and do not represent significant impacts. The project will not result in the construction of new treatment facilities or create an expansion of an existing facility. Typical project conditions of approval require submission of "will-serve" letters from each agency. No mitigation measures are required.

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Discussion- Item XVII-7:

The project will be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. Therefore, there is no impact.

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 Wildlife	<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 checked="" type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/> _____

G. DETERMINATION – The Environmental Review Committee finds that:

Although the proposed project **COULD** have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because the mitigation measures described herein have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

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

- Planning Services Division, Roy Schaefer, Chairperson
- Planning Services Division, Air Quality, Lisa Carnahan
- Engineering and Surveying Division, Phil Frantz
- Environmental Engineering Division, Heather Knutson
- Department of Public Works, Transportation, Amber Conboy
- Environmental Health Services, Mohan Ganapathy
- Flood Control Districts, Andrew Darrow
- Facility Services, Parks, Andy Fisher

Signature  Date January 7, 2014
 Crystal Jacobsen, Environmental Coordinator

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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, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division office, 775 North Lake Blvd., Tahoe City, CA 96145.

County Documents	<input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations	
	<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	
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/> _____	
Site-Specific Studies	Planning Services Division	<input checked="" type="checkbox"/> Biological Study
		<input checked="" type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input checked="" type="checkbox"/> Lighting & Photometric Plan
		<input checked="" type="checkbox"/> Paleontological Survey
		<input checked="" type="checkbox"/> Tree Survey & Arborist Report
		<input checked="" type="checkbox"/> Wetland Delineation
		<input checked="" type="checkbox"/> Acoustical Analysis
	Engineering & Surveying Division, Flood Control District	<input checked="" type="checkbox"/> Preliminary Title Report
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input checked="" 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 checked="" type="checkbox"/> Utility Plan
		<input checked="" type="checkbox"/> Tentative Map
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input checked="" type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
	Planning Services Division, Air Quality	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Health Risk Assessment
		<input checked="" type="checkbox"/> CalEEMod Model Output
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic & Circulation Plan

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**Mitigation Monitoring Program -
Mitigated Negative Declaration Plus # PGPA 20120354
Project - Ponds Pavilion & Lofts**

Section 21081.6 of the Public Resources Code requires all public agencies to establish monitoring or reporting procedures for mitigation measures adopted as a condition of project approval in order to mitigate or avoid significant effects on the environment. Monitoring of such mitigation measures may extend through project permitting, construction, and project operations, as necessary.

Said monitoring shall be accomplished by the county's standard mitigation monitoring program and/or a project specific mitigation reporting program as defined in Placer County Code Chapter 18.28, Mitigation Monitoring and Reporting Program.

Standard Mitigation Monitoring Program (pre project implementation):

The following mitigation monitoring program (and following project specific reporting plan, when required) shall be utilized by Placer County to implement Public Resources Code Section 21081.6. Mitigation measures adopted for discretionary projects must be included as conditions of approval for that project. Compliance with conditions of approval is monitored by the county through a variety of permit processes as described below. The issuance of any of these permits or county actions which must be preceded by a verification that certain conditions of approval/mitigation measures have been met, shall serve as the required monitoring of those condition of approval/mitigation measures. These actions include design review approval, improvement plan approval, improvement construction inspection, encroachment permit, recordation of a final map, acceptance of subdivision improvements as complete, building permit approval, and/or certification of occupancy.

The following mitigation measures, identified in the Mitigated Negative Declaration, have been adopted as conditions of approval on the project's discretionary permit and will be monitored according to the above Standard Mitigation Monitoring Program verification process:

Mitigation Measures #'s MM I.1, MM III.1, MM IV.1, MM IV.2, MM IV.3, MM VI.1, MM VI.2, MM VI.3, MM VI.4, MM VI.5, MM VII.1, MM IX.1, MM IX.2, MM IX.3, MM IX.4, MM IX.5, MM IX.6, MM IX.7, MM IX.8, MM IX.9, MM IX.12, MM XII.1, MM XVI.1, MM XVI.2, MM VI.3, MM XVI.4, & MMXVII.1.

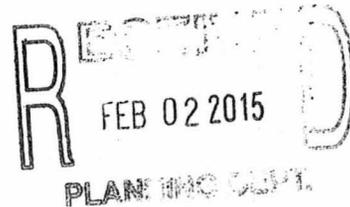
Project Specific Reporting Plan (post project implementation):

The reporting plan component is intended to provide for on-going monitoring after project construction to ensure mitigation measures remain effective for a designated period of time. Said reporting plans shall contain all components identified in Chapter 18.28.050 of the County code, Environmental Review Ordinance- "Contents of project specific reporting plan."

The following reporting plan has been adopted for this project and is included as conditions of approval on the discretionary permit.

February 1, 2015

Kathi Heckert, Senior Board & Commission Clerk
Placer County Planning Commission
3091 County Center Drive
Auburn, CA 95603



RE: Pond Pavilion & Lofts – PGPA T20120354

We have reviewed the information about the project above and strongly oppose the rezoning of the parcel for the following reasons:

1. The zoning for this 5.5 acre property according to the Granite Bay Community Plan Section 3.4 is RA-B which is Residential Agricultural. Along with rezoning, several variances are being requested:
 - a. Conditional use permit to allow a commercial event center – the noise and traffic accompanied with an event center on weekends and evenings completely go against the “rural lifestyle and quality of life to be preserved and fostered within the community” as stated on Page 1 of the Community Plan. This also creates unknown consequences of events serving alcohol and could have tremendous adverse effects to our community (i.e., impaired drivers on our roads as well as vandalism).
 - b. Vesting parcel map to create two parcels – what purpose does this serve the community?
 - c. Reduce the pond setback for building D – the pond setback was created for a purpose to not encroach on the existing wetlands and causing potential concerns with the natural flow of the water drainage. How will this decision adversely affect the preservation of the pond and neighboring drainage?
 - d. Allow additional on-site parking and valet parking – This will allow 52 on-site parking spots and 57 off-site parking spaces. Where exactly would these ‘off-site’ spaces be located? Quarry Ponds currently is at capacity with parking most of the time. Would overflow parking need to be created on other existing property? This could cause major congestion on Douglas Blvd. with valet vehicles going up and down the corridor making u-turns potentially twice for each event. This is already a highly used corridor with traffic flowing at very high speeds.
 - e. A multi-tenant monument sign at the entry – This was a problem with Lisa Powers with her original development at Quarry Ponds and it was made abundantly clear that there were specifications for commercial signage and lighting on Douglas Blvd. The perimeters should not vary from existing ordinances.

The members of the community and planning commission spent countless hours on the Community Plan which was adopted just a few years ago in 2012. There were very specific reasons for the type of zoning along the Douglas Corridor, many of which would be compromised if this development was approved. The increased traffic, noise and unknown consequences of events serving alcohol could have tremendous adverse effects to our community. The sheer number of patrons all leaving at one time from an event making left turns on and off of Douglas Blvd will definitely cause hazardous situations; a potential requirement of a stop light at Berg which would go against the ‘corridor’ design of Douglas Blvd. which is to keep traffic flowing from Sierra College to Auburn Folsom Road. An event center of this type would be more suited near a larger commercialized area with an accessible location to allow plenty of parking and not affect the noise levels to the surrounding neighbors.

2. Lisa Powers, the developer of this project, filed bankruptcy on the current Quarry Pond. Why would you even consider her for another development in our community? We are fortunate the new owners of Quarry Pond were able to continue the level of quality to enhance our community. This could have been a disaster with another vacant shopping center sitting in our community similar to the center on the southeast corner of Douglas and Auburn Folsom.

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3. Consider the 'need' for this type of commercial 'loft' building. There are already an abundance of commercial buildings vacant within a few miles of this proposed development. The high vacancy of commercial property exists at both ends of the corridor (Sierra College and Auburn Folsom Rd.). What is the purpose of adding more unused commercial property?
4. According to Page 4 of The Granite Bay Community Plan, the primary focus is to "offer a rural lifestyle characterized by the predominance of large lots in the northern section of the community, limited commercial development, high-quality schools, proximity to Folsom Lake and the prevalence of small agriculture and animal raising uses in the area". Building an event center in the middle of this corridor would directly affect the 'rural' lifestyle along Douglas Blvd. as well as the limited commercial development.
5. The Waterford Development sits on the north side of Quarry Pond on the opposite side of Douglas Blvd. All of the outdoor events held at the current Quarry Pond are heard very clearly by our neighborhood. So there is no doubt that any noise that will occur at the event center will be disruptive to the surrounding neighborhoods.

