



**MEMORANDUM**  
**COMMUNITY DEVELOPMENT/RESOURCE AGENCY**  
**PLANNING SERVICES DIVISION**  
County of Placer

TO: Board of Supervisors

DATE: October 11, 2016

FROM: Paul Thompson Interim Agency Director

BY: George Rosasco Supervising Planner

SUBJECT: The Park at Granite Bay

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**ACTION REQUESTED**

1. Conduct a Public Hearing to consider a recommendation from the Placer County Planning Commission to approve the Park at Granite Bay project including the following actions:
  - a. Certification of The Park at Granite Bay Final Environmental Impact Report (SCH# 2015022026), prepared pursuant to the California Environmental Quality Act, and Mitigation Monitoring Reporting Program;
  - b. Adoption of a Resolution to approve amending the Granite Bay Community Plan to change the project site's land use from Rural Low Density Residential 0.9-2.3 acres per unit (RLDR) to Medium Density Residential 2-4 dwelling units per acre (MDR);
  - c. Adoption of an Ordinance to approve a Rezone of the project site from RS-AG-B-40 (Residential-Single-Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet) to RS-B-X 7,000 (Residential Single-Family, combining a minimum Building Site of 7,000 square feet);
  - d. Approval of a Variance to allow for an increase in the maximum lot coverage (the area covered by buildings and other structures) currently allowed per single story residence within the residential single-family zone district from 40 percent to approximately 50 percent on only those lots that are 8,000 square feet or less within the project site; and
  - e. Approval of the Vesting Tentative Subdivision Map.

**PROJECT LOCATION**

The project site is comprised of seven parcels totaling 16.3 acres and is bordered by Sierra College Boulevard to the east, Eckerman Road to the west, Annabelle Road to the north, and Haskell Way to the south, in the Granite Bay area. The project site is also situated within an unincorporated County island that supports a variety of parcel densities and is surrounded by suburban development to the north, east, and west that is located in the City of Roseville and to the south in the County of Sacramento. The project site is also located within the City of Roseville Sphere of Influence (SOI).

**PROJECT DESCRIPTION**

The proposed project consists of a 56-lot single-family gated residential subdivision on a 16.3-acre site located in the Granite Bay area. The proposed Vesting Tentative Subdivision Map would create 56 residential lots, and common lot areas, including the following: an 0.81-acre neighborhood park labeled "A", the internal roadways labeled "G", two landscape lots labeled "C" and "B" located along the Sierra College frontage, and two lots to be used as water overland releases labeled "D" and "E" located between lots 7 and 8, and 49 and 50 respectively, and a lot for the detention basin labeled "F" in the northwest corner of the site. The common lot areas would be owned and controlled by the homeowners association.

The residences would include a mix of one and two-story homes on lots ranging in size from 7,150 square feet to 17,196 square feet and would be constructed of natural building materials (e.g., masonry, stucco, concrete, wood and stone) and colors (complementary natural, earth tones) that would serve to integrate the buildings into the existing environment. Each house would have a minimum of four parking spaces consisting

of two or three spaces in the garage and a minimum two spaces in the driveway. The residence driveways would be designed in accordance with County standards to allow them to be used for parking. In addition to these spaces, the onsite roads would accommodate parking along one side only for approximately 96 parking spaces.

Lots 3, 4, 5, 13, 24, 15, 18, 19, 20, 41, 46, 53, 54, and 55 in the proposed project would be deed restricted to allow only one-story homes to reduce visual impacts to homes on adjacent lots that are contiguous to the project. However, to build houses that are similar to the rest of the development the applicant has requested a variance to allow an increase in the maximum lot coverage currently allowed per single story residence within the Residential Single-family zone district from 40 percent to 50 percent on the perimeter lots that are deed restricted to one story. Thus, allowing for similar size residences to be constructed. A Variance to allow for an increase in the maximum lot coverage (the area covered by buildings and other structures) currently allowed per single story residence within the Residential Single-family zone district from 40 percent to approximately 50 percent on only those lots that are 8,000 square feet or less within the project site.

