

# ATTACHMENT G



HEARING DATE: August 25, 2016  
ITEM NO.: 2  
TIME: 10:15 am

**TO:** Placer County Planning Commission  
**FROM:** George Rosasco, Supervising Planner  
**DATE:** August 7, 2016  
**SUBJECT:** THE PARK AT GRANITE BAY  
COMMUNITY PLAN AMENDMENT / REZONE / VESTING TENTATIVE  
SUBDIVISION MAP/ VARIANCE (PSUB #20140145)  
FINAL ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE  
#2015022026) SUPERVISORIAL DISTRICT 4 (UHLER)

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**GENERAL PLAN/COMMUNITY PLAN:** Granite Bay Community Plan

**EXISTING ZONING:** RS-AG-B-40 (Residential Single Family, combining Agriculture, combining minimum Building Site of 40,000 Square Feet)

**PROPOSED ZONING:** RS-B-X-7000 (Residential Single Family, combining minimum Building Site of 7,000 Square Feet)

**ASSESSOR PARCEL NUMBERS:** 468-050-016-000, 468-050-024-000, 468-050-026-000; 468-060-039, 468-060-040-000, 468-060-041-000, and 468-060-042-000

**STAFF PLANNER:** George Rosasco, Supervising Planner

**LOCATION:** The proposed project is located to the west of Sierra College Boulevard, east of Eckerman Road, south of Annabelle Avenue and north of Haskell Way, in the Granite Bay area.

**APPLICANT/PROPERTY OWNER:** John Tattersal, on behalf of Sierra College Partners

**PROPOSAL:**

The applicant proposes to develop a 16.3-acre site in Granite Bay with a gated residential subdivision of 56 single-family residential units, including common lot areas, one of which is a 0.81-acre neighborhood park. Residential lot sizes would range in area from 7,150 square feet to 17,196 square feet and would include a mix of one and two-story homes. The project would include a 15-foot wide landscape buffer easement on the north, south and west sides of the development to provide a visual buffer for the benefit of the existing neighboring properties. Project residences along Sierra College Boulevard would be buffered by landscape setbacks and sound walls. Public access to the project site would be through a gated entry from Sierra College Boulevard, and a secondary access for emergency vehicles, or by area residents during an emergency, would be provided from Eckerman Road. The gate at the Sierra College Boulevard entry would remain open from dawn to dusk to allow the public access to the park during daylight hours.

Requested entitlements include the following:

1. An amendment to 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); and,
2. 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); and,
3. 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. The common areas will be owned and controlled by the homeowners association; and,
4. 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 perimeter lots that are deed restricted to one story within the project site.

**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 hearing. All comments were responded to in the Final EIR, which was made available for public review at the Planning Services Division front counter (Community Development/Resource Agency), the County Clerk's Office, the Granite Bay Public Library, Loomis Public Library, Rocklin Public Library, and Roseville Public Library and on the County's website. The Final EIR was completed and distributed for review on June 30, 2016. One of the requests before the Planning Commission is to certify the Final EIR and adopt the Findings of Facts (Attachment I) to satisfy the requirements of CEQA.

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.

**PUBLIC NOTICES AND REFERRAL FOR COMMENTS:**

Public hearing notices were mailed to property owners of record within 300 feet of the project site, as well as to those individuals who provided comments on the Draft EIR. A public hearing notice was also published in the *Sacramento Bee* newspaper. Community Development Resource Agency staff and the Departments of Public Works and Facilities, Environmental Health, Air Pollution Control District, the North Auburn Municipal Advisory Council and all other responsible agencies were transmitted copies of a Notice of Availability of the Final Environmental Impact Report on June 30, 2016.

**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: 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. The common lot areas will 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.

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) 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. As previously mentioned, 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 to hook into the sewer service along Old Auburn Road. No off-site improvements are necessary to bring services to the project site. 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. Recology 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.

**SITE CHARACTERISTICS:**

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. Homes on large lots are located to the north, west and south. Homes on smaller lots are located primarily along the eastern portion of Annabelle Avenue. An existing house, barn, and septic system are the only improvements on the site and would be removed as part of the project's construction.

The site consists of gently rolling topography, with non-native grasses and some isolated native and non-native trees, including some planted around the existing onsite house. The majority of the site drains to the northwest toward Eckerman Road. The site slopes from east to west, rising gently up from Sierra College Boulevard and creating a slight hill near the middle of the site. The elevation at Sierra College Boulevard ranges from 225 feet to 230 feet, while the northwest portion of the site ranges from an elevation of 196 to 205 feet. The southwest corner of the project site sits at an elevation of 220 feet to 225 feet.