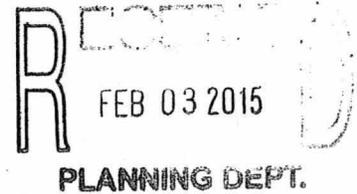
In conclusion, please take into consideration that the Granite Bay Community Plan was recently updated and no land use changes along Douglas Blvd. were adopted. Of the 5 current projects proposed along Douglas Blvd. two are for "memory care" communities and three are for medical offices. They all require some type of land use revision. These changes have the ability to completely change the overall goals and policies of the newly adopted Plan that was supported and adopted by the community, MAC, Planning Commission and Board of Supervisors. Please stand true to your word.

If this development is approved, we would appreciate in writing, an explanation of why it was approved.

Monica Sandgathe, President
Waterford Homeowners Association
5513 Granite Falls Way, Granite Bay, CA 95746

Kathi Heckert

From: Tish Santor <trsantor@surewest.net>
Sent: Monday, February 02, 2015 7:45 PM
To: Maywan Krach; Kirk Uhler; Kathi Heckert
Subject: letter re: PGPA T20120354



February 1, 2015

Placer County Planning Commission

3091 County Center Drive

Auburn, CA 95603

RE: Pond Pavilion & Lofts – PGPA T20120354

We have reviewed the information about the project above and strongly oppose the rezoning of the parcel for the following reasons:

1. The zoning for this 5.5 acre property according to the Granite Bay Community Plan Section 3.4 is RA-B which is Residential Agricultural. Along with rezoning, several variances are being requested:
 - a. Conditional use permit to allow a commercial event center – the noise and traffic accompanied with an event center on weekends and evenings completely go against the “rural lifestyle and quality of life to be preserved and fostered within the community” as stated on Page 1 of the Community Plan. This also creates unknown consequences of events serving alcohol and could have tremendous adverse effects to our community (i.e., impaired drivers on our roads as well as vandalism).
 - b. Vesting parcel map to create two parcels – what purpose does this serve the community?
 - c. Reduce the pond setback for building D – the pond setback was created for a purpose to not encroach on the existing wetlands and causing potential concerns with the natural flow of the water drainage. How will this decision adversely affect the preservation of the pond and neighboring drainage?
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 - e. A multi-tenant monument sign at the entry – This was a problem with Lisa Powers with her original development at Quarry Ponds and it was made abundantly clear that there were specifications for

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commercial signage and lighting on Douglas Blvd. The perimeters should not vary from existing ordinances.

The members of the community and planning commission spent countless hours on the Community Plan which was adopted just a few years ago in 2012. There were very specific reasons for the type of zoning along the Douglas Corridor, many of which would be compromised if this development was approved. The increased traffic, noise and unknown consequences of events serving alcohol could have tremendous adverse effects to our community. The sheer number of patrons all leaving at one time from an event making left turns on and off of Douglas Blvd will definitely cause hazardous situations; a potential requirement of a stop light at Berg which would go against the 'corridor' design of Douglas Blvd. which is to keep traffic flowing from Sierra College to Auburn Folsom Road. An event center of this type would be more suited near a larger commercialized area with an accessible location to allow plenty of parking and not affect the noise levels to the surrounding neighbors.

2. Lisa Powers, the developer of this project, filed bankruptcy on the current Quarry Pond. Why would you even consider her for another development in our community? We are fortunate the new owners of Quarry Pond were able to continue the level of quality to enhance our community. This could have been a disaster with another vacant shopping center sitting in our community similar to the center on the southeast corner of Douglas and Auburn Folsom.
3. Consider the 'need' for this type of commercial 'loft' building. There are already an abundance of commercial buildings vacant within a few miles of this proposed development. The high vacancy of commercial property exists at both ends of the corridor (Sierra College and Auburn Folsom Rd.). What is the purpose of adding more unused commercial property?
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In conclusion, please take into consideration that the Granite Bay Community Plan was recently updated and no land use changes along Douglas Blvd. were adopted. Of the 5 current projects proposed along Douglas Blvd. two are for "memory care" communities and three are for medical offices. They all require some type of land use revision. These changes have the ability to completely change the overall goals and policies of the newly adopted Plan that was supported and adopted by the community, MAC, Planning Commission and Board of Supervisors. Please stand true to your word.

With our strongest and most empathic voice we request that you represent our community by voting down this proposal.

Mark and Tish Santor

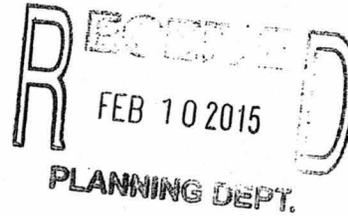
Waterford Homeowners Association

5525 Granite Falls Way, Granite Bay, CA 95746

e-mails
to
RS/mt

February 3, 2015

Placer County Planning Commission
3091 County Center Drive
Auburn, CA 95603



RE: Pond Pavilion & Lofts – PGPA T20120354

We have reviewed the information about the project above and strongly oppose the rezoning of the parcel for the following reasons:

1. The zoning for this 5.5 acre property according to the Granite Bay Community Plan Section 3.4 is RA-B which is Residential Agricultural. Along with rezoning, several variances are being requested:
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 - b. Vesting parcel map to create two parcels – what purpose does this serve the community?
 - c. Reduce the pond setback for building D – the pond setback was created to prevent encroachment upon the existing wetland habitats and dependent wildlife and to prevent interference with the natural drainage flows. How will this decision adversely affect the preservation of the pond and neighboring drainage?
 - d. Allow additional on-site parking and valet parking – This will allow 52 on-site parking spots and 57 off-site parking spaces. Where exactly would these ‘off-site’ spaces be located? Quarry Ponds currently is at capacity with parking most of the time. Would overflow parking need to be created on other existing properties? This could cause major congestion on Douglas Blvd. with valet vehicles going up and down the corridor making u-turns potentially twice for each event. This is already a highly used corridor with traffic flowing at very high speeds.
 - e. A multi-tenant monument sign at the entry – This problem was encountered with the original development at Quarry Ponds. Consequently it became clear that appropriate specifications for commercial signage and lighting on Douglas Blvd existed and new developments should not be allowed to vary from them

The members of the community and planning commission spent countless hours on the Community Plan which was adopted just a few years ago in 2012. There were very specific reasons for the type of zoning along the Douglas Corridor, many of which would be compromised if this development was approved. The increased traffic, noise and unknown consequences of events serving alcohol could have tremendous adverse effects to our community. The sheer number of patrons all leaving at one time from an event making left turns on and off of Douglas Blvd will definitely cause hazardous situations; a potential requirement of a stop light at Berg which would go against the ‘corridor’ design of Douglas Blvd. which is to keep traffic flowing from Sierra College to Auburn Folsom Road. An event center of this type would be more suited near a larger commercialized area with an accessible location to allow plenty of parking and not affect the noise levels to the surrounding neighbors.

2. Ms. Powers, the developer of this project, filed for bankruptcy on the current Quarry Pond. We are fortunate that the new owners were able to continue some level of quality appropriate to our community, however there has been a reduction in overall quality and there is still much unoccupied space.
3. Please reconsider the ‘need’ for this type of commercial ‘loft’ building. There are already many vacant commercial buildings within a few miles of the proposed development. The high vacancy rate of commercial property exists at both ends of the corridor (Sierra College and Auburn Folsom Rd).

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4. According to Page 4 of The Granite Bay Community Plan, the primary focus is to "offer a rural lifestyle characterized by the predominance of large lots in the northern section of the community, limited commercial development, high-quality schools, proximity to Folsom Lake and the prevalence of small agriculture and animal raising uses in the area". Building an event center in the middle of this corridor would adversely affect the 'rural' lifestyle along Douglas Blvd. The excessive noise levels that are likely to occur at the event center will be disruptive to the surrounding neighborhoods.