The proposed project's privately owned and operated 0.81-acre park would have playable turf that could accommodate youth sports practices. The proposed grass turf field would be of sufficient size to allow practices for local recreational sports teams, including recreational youth (age 8/10 and under) soccer teams. Recreational sports practice would usually occur on weekday afternoons and early evenings. No lights are proposed for the fields so practices would end before sundown. The field is not of sufficient size to accommodate soccer matches. The park would be maintained by the homeowners association and its Covenants, Codes and Restrictions (CC&R's) and would contain a stipulation for the entry gate to remain open for the public from dawn to dusk and to allow public access during daylight hours. There is space for approximately 96 vehicles along one side of the onsite roads to be shared by both residents and park users.

The primary access for the project is from Sierra College Boulevard and is proposed to be gated with a 42-inch-high decorative entry wall and a 36-inch-high decorative split rail fence. The gate would be built to meet the County car stacking and circulation regulations and would be closed from dusk to dawn and be open from dawn to dusk to allow public access to the project's park. There would be a secondary gated emergency access provided to Eckerman Road that would be available for use only by emergency vehicles or by area residents during an emergency. This emergency access to the project site from Eckerman Road would comply with the South Placer Fire District's standards for emergency vehicle access and be equipped with a Knox key switch as well as an Opticom GPS System for both travel directions. The gate would be wrought iron and would be designed to look similar to an existing adjacent gate to the north of the project site. Trees and shrubs would be planted near the emergency vehicle access to help it blend with the surrounding area and to help shield the proposed project from Eckerman Road. No improvements are planned to Eckerman Road and the Placer Fire District did not require any improvements for this road to serve as an emergency access.

The project would provide landscaping along Sierra College Boulevard on lots "C" and "D" and a 15-foot landscaped buffer easement would be created around the entire perimeter of the project site. Both the open space landscape lots and landscape buffer would be controlled and maintained by the homeowner's association for the project. A six-foot high block sound wall would be constructed along Sierra College Boulevard on the rear property lines of lots "C" and "D", and wrap around the northernmost and southernmost lots (Lots 1, 2, 55 and 56). The six-foot masonry wall would be constructed upon a landscaped, earthen two-foot berm on the portions of the lots facing Sierra College Boulevard, with an effective height of eight feet relative to the grade of the adjoining pads. The sound wall on the northern and southern sides of the project (at rear of Lots 1, 2, 55, and 56) would have an effective height of six feet. Landscaping for the site would include trees and drought-tolerant vegetation to help minimize the visual impacts of the berms, sound walls and residences and to help the proposed subdivision to blend with the surrounding area. Climbing vines would also be planted within the project site at the base of the sound wall. These climbing vines are intended to grow over the sound wall. The remainder of the project site would be surrounded by a six-foot-high wooden "good neighbor" fence. These same fences would also be used to separate the interior lots and individual backyards within the project site.

The project is adjacent to the water and sewer services necessary to provide service to the project. The project would be required to build a sewer line from the project that will ultimately hook into the sewer service along Old Auburn Road. Water for the proposed project would be supplied by San Juan Water District. Wastewater generated by the project would be treated at the Dry Creek Wastewater Treatment Plant, operated by the City of Roseville. Ecology would provide residential and commercial garbage service, debris box service, and recycling to residents of the project. Project construction would require cut/fill grading to prepare the site for construction activities and would include installation of a water quality detention basin on lot "F" to regulate peak storm water flows from the project site.

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE**

An Environmental Impact Report (SCH#2015022026) has been prepared for this project and has been finalized consistent with the requirements of the California Environmental Quality Act (CEQA). The Draft EIR was released for a 45-day public comment period that started on December 15, 2015 and ended on February 16, 2016. The Planning Commission conducted a public hearing to receive comments on the Draft EIR on January 28, 2016. Placer County received one (1) comment letter from California Department of Fish and Wildlife, 21 comment letters from individuals, and four comment letters from the following organizations; Granite Bay Community Association, Granite Bay Island Community, South Eckerman Landowners, and the Bekhet petition. Twenty one (21) individuals also provided verbal comments at the January 28, 2016 Planning Commission DEIR hearing. All comments were responded to in the Final EIR. The Final EIR was completed and distributed for review on June 30, 2016.

The Draft Environmental Impact Report (EIR) prepared for the Park at Granite Bay project found that the project would result in either no impacts or less-than-significant impacts in the following areas:

- Agricultural and Forest Resources
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Mineral Resources
- Population and Housing
- Public Services
- Recreation

The Draft EIR prepared for the Park at Granite Bay project identified the following project impacts as "significant" or "potentially significant":

- Aesthetics
- Air Quality
- Greenhouse Gas Emissions
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Transportation, Traffic, and Circulation
- Utilities and Service Systems

The Final EIR concludes that, with implementation of the mitigation measures described in the Draft EIR and reiterated in the Final EIR, these impacts would be reduced to less than significant levels. The Draft EIR also concluded that after implementation of all mitigation measures, there would be no impacts that are "significant and unavoidable". As a result, no "Statement of Overriding Considerations" is required for this project.