The unincorporated County island that contains the project site is located within a transitional area of Granite Bay and 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). The island area contains 122 parcels that range in size from 0.19 to 8.70 acres, 84 percent (102 parcels) have been developed with single-family residences, and the other 20 remaining parcels consist of vacant or undeveloped land. To the east of the project site, across Sierra College Boulevard, is land designated in the City of Roseville as Low Density Residential (LDR), which allows a density of 0.5 to 6.9 dwelling units per gross acre. The areas in the City of Roseville to the north, east and west of the County island area, are designated as LDR which allows a density of 2.4 to 3.3, dwelling units per acre, respectively. Further to the north of the County island area is land designated Community Commercial, and near the intersection of Sierra College Boulevard and East Roseville Parkway is additional land designated LDR at a density up to 6.2 units to the acre, and a cluster of High Density Residential (HDR), at 25.3 units to the acre, near Eureka Road.

**EXISTING LAND USE AND ZONING:**

Location	Zoning	Granite Bay Community Plan Land Use Designation	Existing Conditions and Improvements
Site	RS-AG-B-40 (Residential Single Family, combining Agriculture, combining minimum Building Site of 40,000 square feet)	Rural Low Density Residential (RLDR) (0.9-2.3 DU/acre)	One house, one barn, and a septic system
North	RS-AG-B-40	Rural Low Density	Single-family

	(Residential Single Family, combining Agriculture, combining minimum Building Site of 40,000 square feet)	Residential (RLDR) (0.9-2.3 DU/acre)	residences
South	RS-AG-B-40 (Residential Single Family, combining Agriculture, combining minimum Building Site of 40,000 square feet)	Rural Low Density Residential (RLDR) (0.9-2.3 DU/acre)	Single-family residences
East	City of Roseville / RS-AG-B-40 (Residential Single Family, combining Agriculture, combining minimum Building Site of 40,000 square feet)	City of Roseville / Rural Low Density Residential (RLDR) (0.9-2.3 DU/acre)	Single-family residences, and open spaces
West	RS-AG-B-40 (Residential Single Family, combining Agriculture, combining minimum Building Site of 40,000 square feet)	Rural Low Density Residential (RLDR) (0.9-2.3 DU/acre)	Single-family residences

**DISCUSSION OF ISSUES:**

Granite Bay Community Plan/Zoning Consistency

The Granite Bay Community Plan was updated in February 2012 and at that time it was determined that no land use changes would be considered and only the policy document would be updated. While there were no land use changes made as part of the 2012 update, it was stated in the plan that property owners are likely to pursue changes individually to zoning and/or land use during the duration of this Plan. The Park at Granite Bay project is proposing to develop a 56-lot single family residential subdivision in the island area described above. The island is one of those transitional areas that would have been 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. The Park at Granite Bay is proposing to change the land use of the site to Medium Density Residential (MDR) and proposes to develop at less than 3.5 units to the acre. This density is more consistent with the City of Roseville’s Low Density Residential land use designation. Although properties adjacent to the Park at Granite Bay site are larger and less dense than what is being proposed (See “Land Use Compatibility” discussion below), the project density proposed is consistent with developed areas in the immediate vicinity. Furthermore, it is important to note that other types of residential developments are also being proposed in the island area including two high density assisted living facilities, one in which the County is currently processing an application and another where a pre-development meeting was recently held.

Staff’s analysis has determined that the Park at Granite Bay project, as proposed, would be consistent with many of the goals and policies contained in the updated Granite Bay Community Plan. More specifically, the design of the project would be compatible with the surrounding area and would maintain the character of the area. The project would minimize disturbance to the natural terrain, it would locate higher density land uses close to services, residences would be of consistent size and scale with adjoining properties, appropriate infrastructure would be provided, recreational activities would be promoted, a diversity of housing would be provided, and the project includes transitional buffers from adjoining properties. Overall, the proposed project conforms to policy 3.2.11 which specifies when a land use change is appropriate.

Although the Park at Granite Bay project would adhere to most goals and policies in the community plan, there is a statement that newly created subdivision lots should not create the

need for a variance. The applicant has requested a variance from maximum lot coverage of 40% to allow maximum lot coverage of 50% in order to build single story homes, on 14 of the project's perimeter lots. These lots would be deed restricted to single-story units to reduce any feeling of overcrowding to adjacent homes that are contiguous to the project site. Staff believes that the marginal increase in lot coverage is warranted.

#### Land Use Compatibility

The proposed project is located in the island area of Granite Bay and within the City of Roseville Sphere of Influence (SOI). The island area contains 122 parcels that range in size from 0.19 to 8.70 acres, 84 percent (102 parcels) have been developed with single-family residences, and the other 20 remaining parcels consist of vacant or undeveloped land. Of those 122 parcels developed with single-family residences 29 of the parcels, or approximately 24%, 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 contain residences that are of similar size and scale. 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.

#### Traffic and Circulation

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, Annabelle Avenue approximately 470 feet to the north, and Haskell Way approximately 170 feet to the south. The proposed project would generate an estimated 618 daily trips. The additional trips created by the project do not change the level service 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.