Please take into consideration the fact that the Granite Bay Community Plan was recently updated and no land use changes along Douglas Blvd. were adopted. Each of the five projects now being proposed along Douglas Blvd involve some type of land use changes. These changes have the capability individually and in combination to defeat the overall goals and policies of the new Plan that was supported and adopted by the community, MAC, Planning Commission and Board of Supervisors. Please do not ruin the intent, goals and fabric of the Plan by so flagrantly disregarding its principles.

We vehemently oppose the proposed rezoning,

Peter Standish-Lee
Perri Standish-Lee

Peter and Perri Standish-Lee
6240 Barcelona Ct.
Granite Bay, CA 95746



To: Placer County Planning Commission

From: Craig Lyman
CEO Douglas Feed and Pet Supply
5460 Douglas Blvd
Granite Bay, CA 95746

Re: Pond Pavilion and Lofts

Date: February 6th

As a business owner I am encouraged by both the new development and growth that are taking place in Granite Bay. After 35 years in the community, our business still continues to grow and support the county as well as many of the churches and schools surrounding us. I am proud to be a longtime ESF Board member and equally as honored to work closely with Bayside Church in helping our community outreach. With that said, I have read the Notice of Intent (Negative Declarations) regarding the Pond Pavilion & Lofts project. I would like to address some concerns that appear to remain unanswered. Please refer to the attached and marked up pages of the Declaration.

1. Declaration indicates there are 290 stalls required of which their site designates only 181 stalls.
2. The site plan does not show how or where the 52 valet parking slots will occur without impacting the 181 stalls.
3. The 57 off-site stalls are not identified as to their proposed location. Please clarify so we may determine the level of impact.
4. The environmental document indicates Quarry Ponds currently has the right to park on the west 1/3 of the Pond Pavilion project site. Will this continued overflow parking from Quarry Ponds reduce the capacity of the Pond and Pavilion provided parking down to 120 (181 less 30%)?

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5. Although the plan indicates the employee parking would be limited to only 4 employees, this figure does not appear to be reasonable. A more accurate estimate to support 500 guests may need to include the following in a staff parking calculation:

- a. band and entertainment staff
- b. food servers
- c. bartenders
- d. cooks
- e. dishwashers
- f. janitorial staff
- g. photographers
- h. vehicle valets (as mention as part of the parking solution)
- i. clergy
- j. event planner
- k. security
- l. event center management and receptionist
- m. makeup and hair stylist

Although I am no expert, maybe a number of 40 (if not more) be used to accommodate 500 guests verses the proposed 4.

6. Can you please address how overflow parking will be addressed and managed? Patrons attending Quarry Ponds currently overflow occasionally into the Douglas Feed parking lot with no process in place. Although the impact is currently limited, the proposed plan of adding in excess of 290 vehicles and respectively only documenting 120 parking spaces is a concern. I would ask the plan be complete and therefore able to be properly evaluated.
7. At times of peak attendance at Quarry Ponds, individuals and families have been observed parking in the Fellowship Church parking lot (5635 Douglas Blvd) located across the street. Then they walk from the church parking lot across Douglas Blvd (speed limit of 55mph) to their destination in Quarry Ponds. Although this was only observed during the daylight hours. Weddings ending as late as 11: pm in the evening when alcohol may have been consumed could have life ending consequences.
8. Based on the 30% overflow of Quarry ponds, potential 40 member event staff needs, undefined valet and unclear offsite parking, I request a thorough review of the actual parking solution please be addressed.
9. Request a mitigation measure to require the Pond Pavilion project to have a Parking Management Plan to assure adjacent business are not negatively impacted by overflow parking.
10. Request a clear plan of recourse (prior to approval of any conditional use permit) that is both timely and effective when or if existing long time community businesses (or any business) are negatively affected by a successful event center. This plan should include and provide compensation for the loss of income and the interruption of a business.



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

Crystal Jacobsen, Coordinator

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: Pond Pavilion & Lofts	Plus# PGPA 20120354
Entitlement(s): Community Plan Amendment, Rezone, Conditional Use Permit, Vesting Tentative Parcel Map, and Variances	
Site Area: 5.2 acres	APN: 048-142-036-000
Location: 5630 Douglas Boulevard, on the south side of Douglas Boulevard immediately east of the Quarry Ponds Town Center, Granite Bay, Placer County	

A. BACKGROUND:

Project Description:

The applicant is requesting approval of the Pond Pavilion and Lofts proposal to rezone and develop a 5.2-acre parcel with a 7,500-square-foot event pavilion (2,717 square feet of indoor administration and catering kitchen space, and 4,783 square feet of interior event space). This proposal also includes two craftsman loft buildings totaling 23,662 square feet (Building A totals 12,000 square feet and Building B totals 11,662 square feet). The craftsman lofts would accommodate uses permitted within the Office and Professional zone district (i.e., Office, medical services, personal services, mail order and vending, restaurants, etc.). The commercial (inside and outside areas) would accommodate up to a maximum of 500 people for various events (parties, weddings, receptions, dances, etc.) and would be utilized in a manner that is consistent with the commercial event center definition in the Placer County Zoning Ordinance.

Project description only envisions parking for 4 catering staff?

The commercial event pavilion would operate within the following timeframes: Outside – Weekends Only 9:00 AM – 10:30 PM; Inside – Weekends Only 9:00 AM – 11:00 PM; Outside – Weekdays 9:00 AM – 9:30 PM; Inside – Weekdays 9:00 AM – 10:00 PM. Events would be catered by outside sourced catering services. The number of catering staff would vary with the size and scope of the event. Catering staff would only be on site during events and with a set-up and tear down time on either end of the event. Business hours for the craftsman lofts would be

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from 6:00 AM – 9:00 PM on a daily basis and enforcement would be governed by the tenant lease agreement. A Commercial Event Center requires a parking ratio of one parking space for every 2.5 guests and one parking space for every permanent employees (based on 500 guests and four permanent employees a total of 204 parking spaces would be required). The parking requirements for the craftsman lofts based on the proposed uses would be 86 spaces. Therefore, the total parking spaces required would be 290. A total of 233 on-site parking spaces (181 parking spaces and 52 additional valet parking spaces) would be provided and in addition 57 off-site parking spaces would need to be made available on an as-needed basis depending upon the number of guests attending the Commercial Event Center.

Project Entitlements

The proposed project will require approval of a Community Plan Amendment, Rezone, Conditional Use Permit, Tentative Parcel Map, and Variances by the Placer County Board of Supervisors and the Placer County Planning Commission.

The General Plan/Community Plan amendment is to change the Zone District category from Residential to Commercial District and specifically include a Rezone from Residential Agriculture, combining a Building Site of 2.3-acre minimum, and Planned Development 0.44 Dwelling Units per acre (RA-B-100 PD=0.44) to Office and Professional District (OP). The Conditional Use Permit is to allow for a Commercial Event Center (Pond Pavilion) to be developed and operate on the project site. A Minor Land Division is proposed to create a Tentative Parcel Map with Parcel 1 (2.495 acres gross / 2.354 acres net) and Parcel 2 (2.671 acres gross / 2.626 acres net). Other entitlements include a Variance request for a reduced pond setback (50 foot from the high water mark) for Building D, the Pond Pavilion building and exterior open area, and for the southwest corner of the parking lot. A Variance is requested to the on-site parking standards to allow for 52 on-site valet parking spaces and 57 off-site parking on a nearby parking lot that can be utilized by this project. Also, a Variance is requested for a multi-tenant monument sign at the entry to the site.

Project Site (Background/Existing Setting):

The 5.2-acre undeveloped parcel is bound by Douglas Boulevard and existing development to the north, and an existing abandoned quarry pond to the south. The quarry pond is a remnant of historic placer mining in Strap Ravine. Portions of the property have been disturbed by grading activities associated with construction on the adjacent property (Quarry Ponds); these disturbed areas support mostly ruderal vegetation. The perimeter of the property is mostly undisturbed. Two small drainages flow north to south through the property and outlet in to the quarry pond. These drainages support a moderate riparian canopy consisting of mostly native species such as Fremont cottonwood, arroyo, and narrow-leaved willow.