The Board of Supervisors will be required to certify the Final EIR and adopt the Findings of Facts to satisfy the requirements of CEQA.

### **GRANITE BAY MUNICIPAL ADVISORY COUNCIL**

On July 11, 2016, The Park at Granite Bay proposal was presented as an "action" item at the Granite Bay Municipal Advisory Council (MAC). After hearing information presented by County staff and the applicant, and after listening to public comment, the MAC discussed the proposal, which included concerns regarding traffic,

density, and visual impacts to surrounding areas. After discussion, the MAC voted to recommend denial (3:2) of the proposed project because of an “insufficiently compelling reason why the MAC should approve the project as presented given the concessions required for the project to be approved” i.e. the MAC concluded that a project requiring a General Plan Amendment, Rezoning, and Variances to be approved was not appropriate (Attachment F).

## **PLANNING COMMISSION**

### August 25, 2016 Planning Commission Hearing

The proposed project was considered by the Placer County Planning Commission on August 25, 2016. At this hearing staff provided a comprehensive overview of the proposed project. As part of that overview staff discussed the following major issues with regard to the project. The project’s compatibility with the Granite Bay Community Plan, the project’s compatibility with surrounding land uses, traffic issues, drainage and water quality issues, visual impacts, landscaping and screening buffers proposed by the project, and fire safety issues. The Planning Commission also heard from Christina Erwin of E.S.A., the consultant who prepared the Park at Granite Bay Environmental Impact Report (EIR) for the project. In her role as EIR consultant for this project Ms. Erwin responded to comments contained in a letter challenging the adequacy of the EIR that was submitted by the Law Firm of Shute Mihaly on behalf of several adjacent property owners. Ms. Erwin addressed comments on the adequacy of the emergency vehicle access proposed on Eckerman Road, drainage and water quality issues, traffic issues, and the project’s consistency with the Granite Bay Community Plan and surrounding land uses. Ms. Erwin also explained to the Planning Commission that the EIR found that all of the significant impacts addressed in the letter from Shute Mihaly would be reduced to a less than significant level with mitigation measures set forth in the EIR and as such the project does not result in the need for any overriding findings. The Planning Commission also heard from Mike Ritter of the South Placer Fire District that the project as proposed complies with California Fire Safe Regulations. Additionally, the Planning Commission also heard public comments from 22 individuals, of those 9 were in support of the project and 13 were opposed to the project.

The comments in support of the project can be summarized as follows:

- Granite Bay needs affordable housing and this project will provide that housing.
- Enrollment is declining in Granite Bay schools and this project will provide housing opportunities for families with children.
- The proposed park will provide much needed field space for youth sport leagues such as soccer.
- That this is an infill project and is smart growth within the Granite Bay Community and this type of growth is occurring all over the United States.
- The project will help diversify the housing market in the Granite Bay area.
- The project as proposed is appropriate because this area is not really appropriate for agricultural uses but more suited higher density housing developments.

The comments in opposition to the project can be summarized as follows:

- The project is not consistent with the Granite Bay Community Plan and should not be approved.
- The project is not consistent with the surrounding land uses.
- The project will be visually intrusive and will not be adequately screened from adjoining properties.
- The project is too dense for the island area.
- The project will not be consistent with existing agricultural uses in the area.
- Rezoning the project will change the lifestyle of the people in the area.
- The project will create new traffic, creating problems on already over taxed roadways.
- The project will create unsafe traffic conditions on Sierra College Boulevard due to the fact that people will need to turn right out of the project and make a “U” turn at the intersection of Sierra College Boulevard and Old Auburn road to head north towards Douglas Boulevard.
- The project will create more flooding issues on Eckerman Road.
- Eckerman Road is not adequate to comply with the state’s fire safe regulations.
- The approval process is being conducted in a “top down” manner, which is not fair to the property owners surrounding the project.
- Affordable housing is not needed because people can live in Johnson Ranch which is more affordable than the Granite Bay area.
- Granite Bay High School is impacted and does not need more students.