The project site has a large flattened, graveled area where large trucks and heavy equipment were parked (with the exception of a small strip of land adjacent to Douglas Boulevard as well as a narrow strip along the pond) prior to the development of the Quarry Ponds shopping center to the west. Subsequent to the Quarry Ponds development a paved parking lot was constructed within the northern end of the project site. The project site is zoned Residential Agriculture (RA-B-100 PD=0.44), combining a minimum building site of 2.3 acres and combining Planned Development 0.44 dwelling units per acre. The site is designated Rural Residential 2.3 to 4.6 acre minimum parcel size in the Granite Bay Community Plan. The property is located on the south side of Douglas Boulevard immediately east of the Quarry Ponds Town Center. The property address is 5630 Douglas Boulevard, Granite Bay.

B. ENVIRONMENTAL SETTING:

Location	Zoning	Granite Bay Community Plan Designations	Existing Conditions and Improvements
Site	Residential Agriculture, combining a Building Site of 2.3-acre minimum, and Planned Development 0.44 Dwelling Units per acre (RA-B-100 PD=0.44)	Rural Residential (2.3 – 4.6-acre minimum)	Parking lot at north end of the parcel, undeveloped in the remaining areas of the parcel
North	Residential Single-Family, combining Building Site of 20,000-square-foot (RS-B-20)	Low Density Residential (0.4 - 0.9-acre minimum)	Shadowridge Community Church
South	Same as Project Site	Same as Project Site	Residential Development
East	Residential Agriculture, combining a Building Site of 2.3-acre minimum,	Same as Project Site	Residential Development

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Seems like they may be misusing the word "permanent" for employees. The Event Center will need employees to park during events. Not just set up, deliver and leave.

If Quarry Ponds has the right to park on the Pond Pavilion project site isn't it reasonable to assume Quarry Ponds will continue to use some of the Pond Pavilion provided parking thereby reducing the capacity of parking for the Pond Pavilion project?

Discussion- Item XVI-5:

There is an existing parking easement agreement that is recorded on the subject parcel and identified in the Preliminary Title Report. The parking easement agreement is for the benefit of the Quarry Pond Shopping Center immediately to the west of the subject parcel and the agreement identifies the right of the Quarry Pond project to park on the northern 1/3 portion of the Pond Pavilion and Lofts project site.

A Commercial Event Center requires a parking ratio of one parking space for every 2.5 guests and one parking space for every permanent employees (based on 500 guests and four permanent employees a total of 204 parking spaces would be required). The parking requirements for the craftsman lofts based on the proposed uses would be 86 spaces. Therefore, the total parking spaces required would be 290. A total of 233 on-site parking spaces (181 parking spaces and 52 additional valet parking spaces) would be provided and in addition 57 off-site parking spaces (57 spaces – actual versus required) would need to be made available on an as needed basis depending upon the number of guests attending the Commercial Event Center. A mitigation measure is required.

Mitigation Measures- Item XVI-5:

MM XVI.4 Provide an off-site parking agreement in the amount of 57 spaces. The off-site parking agreement shall be in place prior to Improvement Plan approval and/or recordation of the Parcel Map for the Pond Pavilion and Lofts proposed development.

Identify where the 52 valet spaces will be located on the site plan and how they will function without impacting the proposed 181 spaces.

Need to identify where these additional 57 spaces will be provided for appropriate environmental review purposes.

Maywan Krach

From: Harrison Clark <hkclark41@gmail.com>
Sent: Thursday, February 05, 2015 7:20 PM
To: Maywan Krach
Cc: Brian Keeley; Sandy Harris; Monica Sandgathe; Bjmakesithappen@aol.com; Merrill Furlow; Tim Darcey
Subject: Ponds Pavilion re-zone - A bad idea

COMMENTS for The Ponds Pavilion and Lofts PGPA 20120354:

Placer County Planning Commission
3091 County Center Drive
Auburn, CA 95603

RE: Pond Pavilion & Lofts – PGPA T20120354

When the GB Community plan was updated a couple of years ago our Supervisor promised there would be no piecemeal re-zoning. He promised that the new plan would be respected. But, here it is, more piecemeal re-zoning just like the senseless seven acre re-zone on Douglas to the west of Quarry Ponds (for the benefit of Uhler's friend Morehouse) prior to the Plan update.

This re-zone will create traffic and sound and other issues in an area that was not designed for urban development.

It also may hasten a traffic light at Berg which most of the community has long opposed. The new owner of Quarry Ponds wants a light at Berg ostensibly to improve safety for his customers. Lisa Powers made the same bogus argument. An intersection with a light will be far more dangerous to his customers and all users of Douglas and Berg than the current situation. Minimal understanding of traffic hazards shows that. This was addressed by the Traffic Study some years ago and that committee recommended no light at Berg. The Quarry Ponds owner simply wants slower traffic in front of his establishment -- which he does not need with a parking lot that is rarely not overflowing. Residents of Macargo want the light because they think it will reduce traffic on Macargo, but they don't realize that another light on Berg will push more traffic onto parallel roads including Macargo. Again, that side effect was revealed by the Traffic Study of some years ago.

Creating an urban area along what is essentially a Sacramento outer beltway would increase what is already untenable traffic congestion on Douglas. The Traffic Study brought out that Eureka will be made four-lane before Douglas goes six-lane because that is cheaper and more efficient. A light at Berg will hasten the advent of four lanes on Eureka, something Eureka property owners have long worried about.

Urbanization along Douglas through re-zoning is a bad idea and one that has long been resisted by the community. The re-zone application should be rejected.

Harrison Clark
8261 Berg Street
Granite Bay, CA 95746

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Maywan Krach

From: M. Furlow <mfurlow@quiknet.com>
Sent: Thursday, February 05, 2015 8:46 PM
To: Maywan Krach
Subject: Pond Pavilion & Lofts - PGPA T20120354

RE: Pond Pavilion & Lofts – PGPA T20120354

I oppose the rezoning and variances of the parcel for the following reasons:

1. Current zoning for this parcel per GBCP Section 3.4 is RA-B, Residential Agricultural. The GBCP envisioned commercial development on Douglas to be centered at Auburn/Folsom and Sierra College so as to avoid the commercial strip atmosphere of Douglas Blvd in Roseville. The adjacent parcels to the west (Quarry Ponds and its boat lot predecessor, feed store etc) were long developed commercial properties whose zoning was grandfathered in the GBCP. Good planning usually buffers residential with low intensity office/professional rather than a noise generating event center. Further commercial development is not consistent with the vision of the GBCP and offers no benefits to the local community for this change.
2. There is not a need for additional commercial office space. There are numerous existing vacant spaces within close proximity to this proposed project.
3. The GBCP says businesses should serve the needs of the local community (as opposed to a wider regional audience). This event center targets people from out of the area. There is already an existing event center at the Lutheran Church less than a mile away on Douglas Blvd. as well as numerous others in Roseville, Rocklin, Loomis and Newcastle.
4. The conditional use permit needed for the operation of a commercial event center will allow noise levels that will exceed Placer County sound limits for residences surrounding the lake and adjacent to this property and mitigation efforts are inadequate to give neighbors the quiet that they are entitled to. There are inadequate mitigations for **night time** noise and there is no definition of what timeframe constitutes a weekend.
5. This project requires a variance to reduce the pond setback. Setbacks have a purpose such as to not encroach on existing wetlands, control erosion, protect the natural flow of the water. Reducing the setback will likely have an adverse impact on the preservation of the pond and may cause drainage issues. How is this mitigated?

6. This project requires a variance to construct a multi-tenant monument sign at the entry. This is inconsistent with the GBCP and unfair to other commercial property owners who comply with sign standards. This issue is a repeat with this applicant (Lisa Powers applied for the same variance with her development at Quarry Ponds, and at that time the specs for commercial signage and lighting along Douglas Blvd was made clear to her).

7. This project is not able to construct a deceleration/acceleration lane that safely serves the speed of traffic due to inadequate frontage -- the proposed lane is not long enough to accommodate vehicles exiting/entering traffic traveling 55mph. Douglas Blvd, the main corridor designed to move non-local traffic through Granite Bay efficiently so non-local traffic will not use neighborhood streets, will become significantly congested at peak drive times (evening events) due to this flaw.

8. The project is not able to construct adequate on-site parking to accommodate the number of patrons it intends to serve -- the proposed mitigation ...secure off-site valet parking will cause back-up along Douglas Blvd, as patrons of events arrive primarily within a 30 min window of event start time. The back-up of vehicles waiting for valets and the increased driving on Douglas Blvd during peak drive time from the valets will cause significant congestion, hazardous driving movements, and non-local traffic using neighborhood streets leading to accidents involving pedestrians at sunset (compromised vision due to setting sun). Valets will have to enter Douglas Blvd (probably make a u- or left-turn, travel to off-site parking site, park vehicle and get into another vehicle, re-enter Douglas Blvd, and travel to the subject property (making another u- or left-turn) in order to valet park -- this process to be repeated again, and again, and again. This valet parking is proposed to accommodate the arrival of 200+ cars within a 30 minute window, at peak drive times (5:30p-7:30p). In addition, this process will be repeated at the end of the event when Douglas Blvd is dark and departing patrons' driving ability may be impaired due to alcohol consumption.

This project is inconsistent with the Community Plan, which was recently updated in 2012, that addressed the issues this project challenges. There were very specific reasons to uphold the zoning along the Douglas Corridor, which would be compromised if this project were approved. The increased traffic, heightened noise levels, indifference to the policies and goals of the Plan will have adverse effects on our community. Even though the report finds impacts can be mitigated it appears the measures are too broad, ineffective or unenforceable.

According to Page 4 of The Granite Bay Community Plan, the primary focus is to "offer a rural lifestyle characterized by the predominance of large lots in the northern section of the community, limited commercial development, high-quality schools, proximity to Folsom Lake and the prevalence of small agriculture and animal raising uses in the area". This project is in direct contrast to this intent.

Maywan Krach

From: Brian Keeley <brianjkeeley@gmail.com>
Sent: Thursday, February 05, 2015 8:50 AM
To: Maywan Krach
Subject: Comments regarding Ponds Pavilion

Per GB MAC the public can email comments to county.
If you're not the right contact, could you please forward to the Planner, or the appropriate recipient for this project?
What is his email?
Thanks so much,
Arlene Keeley

COMMENTS for The Ponds Pavilion and Lofts PGPA 20120354:

Placer County Planning Commission

3091 County Center Drive

Auburn, CA 95603

RE: Pond Pavilion & Lofts – PGPA T20120354

I strongly oppose the rezoning and variances of the parcel for the following reasons:

1. The project requires rezoning, because the current zoning for this parcel per GB Community Plan Section 3.4 is RA-B is Residential Agricultural.
2. The conditional use permit needed for the operation of a commercial event center will create noise levels that are illegal because they exceed the Placer County Code 9.36.060, Sound Limits, for residences surrounding the lake and adjacent to this property.
3. This project is not able to construct a deceleration/acceleration lane that safely serves the speed of traffic due to inadequate frontage -- the proposed lane is not long enough to accommodate vehicles exiting traffic traveling @ 55mph. Douglas Blvd, the main corridor designed to move non-local traffic through Granite Bay efficiently so non-local traffic will not use neighborhood streets, will become significantly congested at peak drive times (evening events) due to this flaw.
4. The project is not able to construct adequate on-site parking to accommodate the number of patrons it regularly intends to serve -- the proposed mitigation ...secure off-site valet parking will cause back-up along Douglas Blvd, as patrons of events arrive primarily within a 30 min window of event start time (per Lisa Powers @ GB Mac 1/7/15 meeting). The back-up of vehicles waiting for valets and the increased driving on Douglas Blvd during peak drive time from the valets will cause significant congestion, hazardous driving movements, and non-local traffic using neighborhood streets leading to accidents involving pedestrians at sunset (compromised vision due to setting sun). Valets will have to

enter Douglas Blvd (probably make a u- or left-turn, travel to off-site parking site, park vehicle and get into another vehicle, re-enter Douglas Blvd, and travel to the subject property (making another u- or left-turn) in order to valet park -- this process to be repeated again, and again, and again. This valet parking is proposed to accommodate the arrival of 200+ cars within a 30 minute window, at peak drive times (5:30p-7:30p). In addition, this process will be repeated at the end of the event when Douglas Blvd is dark and departing patrons' driving ability may be impaired due to alcohol consumption.

5. The project proposes to use the existing Quarry Pond's parking lot for overflow parking. This will not work. The tenancy at QP's center is currently not at capacity -- there are unleased units, however, at peak times, the parking lot is already full to capacity, plus employees of QP tenants currently use the temporary parking lot located on this subject property to park their cars for an extended period of time.
6. This project requires a variance to reduce the pond setback. Setbacks have a purpose such as to not encroach on existing wetlands, control erosion, protect the natural flow of the water (drainage). Reducing the setback will likely have an adverse affect to the preservation of the pond and may likely cause drainage issues.
7. This project requires a vesting parcel map to create two parcels -- there is no benefit to the community. There may be ulterior motives such as the applicant plans to secure the entitlements and subsequently sell the parcel. A new owner may feel the entitlements are a starting point and may likely propose additional, more significant changes.
8. This project requires a variance to construct a multi-tenant monument sign at the entry. Please note, this issue is a repeat with this applicant (Lisa Powers applied for the same variance with her original development at Quarry Ponds, and at that time the specs for commercial signage and lighting along Douglas Blvd was made clear to her, however she's ignoring them, again, and proposes the same variances).
9. There is an existing event center at the Lutheran Church, less than a mile away on Douglas Blvd.
10. There isn't a need for additional commercial office space. There are numerous, existing, vacant space within close proximity to this proposed project.

This project goes against the Community Plan, which was recently updated in 2012, that addressed the issues this project challenges. There were very specific reasons to uphold the zoning along the Douglas Corridor, which would be compromised if this project were approved. The increased traffic, heightened noise levels, indifference to the policies and goals of the Plan will have adverse effects to our community. This may also trigger the installation of a traffic light at Berg which goes against the corridor design of Douglas Blvd -- to keep non-local traffic moving efficiently through our community, keeping that traffic outside of our neighborhood streets.

According to Page 4 of The Granite Bay Community Plan, the primary focus is to "offer a rural lifestyle characterized by the predominance of large lots in the northern section of the community, limited commercial development, high-quality schools, proximity to Folsom Lake and the prevalence of small agriculture and animal raising uses in the area". This project is in direct contrast to this intent.

In conclusion, this project should not be approved due to it's incompatible design for the parcel, the traffic hazards and noise problems it will create, the predominance of existing, vacant commercial space, an existing event center located less than a mile away, and the indifference towards the policies sanctioned in our community plan.

GRANITE BAY COMMUNITY ASSOCIATION
P.O. BOX 2704
Granite Bay, CA 05746

February 4, 2015

Maywan Krach
Community Development Technician
3091 County Center Drive #190
Auburn, CA 95603

Re: Notice of Intent to Adopt a Mitigated Negative Declaration – Ponds/Pavilion and Lofts (PGPA 20120354)

Please consider the following comments on the above project:

It is inconceivable that a project that requests a GPA, CUP, Vesting Parcel Map, and numerous variations in order to develop a commercial project does not have impacts that are significant and need specific, enforceable measures beyond what is suggested in report.

GPA – To change from residential to commercial zoning. This project is in the heart of low density residential with some grandfathered commercial to the west. Good planning usually buffers residential with low intensity office/professional not a noise generating event center.

Variances – NOISE - The event center design is such that much of the activity will take place on the outdoor terrace. Neighbors of the existing Quarry Ponds are already disturbed by outdoor dining facilities on weekends and at night. The mitigations given are unsatisfactory and unenforceable.