After hearing the staff presentation and public comment the Planning Commission's discussion focused on the following issues:

### ***Granite Bay Community Plan/Zoning Consistency***

The Planning Commission discussed the history of the Granite Bay area and the fact that much of the area's zoning is based on land use assumptions from the 1980 Granite Bay Community Plan that have not come to fruition. One such assumption discussed was the fact that agricultural uses in the Granite Bay area are disappearing as it grows and becomes more urban. The Planning Commission also discussed the Granite Bay Community Plan Update completed in February 2012 that did not consider any land use changes. As part of the 2012 Community Plan Update only the policy document was updated and as a result any changes to zoning and/or land use would be pursued by property owners on an individual basis for the duration of the Plan. The Planning Commission also stated that in the future they felt that higher density projects would become more common as the extra density is needed to bear the public infrastructure and private costs of developing property. It was also stated that projects of this type are likely representative of the type of growth that will occur in the County in the future. The Planning Commission also discussed the need for more attainable housing in Granite Bay, citing the lack of affordable housing alternatives as a potential cause of declining school enrollment.

The Planning Commission also discussed that the island area where this project is proposed is a transitional area that is appropriate for a land use change to medium and high density residential, as it is surrounded by the City of Roseville and is located in close proximity to commercial services, public utilities, and appropriate roadway infrastructure necessary for higher residential densities. As part of this discussion staff informed the Commission that other types of residential developments are also being proposed in the island area, including two high density assisted living facilities, one for which the County is currently processing an application and another where a pre-development meeting was recently held.

The Planning Commission also discussed that the proposed project, overall, is consistent with policies contained in the Granite Bay Community Plan. However, staff pointed out that the project would conflict with a policy that states newly created subdivision lots should not create the need for a variance. The applicant for the project has requested a variance from the maximum lot coverage of 40 percent to allow a maximum lot coverage of 50 percent on lots that are 8,000 square feet or less. This request was included in the proposed project in order to allow smaller interior lots to build out instead of up with the intention of reducing the sense of crowding in the interior of the project. The Planning Commission concluded that this request is warranted as it allows for a marginal increase in lot coverage and results in less impacts to adjoining properties and creates an aesthetically more pleasing project.

### ***Land Use Compatibility***

The Planning Commission received numerous comments stating that the project is too dense for the island area. Staff explained to the Commission that the island area in which the project is located is within the City of Roseville's Sphere of Influence. The island area contains 122 parcels that range in size from 0.19 to 8.70 acres with 84 percent (102 parcels) having been developed with single-family residences and the remaining 20 parcels are vacant or undeveloped land. Of the 122 parcels developed with single-family residences, 29 of the parcels (approximately 24 percent) are of a similar size to the parcels proposed by the project. Although the proposed density of the project is higher than the directly adjacent properties, it is consistent with many of the properties contained in the island, specifically those contained along the eastern portion of Annabelle Avenue, which contains residences that are of similar size and scale. The Planning Commission found that because the project would utilize strategically placed single-story homes along the perimeter of the project, building materials and colors, setbacks, and landscaping buffers as a transition between the higher density and lower density residential uses, it would be consistent with adjoining land uses.

### ***Visual Impacts***

Many neighbors commented to the Planning Commission that the project would have a significant visual impact to surrounding neighbors. Staff explained that to understand changes in the existing visual environment as a result of the construction of the proposed project, visual simulations were created using representative locations from the east, south, west, and north of the project site. These photo simulations show the predicted landscape growth at ten years based on the landscape plan proposed for the project, and

illustrates the screening of proposed structures. Although these photo simulations show that development of the project would result in a change to the visual setting of the area, the changes would not be significant as the project has incorporated design measures that utilize residential architectural features, landscape/buffers and lighting, as described below. Additionally, the design of the project would be compatible with the surrounding area and would minimize disturbance to the natural terrain. Residences would be consistent with adjoining properties in size and scale and appropriate infrastructure would be provided. Given the development of the park site, including sports fields, the project would promote additional recreational activities and provide a diversity of housing. Consistent with the Community Design Guidelines set forth in the Granite Bay Community Plan the proposed project would use natural building materials (e.g., masonry, stucco, concrete, wood and stone) and colors (complementary natural, earth tones) to integrate the buildings into the existing environment to the maximum extent possible. Large surfaces of glass, metal, or other non-neutral tones are not proposed for the project. In addition to design standards, lots 3, 4, 5, 13, 24, 15, 18, 19, 20, 41, 46, 53, 54, and 55 would be deed restricted to allow only one-story homes in order to reduce visual impacts to homes on lots that are contiguous to the project.

### ***Landscape Buffers/Screening***

The Planning Commission received comments that project would not be adequately screened from adjoining properties. Staff explained to the Commission that two landscaped lots are proposed along the eastern front boundary and would be designed to provide screening from Sierra College Boulevard. Landscaping on these lots would include a variety of plant sizes and species that would provide varying heights of vegetative understory and over story. Climbing vines would be planted adjacent to the proposed sound wall to soften the visual presence of the sound wall.

Along the north, west, and south perimeters of the site the project proposes a 15-foot-wide landscaped buffer contained within a dedicated landscape easement. This dedicated landscaped easement would minimize the visual impacts of the proposed project for the existing and future neighbors in the vicinity of the project site by providing a visual transition between the project and the surrounding uses. The landscape buffer would also serve to filter views of the rooflines and vertical architecture associated with the proposed project. The landscaped buffer would include the planting of trees that are drought-tolerant and require low to medium water use. The landscape plans include 24-inch box size trees to ensure more rapid growth and more rapid visual screening than would be the case if only small saplings were planted.

Wood fencing would be used around the project's perimeter on the north, west, and south sides. This fencing would be consistent with other "good neighbor" residential fencing throughout the Granite Bay community and within adjoining areas in the City of Roseville.

### ***Traffic and Circulation***

The Planning Commission received numerous comments on potential traffic issues associated with the proposed project. The roadways that currently provide primary traffic circulation within the immediate vicinity of the project site are Sierra College Boulevard, along the project's frontage, Old Auburn Road to the south of the project, East Roseville Parkway 1700 feet to the north of the project, Anabelle Avenue approximately 470 feet to the north, and Haskell Way approximately 170 feet to the south. Staff informed the Planning Commission that the proposed project would generate an estimated 618 daily trips, and that these additional trips do not change the Level of Service (LOS) at any of the surrounding road intersections and would result in minimal impacts to surrounding roadways.

While impacts from the project's traffic are less than significant, the project's traffic would result in weaving patterns from vehicles exiting the project site to the south (right turn) as egress is "right in - right out" only. This would result in traffic from the project crossing travel lanes as they approach the left-turn/U-turn lane at Old Auburn Road, approximately 1,200 feet south. The traffic study prepared for the proposed project evaluated the weaving movement for project traffic traveling from the project driveway south on Sierra College Boulevard to the left-turn lane at Old Auburn Road. The analysis performed for the roadway segment of Sierra College Boulevard between the proposed project driveway and Old Auburn Road determined that the roadway segment would operate at AM/PM peak hour LOS "B" based on the speed of weaving/merging traffic under "Cumulative Plus Project" (worst case scenario) conditions. Therefore, the distance between the project driveway and Old Auburn Road would be sufficient to allow safe weaving movements. Further, the impact to

the segment of Sierra College Boulevard from weaving movement originating from the project site would not alter the existing LOS designation.

### ***Eckerman Road Emergency Vehicle Access***

The Planning Commission received several comments from surrounding property owners objecting to the proposed use Eckerman Lane as a secondary emergency vehicle access. Based on these comments the Planning Commission asked John Ritter of the South Placer Fire District to address the emergency vehicle access issue. Mr. Ritter explained that Eckerman Road is a private road located at the western edge of the project site and varies in width from 13 feet to 20 feet. While Eckerman Road is adjacent to the project site, there would be no public access from the project site to Eckerman Road. The only access point linking the project site to Eckerman Road would be a gate for use by emergency vehicles. This secondary emergency access point would be gated and for the exclusive use of emergency vehicles. The emergency vehicle access (EVA) to the project site from Eckerman Road would comply with the South Placer Fire District's standards for emergency vehicle access and be equipped with a Knox key switch as well as an Opticom GPS System for both travel directions. Consequently, the project meets the requirements of the California Fire Code, and the South Placer Fire District has approved it as the secondary emergency vehicle access outlet for the proposed project.