1. Outdoor noise shall be completed by 10 p.m. – Even if this were to happen does this include time when parking lots are vacated at night?
2. Orient speakers to north with particular care not to aim at existing restaurant in Quarry Ponds. What about homes to north? Who enforces?
3. Management shall have sound level meter to ensure levels satisfied during event – once again who enforces this? Who gets notified when violations occur? Does County have enforcer on duty on weekends? Will there be a number to call? Will it be posted on site?
4. Facility representatives are encouraged to work with neighborhood to develop procedures for addressing noise concerns. This has really worked in past with same operator when involved with Quarry Ponds. Same question – who enforces?

The study found noise generated during operation of event center is predicted to satisfy Placer County DAYTIME noise standards. The concern is noise generated at NIGHT.

These concerns should be mitigated by strict conditions on project and numbers to contact with complaints that can be addressed in real time. They must be specific and enforceable with no wiggle room.

Variances – PARKING– There is grave concern regarding the vague parking for events. How is overflow parking for existing Quarry Ponds on the one-third of the east parcel affected? Attendees to event center will not be able to use Quarry Ponds lot as their busy time is also on weekends. The loft hours go to 9:00 p.m. Squeezing in valet parked cars could create a problem for emergency vehicles – SPFD has very large vehicles. Parking off site for 57 is unrealistic. Where will this be provided? How will people get to event center? This inconvenience alone will make the event center very unattractive when there are other facilities in the area with much better accommodations and in locations where noise and parking aren't a problem. This parking plan must have very

9/24/10

specific conditions and written long term contracts for parking off site. Under no circumstances should pedestrians be permitted to walk along the south side of Douglas where there are no sidewalks or try to cross Douglas from the north side where there are no signal lights, lighting, or crosswalks to ensure safety.

Variences – Multi-tenant monument sign – The sign should be in conformance with the GBCP which is adequate.

Hours of Operation - What is definition of weekends? Friday, Saturday? Friday, Saturday, Sunday? Saturday, Sunday?

Project Site - The only commercial is directly adjacent to proposed project. The nursery is agriculture, the church on north is very low key, and zoning south, north, east and west is low density residential. The existing commercial was grandfathered in and has been there for decades. Generally, it is considered good planning when residential is buffered by offices which usually close by 6:00 p.m. on weekends; not event centers that by their nature attract large out-of-area crowds and are used mostly at night and on weekends. The GBCP envisions commercial zoning on Douglas at Auburn-Folsom and Sierra College. The commercial zoning requested is an impact to numerous goals and policies in the Granite Bay Community Plan.

Even though the document points out that there are conflicts between the project and land use and zoning designations and the design guidelines set forth in the GBCP, no mitigation measures are required. It is also pointed out that due to the proximity of the proposed project to adjacent residential uses, the project could create an incompatible use or land use conflicts, but no mitigation measures are required. WHY??

The document goes on to state that even though “the project will result in substantial alteration of the present or planned land use of a parcel... the overall effect of the project will not result in the substantial alteration of the land use in area and no mitigation is required.” WHAT??

Aesthetics – Mitigation 2.2 – No lighting is permitted on top of structures. Does this include lights similar to those that outline the existing Quarry Ponds building which were installed one Christmas season many years ago and despite complaints were never removed?

Traffic – It is unclear about left turns from project. Traffic exiting right from existing Quarry Ponds makes U turn at church. Will this still be permitted or will that traffic also be required to turn at Barton? Would it be possible for new project to use existing access at Quarry Ponds to avoid problems? Apparently there can be 200+ events a year. If this happens, there has to be some very clear traffic patterns for people unfamiliar with area to exit safely.

Traffic at Douglas/Barton intersection is projected to eventually be LOS F. According to GBCP, Douglas is designed for 4 lanes. Do we deliberately disregard the GBCP and good planning and allow more commercial development along Douglas and put the residential development along that roadway in a very urban situation? If Douglas becomes clogged with signal lights and traffic, pass through motorists will seek less congested interior residential roads such as Eureka. Does the cost of improving Douglas with additional traffic lanes and traffic signals in the future offset the cost to the residential community in order to allow this change to the Plan?

In summary even though the report finds impacts can be mitigated, many feel the mitigation measures are too broad, not specific enough, and ineffective.

Sandra H. Harris, Secretary
Granite Bay Community Association

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Maywan Krach

From: The Fays <fays@surewest.net>
Sent: Wednesday, February 04, 2015 11:07 AM
To: Maywan Krach
Cc: lzberry@peoplepc.com
Subject: FW: Development Projects in Granite Bay - MAC response

Dear Mr. Krach,

Thank you for your response to my previous email concerning the development projects in Granite Bay. This forwarded message is also in regards to the Folsom Lake Estates traffic calming concerns. Mrs. Berry requested that I forward her comments to you, to give you more information on our neighborhood's struggle with speed, as well as number of vehicles, traversing our Folsom Lake Estates daily.

Thank you,

Pat Fay

Dear Mr Uhler,

At the request of a number of individuals who received the email below, I am forwarding it onto you so that you have a better idea of how MANY residents in Granite Bay feel in regards to further expansion of Granite Bay without adequate traffic planning. I am a resident and long acting member of the Folsom Lakes Community and Traffic Calming Committee.

My family was moved to Granite Bay in 2006 and we purchased a house that we thought would be a wonderful home until our children graduated from Granite Bay High School. Since the onset of the Auburn Folsom construction project in 2007 and continued saturation of areas surrounding Granite Bay, our daily lives have become a nightmare. The traffic volumes racing through our streets during commute hours has become not only intolerable but dangerous. Completion of the Folsom Lake Crossing project added an additional 200+ left turns into our neighborhood from 7:00-9:00 am on weekdays. These cars are driving 40-45 mph (highs of 55+ have been recorded) past our children waiting at bus stops utilized by 3 schools. Posted speed are 25mph.

Google maps, unfortunately, has chosen our community as the fastest route to Folsom from anywhere North and West of Eureka, adding to already high traffic volumes. Our streets are narrow, the topography is challenging and homes are on large hidden lots. Many long term residents are having trouble exiting their driveways because of the excessive speeds of cut-through traffic.

Before the additional projects highlighted below are approved, PLEASE hear the voice of the community when we say we've had enough! Completion of the A-F may reduce a small fraction of traffic, however, will not absorb those cars travelling to East Roseville Parkway nor will it reduce the speeds are cars in our neighborhood. We are working with Placer County to install additional speed cushions on our streets to safeguard our children and plan on seeking mitigation funding from the County to help offset costs due to the impact of the above (and other) projects.

Attendees at the MAC meeting last month also noted dangerous speeds on East Roseville Parkway and Eureka. The CHP provides cars when available, however, they are understaffed and have more serious issues to deal with than our small community.

My request is that these and future projects be carefully reviewed to make sure that the negative impact does not drive the desirability of Granite Bay down to where it is no longer a wonderful place to raise our families. Traffic is an issue and planning by other communities such as Folsom, Roseville, and Rocklin impacts us as well. Our community needs by-pass routes.

Thank you for your attention to this matter

Larissa Berry

Folsom Lake Estates Traffic Calming Committee Member

---Once again, committee members, Board members and concerned residents have been Bcc'ed to protect their email privacy---

-----Forwarded Message-----

From: Larissa Berry

Sent: Jan 29, 2015 5:46 PM

To: gbca@granitebay.com

Subject: Development Projects in Granite Bay - MAC response

MAC Meeting Response:

I am a resident of Folsom Lake Estates; which lies in close proximity to the planned projects:

POND PAVILION & LOFTS - PGPA - T20120354 - BOS4 - MAJ250
GRANITE ESTATES PROFESSIONAL CENTER - PLN14-00169 - BOS4
GRANITE BAY MEDICAL OFFICE COMPLEX - PLN14-00152 - BOS4

Folsom Lake Estates is currently involved with the county to not only reduce vehicle counts but to reduce potentially deadly speeds in our neighborhood. Speeds and the number of vehicles cutting through our neighborhood have dramatically increased in the past few years. We have been working with Placer County and the CHP since 2007 to address speeds in excess of 70mph (posted speeds are 25mph) and have a clear picture of how expansion projects impact us directly.