### ***Hydrology and Water Quality***

The Planning Commission received comments that the proposed project will exacerbate an existing localized flooding problem on Eckerman Road. Staff explained to the Commission that the flooding issue is caused, in part, by changes in grading made by local residents and the installation of improvements without adequate engineering and design. However, a drainage study was done for the Environmental Impact Report that shows that the proposed project would help improve the existing flooding condition by reducing the peak flow from the project area. The drainage system for the proposed project is designed so that post-development flows are 10 percent less than pre-development flows. This would be accomplished by several low impact development (LID) features, including the proposed water quality basin and an oversized pipe or vault under the project site that would detain storm flows and release them more slowly.

Based on this discussion the Planning Commission voted (5:1:1:0 with Commissioner Gray voting no and Commissioner Arcuri absent) to recommend that the Board of Supervisors certify the Environmental Impact Report prepared for the project and approve the Community Plan Amendment, Rezone, Variance, and Vesting Tentative Subdivision Map.

### **RECOMMENDATION**

Staff forwards the Planning Commission's recommendations to the Board of Supervisors for approval of the following actions:

1. Certify the Park at Granite Bay Final Environmental Impact Report (SCH# 2015022026), and the Mitigation Monitoring Reporting Program for the Park at Granite Bay Project based on the following findings:
  - A. The Park at Granite Bay Final Environmental Impact Report has been prepared as required by law and in accordance with all requirements of CEQA and the CEQA Guidelines and the document as adopted reflects the independent judgment and analysis of Placer County, which has exercised overall control and direction of the preparation of the Environmental Impact Report.
  - B. The custodian of records for the Park at Granite Bay Project is the Placer County Planning Director, 3091 County Center Drive, Suite 140, Auburn, CA 95603.
2. Adopt a Resolution to amend the Granite Bay Community Plan to change the project site's land use designation from Rural Low Density Residential (RLDR) to Medium Density Residential (MDR), based on the following finding:

- A. The amendments are consistent with the objectives, policies, general land uses and programs otherwise specified in the Placer County General Plan and Granite Bay Community and State law and support and enhance the general health, safety and welfare of the residents of the County.
3. Adopt an Ordinance to Rezone the project site from RS-AG-B-40 (Residential Single-Family, combining Agriculture, combining minimum Building Site of 40,000 square feet) to RS-B-X- 7000 (Residential Single-Family, combining minimum Building Site of 7,000 square feet), based on the following finding:
  - A. The Rezoning is consistent with the objectives, policies, general land uses and programs otherwise specified in the Placer County General Plan and Granite Bay Community and State law and support and enhance the general health, safety and welfare of the residents of the County.
4. Approve a Vesting Tentative Subdivision Map to create 56 residential lots, and the following common lots; a 0.81-acre neighborhood park labeled "A", the internal roadways labeled "G", two landscape lots labeled "C" and "B" located along the Sierra College frontage, and two lots to be used as water overland releases labeled "D" and "E" located between lots 7 and 8 and 49 and 50 respectively, and a lot for the detention basin labeled "F" in the northwest corner of the site; subject to the conditions of approval (Attachment A) and based on the following findings:
  - A. The proposed Tentative Map, together with the provisions for its design and improvements, will be consistent with the Placer County General Plan, the Granite Bay Community Plan and the applicable County Zoning Ordinances, as explained in the EIR prepared for the project.
  - B. The site of the subdivision is physically suitable for the type of proposed development. The project site is adjacent to Sierra College Boulevard and existing infrastructure and is surrounded by existing residential uses. The project will therefore locate housing near thousands of jobs, locate housing and a park in close proximity to existing retail and other homes, allowing residents of the project site and surrounding residential uses to walk to destinations such as the park and restaurant and retail uses.
  - C. The project, with the recommended conditions, is compatible with the neighborhood and adequate provisions have been made necessary for public services and mitigation of potential environmental impacts. The project is surrounded by existing residential development. Lots immediately adjacent to the project site are larger, while lots in the surrounding area are of a similar size. The project includes a landscape buffer and setbacks to screen the project from surrounding uses. The project will be served by existing utilities and service providers, and all of the project's impacts are either less than significant or mitigated to a less-than-significant level as explained the EIR for the project.
  - D. The design and proposed improvements of the subdivision are not likely the cause substantial environmental damage or public health problems. An EIR was prepared for the project examining environmental and health concerns; the EIR concluded that all of the project's impacts would be less than significant.
  - E. The design of the subdivision and the type of proposed improvements will not conflict with easements acquired by the public at large for access through, or use of the property, within the proposed subdivision. The project includes a gated entry, which will be open during daylight hours to allow public access to the project and its park. The gates will be equipped with a Knox key switch as well as an Opticom GPS System for emergency access.
  - F. The project will be a family-oriented community, with a diversity of housing choices. In particular, the project will provide more housing for young families, which is a need in the area, given the decline in student enrollment.
  - G. The project provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision by providing lot sizes and configuration to permit orientation of most structures in an east-west alignment for southern exposure for heating opportunities, and design of lot sizes and configurations to permit orientation of most structures to take advantage of shade and prevailing breezes (from the south).
5. Approve a Variance to allow an increase in the maximum lot coverage (the area covered by buildings and other structures) currently allowed per single story residence within the residential single-family