FLE has been not only impacted by the Auburn-Folsom Construction project but also by completion of the Folsom Lake Crossing. Our once quite and lovely community has become a cut through to Barton/Douglas and East Roseville Parkway; putting our safety as well as our quality of living in jeopardy.

Many of us in this community adamantly oppose these projects due to the additional vehicle impact this will have on our neighborhood on a daily basis and ask what measures have been taken to account for added traffic? There appears to be an inadequate plan to accommodate the growth in the Granite Bay area. Any additional projects should include expansion of by-pass routes.

Respectfully,

Larissa Berry

A member of the Folsom Lake Estates Traffic Calming Committee

Other members of the Traffic Committee, Placer County Public Works and the CHP have been copied on this note (Bcc to protect the privacy of their email addresses)

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Kathy McCarthy
8740 Golden Spur Drive
Granite Bay, CA 95746
916-847-8255

Comment Regarding Mitigated Negative Declaration for Pond Pavilion in Granite Bay

Imagine 500 people chatting in your back yard. Now add a band to that. Now add a loudspeaker system to that. Now see if you can sit on your back porch and enjoy a quiet evening at home. During the summer months our neighborhood is already bombarded with noise from the Quarry Ponds Shopping Center concerts that are a fraction of the size of the proposed Pond Pavilion event center capacity. The lake to the south of the proposed building site bounces sound directly towards our properties, and any hope of enjoying our "quiet, rural setting" (quote from www.sacbride.com/wedding-reception-venues/the-pond-pavillion) vanish with this project. This venue is already booking events for next year. Though this project seems to be green lighted even before the comment period has ended, I would still like to voice my concerns regarding this ill conceived project.

In the Mitigated Negative Declaration, there are several portions of the research that incorrectly determine that this project has little or no impact on the current residents. The areas of concern include incompatible use, substantial changes to the present planned land use, and overall adverse changes to the existing neighborhood.

Though I have grave concerns with all aspects of the project, I will focus my discussion on the Land Use and Planning section of the report beginning on page 21. The report grossly understates the effects of the following:

2. Conflict with General Plan/Community Plan . . .

When the project requires 7+ rezoning and variances to move the land use from quiet rural to a 500+ guest commercial event center, there is a significant impact to the Community Plan and the entire surrounding neighborhood. These variances bring with them lights, traffic and noise that completely change the rural tone of Granite Bay and are not in line with the current General Plan; and each time a residential parcel is converted to commercial, it sets a precedent making the commercial conversion of any future residential parcels just that much easier.

4. Result in the development of incompatible uses . . .

A 500+ guest commercial event center in a rural neighborhood has a significant impact on the existing residents' quality of life and negatively affects their ability to enjoy their property according to the General Plan. Adding an event center to an area that is primarily single family residences completely changes the tone of the neighborhood; and when considering that this neighborhood is also a quiet, rural community, the disruption to the existing neighborhood is even greater.

7. Result in a substantial alteration of the present or planned land use of an area . . .

Rezoning to allow an event center completely changes the profile of the existing neighborhood. After experiencing the amount of noise and disturbance that the existing Quarry Ponds Shopping Center's

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events cause, adding a 500+ guest event center simply degrades the peace and quiet of the neighborhood that much further, which has a significantly negative impact on current residents.

8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration . . .

There are several points to be made here, all of which negatively impact the residents of the neighborhood quite significantly.

- This project does not need to cause urban decay to have a negative impact on the neighborhood. Simply by urbanizing a rural area, this project degrades the neighborhood.

- How many empty storefronts does the area need? Look next door to the existing Quarry Ponds Shopping Center, and it still has as many vacancies as tenants.

- As these commercial venues pull more random people into backyard areas, the incidents of trespassing and vandalism are increasing. Just a few years ago the rural nature of Granite Bay made it a really safe place to live. Even with the drug corridor heading into Folsom Lake, Granite Bay has managed to keep that traffic moving through and out of the community. With each project that chips away at the General Plan/Community Plan, Granite Bay becomes a little more congested taking on the profile of our neighbor Citrus Heights.

In the Granite Bay Community Plan the south side of Douglas has a 300 foot setback to provide a noise buffer. This project does nothing to buffer existing noise, and actually increases the noise factor exponentially by adding traffic, ambient noise from 500+ people, as well as noise from loudspeakers and bands. Page 22 claims that this project does not result in a significant environmental impact and recommends that no mitigation measures are required. It goes on to argue that because there is existing commercial property to the west, which was grandfathered into the Community Plan, that the parcel in question should also be zoned commercial allowing for the construction of the event center. A better argument would be that since this parcel is zoned residential, and there is residential land use to the south and east that this parcel's use should remain as close to residential as possible.

When granting variances to the General Plan/Community Plan, there should be great care given to keep the land use as close to the community plan as possible. The leap from rural residential to business/event center is not respecting the Granite Bay Community Plan. And, it's not like Granite Bay is short on event spaces. There are plenty of event venues already in Granite Bay including The Lutheran Church of the Resurrection, Bayside Church, Granite Bay Golf Club, Quarry Ponds Shopping Center, the library and Raley's just to name a few.

In all of the discussion of the noise levels that the event center creates there is no consideration given to how the sound travels to the south. The land is open and the lake's large expanse of water does nothing to block the sound. Residents know this because the existing Quarry Ponds Shopping Center's outdoor concerts have already disrupted their quiet, rural evenings in their Granite Bay homes. This proposed event center only promises to make this already untenable situation worse.

Building a commercial center adds considerably more light glare than a single family residence would, which further erodes Granite Bay's night sky. Bringing 200 – 300 additional cars into the neighborhood brings with it ambient noise and vehicle exhaust. Setting up loudspeakers and outdoor bands for 500 people to enjoy creates noise levels that disturb present residents. All of these things are the antithesis of the Granite Bay Community Plan.

We have lived in our home in Granite Bay for 20 years. Before settling here we took a hard look at the community plan, and we liked what we saw. We want to live in a community with a rural feel, and the last thing that we want to see as long time residents of the area is an event center built in our own back yard.

Maywan Krach

From: Tish Santor <trsantor@surewest.net>
Sent: Monday, February 02, 2015 7:44 PM
To: Maywan Krach; kuhker@placer.ca.gov; Kathi Heckert
Subject: Letter re: PLN 14-00169

February 1, 2015

Placer County Planning Commission

3091 County Center Drive

Auburn, CA 95603

RE: Granite Estates Professional Center – PLN 14-00169

We have reviewed the information about the project above and strongly oppose the variance of the parcel for the following reasons:

1. The zoning for this 4.4 acre property according to the Granite Bay Community Plan Section 3.4 is C2-UP. According to the Granite Bay Community Plan, Page 55, all development on the north and south side of Douglas Blvd. shall be required to dedicate 70 feet of right-of-way as measured from centerline and building setbacks from the edge of the road right-of-way shall be a minimum of 75 feet. The members of the community and planning commission spent countless hours constructing and adopting this Community Plan just a few years ago in 2012. There were very specific reasons for the zoning specifications along the Douglas Corridor, many of which would be compromised if this development received a variance to the zoning requirements.
2. Consider the 'need' for this type of commercial building. There are already an abundance of vacancies in current commercial buildings within a few miles of this proposed development. The high vacancy of commercial property exists at both ends of the corridor (Sierra College and Auburn Folsom Rd.). What is the purpose of adding more unused commercial property?
3. The developer's latest design proposes extending the turn lane onto Berg. There is a question of whether there is enough distance for vehicles exiting the project to quickly cross fast moving two lane traffic on Douglas Blvd. to access the turn lane and causing a hazardous situation. This would also increase the traffic in this already highly congested area and potentially require a stop light at Berg which would go against the 'corridor' design of Douglas Blvd. which is to keep traffic flowing from Sierra College to Auburn Folsom Road. A recommendation with or without the approval of this variance would be to make it illegal to make U-turns at Berg because of the safety hazards. U-turns can be made safely at the turn to the East of Quarry Pond or at the stop light on Barton.

In conclusion, please represent our community by upholding the integrity of the Granite Bay Community Plan with no land use changes along Douglas Blvd. Of the 5 current projects proposed along Douglas Blvd. two are for "memory care" communities and three are for medical offices. They all require some type of land use revision. These changes have the ability to completely change the overall goals and policies of the newly adopted Plan that was supported and adopted by the community, MAC, Planning Commission and Board of Supervisors. Please stand true to your word.

With our strongest and most empathic voice we request that you represent our community by voting down this proposal.

Mark and Tish Santor

Waterford Homeowners Association

5525 Granite Falls Way, Granite Bay, CA 95746

**FOLSOM LAKE ESTATES
PONDS PAVILION & LOFTS
PROJECT CONCERNS
2015**

Presented on behalf of the Folsom Lake Estates community
by members of the Traffic Calming Committee

Folsom Lake Estates Traffic

- Folsom Lake Estates has been involved in neighborhood traffic calming for 8 years
- Since 2007, traffic continues to grow at an alarming rate
- FLE is directly impacted due to its location between arterial roads (Auburn-Folsom, Douglas, Roseville Parkway and Barton)
- FLE residents adamantly oppose continued growth without a CLEAR traffic plan

Traffic Snapshot

2007

886 cars/day

45 mph

2014

3,278 cars/day

65 mph

Comprehensive Speed/Volume studies conducted in **2007, 2012, 2014**
by Placer County Public Works.

Contacts – Ken Grehm, Alice Atheron and Rich Moorehead

Ponds Pavilion & Lofts Project

Concerns

- Are there any additional arterial route expansions planned?
- Has the Quarry Ponds project completed a traffic impact study?
- What is being done or will be done to prevent the use of residential streets as cut-through routes for businesses?

Folsom Lake Estates

Traffic Summary

Folsom Lake Estates is currently involved with the county to not only reduce vehicle counts but to reduce potentially deadly speeds in our neighborhood. Speeds and the number of vehicles cutting through our neighborhood have dramatically increased in the past few years. We have been working with Placer County and the CHP since 2007 to address speeds in excess of 70mph (posted speeds are 25mph) and have a clear picture of how expansion projects impact us directly.

FLE has been not only impacted by the Auburn-Folsom Construction project but also by completion of the Folsom Lake Crossing. Our once quiet and lovely community has become a cut through to Barton/Douglas and East Roseville Parkway; putting our safety as well as our quality of living in jeopardy.

Many of us in this community adamantly oppose the Ponds Pavilion & Lofts as well as other expansion projects due to the additional vehicle impact these will have on our neighborhood on a daily basis. We ask what measures have been taken into account for added traffic? There appears to be an inadequate plan to accommodate growth in the Granite Bay area. Any additional projects should include expansion or creation of by-pass routes.

Folsom Lake Estates Traffic Calming Committee

FLE Resident Feedback to MAC

To Mr Uhler,

At the request of a number of individuals who received the email below, I am forwarding it onto you so that you have a better idea of how MANY residents in Granite Bay feel in regards to further expansion of Granite Bay without adequate traffic planning. I am a resident and long acting member of the Folsom Lakes Community and Traffic Calming Committee.

My family was moved to Granite Bay in 2006 and purchased a house that we thought would be a wonderful home until our children graduated from Granite Bay High School. Since the onset of the Auburn Folsom construction project in 2007 and continued saturation of areas surrounding Granite Bay, our daily lives have become a nightmare. The traffic volumes racing through our streets during commute hours has become not only intolerable but dangerous. Completion of the Folsom Lake Crossing project added an additional 200+ left turns into our neighborhood from 7:00-9:00 am on weekdays. These cars are driving 40-45 mph (highs of 55+ have been recorded) past our children waiting at bus stops utilized by 3 schools. Posted speed are 25mph.

Google maps, unfortunately, has chosen our community as the fastest route to Folsom from anywhere North and West of Eureka, adding to already high traffic volumes. Our streets are narrow, the topography is challenging and homes are on large hidden lots. Many long term residents are having trouble exiting their driveways because of the excessive speeds of cut through traffic.

Before the additional projects highlighted below are approved, PLEASE hear the voice of the community when we say we've had enough! Completion of the A-F may reduce a small fraction of traffic, however, will not absorb those cars travelling to East Roseville Parkway nor will it reduce the speeds are cars in our neighborhood. We are working with Placer County to install additional speed cushions on our streets to safeguard our children and plan on seeking mitigation funding from the County to offset costs due to the impact of this and future projects.

Attendees at the MAC meeting last month also noted dangerous speeds on East Roseville Parkway and Eureka. The CHP provides cars when available, however, they are understaffed and have more serious issues to deal with than our small community. My request is that these and future projects be carefully reviewed to make sure that the negative impact does not drive the desirability of Granite Bay down to where it is no longer a wonderful place to raise our families. Traffic is an issue and planning by other communities such as Folsom, Roseville, and Rocklin impacts us as well.

Our community needs by-pass routes.

Thank you for your attention to this matter

Larissa Berry

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FLE Resident Feedback to MAC

(Continued)

We are sending this email as concerned Granite Bay residents. We live in Folsom Lake Estates. The traffic volumes and speeds through our once quiet neighborhood are very frightening. We are currently working with the county to get stop signs and speed cushions added to our streets.

The new planned developments such as Pond Pavilion and Lofts, Granite Estates Professional Center, Granite Bay Medical Complex, a child care facility and others will just add to the safety and quality of Life challenges we already deal with.

We oppose additional growth without further development of by-pass routes which do not include Folsom Lake Estates.

Please consider the impact of these proposed projects to the health and safety of our neighborhood and others.

Peter & Diane Filice

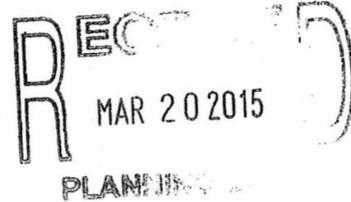
As a resident of Folsom Lake Estates, I am completely opposed to these projects without establishing measures to accommodate the additional traffic generated, as they will negatively impact this neighborhood. The additional vehicles, scheduled to be channeled through our development's streets, on a daily basis is a clear safety hazard, considering our existing battle to reduce dangerously high speeds and numbers of vehicles on these same streets. (Placer Co Public Works, and CHP) The traffic patterns through this community have already been negatively impacted by the Auburn-Folsom construction project, as well as the Folsom Lake Crossing.

Patricia Fay

LAW OFFICE OF
MARCUS J. LO DUCA
A Professional Corporation

MARCUS J. LO DUCA

March 17, 2015



Mr. E.J. Ivaldi
Deputy Director
Planning Services Division
County of Placer
3091 County Center Drive
Auburn, CA 95603

Re: Pond Pavilion and Lofts - T20120354

Dear Mr. Ivaldi:

As you know, this office represents the Lisa Powers Revocable Trust dated October 1, 1998 (the "Trust"), owner of the property for the Pond Pavilion and Lofts project in Granite Bay (the "Project"). As you are also aware, there is recorded against the property a parking easement agreement (Document No. 2007-0052073, recorded May 23, 2007) (hereafter the "Easement Agreement") by which the Trust granted to the Quarry Pond Retail Center a non-exclusive easement for parking in an area on the Pond Pavilion property called the "Parking Area" in the Easement Agreement. Under Section 1 of the Easement Agreement, the Trust has the right to relocate the Parking Area at any time.

This letter is to inform the Planning Department that the Trust, pursuant to its rights under the Easement Agreement, intends to relocate the Parking Area from the northern portion of the Trust's property to the southeastern portion of the property upon construction of the Project. A letter to the Quarry Ponds Retail Center owner will be forthcoming when the Project has been constructed.

In addition, since the County authority to use the temporary parking area in the northern portion of the Trust property has expired, my client will be immediately closing off that parking area to any further use by the adjacent property owner or any other member of the public.

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Mr. E.J. Ivaldi
March 17, 2015
Page 2

If you have any questions, please do not hesitate to call.

Very truly yours,

LAW OFFICE OF MARCUS J. LO DUCA
A Professional Corporation

A handwritten signature in black ink, appearing to read "Marcus J. Lo Duca", written in a cursive style.

Marcus J. Lo Duca

MLD/jlf

cc: Lisa Powers, Trustee
Michael Johnson
Roy Schaeffer

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