zone district from 40 percent to 50 percent on only those lots that are 8,000 square feet or less; subject to the conditions of approval (Attachment A) and based on the following findings:

- A. Because of special circumstances applicable to the subject property, the strict application of provisions of Chapter 17 would deprive the property of privileges enjoyed by other property owners in the vicinity and under identical classification. The special circumstances are that by allowing 50% lot coverage instead of the allowed maximum of 40% to be granted, large single-story homes could be developed on lots less than 8,000 square feet, which would allow greater variety in structures and more diversity in housing options. Allowing larger single-story homes will allow for greater variability of home types, creating more of a neighborhood scale and creating a more appealing streetscape. Larger single-story homes in the project would be consistent with the size and scale of many homes in the Granite Bay island area.
- B. The granting of this Variance does not constitute a grant of special privileges inconsistent with limitations upon other properties in the vicinity and the same zone district. As discussed above, granting of the variance would allow for homes of similar size and scale to nearby homes.
- C. The granting of this Variance does not authorize a use that is not otherwise authorized in the zone district in which the property is located. Residential uses are allowed in the RS-B-X-7000 zone approved for the project and in the RS-AG-B-40 zone in the vicinity of the project.
- D. The granting of the Variance does not, under the circumstances and conditions of this case, adversely affect the public health or safety, and is not materially detrimental to the public welfare, and is not injurious to nearby property or improvements. The variance will allow the development of more single-story units within the project, which will reduce perceived massing and allow for a greater diversity of housing choices. Thus the variance is beneficial to public health, safety, peace and welfare of property in the vicinity of the project. The project, as approved and conditioned complies with the County's safety and circulation standards, including standards for emergency access and pedestrian facilities along the project's frontage, as well as County standards for stormwater drainage, as the project will improve drainage flows during storm events in the immediate vicinity of the project via the project's storm-drainage system, including an on-site detention basin. The variance will allow more single-story units and more variety in housing choices on the site, and by allowing more single-story homes, will reduce the overall massing of the project, which together with the landscaped buffer along the north, south and west borders of the project site, will help to further reduce any visual impacts and perceptions of increased density on the project site. Thus, the project with the variance will be beneficial to the health, safety, peace and welfare of the property not only in the vicinity of the project but of the County generally.
- E. The proposed use is consistent with the objectives, policies, general land use, and program as specified in the Placer County General Plan and Granite Bay Community Plan, as described in the EIR.

**ATTACHMENTS**

- Attachment A: Recommended Conditions of Approval
- Attachment B: Vicinity Map
- Attachment C: Vesting Tentative Subdivision Map
- Attachment D: Mitigation Monitoring and Reporting Program
- Attachment E: CEQA Findings of Fact for the Park at Granite Bay
- Attachment F: Granite Bay MAC Recommendation Letter
- Attachment G: August 25, 2016 Planning Commission Staff Report (attachments removed)
- Attachment H: Proposed Resolution amending the Granite Bay Community Plan
- Attachment I: Proposed Ordinance for a Rezone

OTHER ATTACHMENTS PROVIDED UNDER SEPARATE COVER *(available at the Clerk of the Boards Office at 175 Fulweiler Avenue, Auburn):*

1. Draft EIR for Park at Granite Bay (December 2015)
2. Final EIR for Park at Granite Bay (June 2016)
3. Correspondence

cc: Applicant  
Sarah Gillmore - Engineering and Surveying Division  
Laura Rath - Environmental Health Services  
Yu-Shuo Chang - Air Pollution Control District  
Andy Fisher - Parks Department  
Karin Schwab – County Counsel  
E.J. Ivaldi – Deputy Director  
Andy Heath – CEO Office