Staff has received several comments from surrounding property owners objecting to the project proposing to use Eckerman Lane as an emergency access for the project. 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 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 South Placer Fire District has confirmed that

the use of Eckerman Road as an emergency access satisfies the requirements of the California Fire Code, and has approved it as the secondary emergency vehicle access outlet for the proposed project. Whether or not the Eckerman Road property owners would grant an easement for emergency access over Eckerman Road is irrelevant as the South Placer Fire Department has the ability to use Eckerman Road under their police authority as an emergency access.

### Noise

The Placer County General Plan Policy 9.A.8 requires that outdoor areas of new projects cannot exceed exterior noise levels of 60 dBA Ldn and interior noise levels above 45 dBA Ldn. The traffic noise will exceed these levels on the front portion of the project site. The closest on-site residential home activity areas are 140 feet away from the centerline of Sierra College Boulevard. At this distance, the traffic noise exposure at the on-site residential homes would be approximately 67.3 dBA Ldn resulting in traffic noise levels exceeding the Placer County's exterior noise standard. To reduce the noise levels to acceptable levels, an 8-foot tall noise barrier would be constructed along the Sierra College frontage and wrapped around Lots 1, 2, 55 and 56. The sound wall would reduce future Sierra College traffic noise levels to 60 dBA Ldn or less at the proposed residential backyard areas of the project's residences. However, future on-site noise-sensitive land uses at the second floor of residences located adjacent to Sierra College Boulevard would be exposed to future traffic noise levels exceeding the Placer County established noise standards of 45 dBA Ldn. Consequently, all of the north, east, and south-facing second-floor windows on of the residences constructed on lots 1, 2, 55 and 56 shall be upgraded to a minimum STC rating of 30. This will reduce the future second story interior noise level to less than 45 dBA Ldn.

The proposed project includes the development of a community park, which is anticipated to include a bocce ball court and host regular soccer practices for mixed age groups. Based on referenced noise level data, noise levels generated by a soccer tournament can reach 50 dBA Leq and 70 dBA Lmax at a distance of 100 feet from the center of the soccer field. While the community park would not host soccer tournaments, these reference noise levels are used as worst case noise levels that may be generated during soccer practices (i.e., children and parents shouting). The nearest off-site existing residence is located approximately 180 feet to the south of the proposed park and would be exposed to a noise level of approximately 44 dBA Leq and 64 dBA Lmax, which would not exceed the standards in the Placer County Noise Ordinance. Residential buildings to be developed as part of the proposed project would also provide shielding, which would further reduce off-site noise from the community park.

### Hydrology and Water Quality

Staff has received comments that the proposed project will exacerbate an existing localized flooding problem on Eckerman Road. This is caused, in part, by changes in grading made by local residents and the installation of improvements without adequate engineering and design. The proposed project occupies a significant portion of the drainage shed in the area, and the proposed project would help to improve the 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, like the proposed water quality basin, and through an oversized pipe or vault under the project site that would detain storm flows and release them more slowly.

### Visual Impacts

To understand changes in the existing visual environment as a result of the construction of the proposed project, visual simulations were taken from representative locations from the east, south, west, and north of the project site. These photo simulations show the relationship of the

proposed residences and project amenities, and predicted landscape growth at ten years consistent with the landscaping proposed for the project. Although the visual 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 incorporate design measures as it relates to residential architecture, landscape/buffers, and lighting, as further described below.

### *Residential Architecture*

Consistent with the Granite Bay Community Plan Community Design Guidelines 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, 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 to reduce visual impacts to homes on lots that are contiguous to the project.

### *Landscape Buffers/Screening*

Two landscaped lots are proposed along the eastern front boundary and would be designed to provide screening from Sierra College Boulevard. These lots would be planted with a variety of plant sizes and species that would provide varying heights of the landscaping understory and over story. Climbing vines would be planting 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 easement to minimize the visual impacts of the proposed project for the existing and future neighbors in the vicinity of the project site. The landscaped buffer would provide a visual transition between the project and the surrounding uses and would 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 site's perimeter on the north, west, and south sides. This fencing would be consistent with other "good neighbor" residential fencing within many portions of the Granite Bay community and within adjoining areas in the City of Roseville.

### *Lighting*

The primary source of lighting that would be associated with the proposed project would be from the internal residential roadway system. Other sources would include outdoor residential lighting for security purposes and from indoor spillover from the proposed residential units. All outdoor lighting installed as part of the proposed project would be limited to the minimum amount needed for public safety and would be designed to limit upward and sideways spillover. Outdoor light fixtures for pedestrian areas and roadways would be shielded and directed downward to preserve the night sky and to direct light away from adjacent residential areas, which would minimize light effects on the adjacent neighboring properties. Consistent with the Granite Bay Community Plan Design Guidelines, proposed lighting fixtures would not be mounted at heights exceeding 14 feet. By incorporating the specified project design features and through compliance with standard conditions contained in the Community Design Guidelines, the proposed project would not create

a substantial new source of light or glare that would adversely affect day or nighttime views in the area. While some change would occur, these changes would not be substantial or adverse, and would be consistent with residential and roadway lighting already found throughout the area.

**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 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 about 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. they thought a project that needs a General Plan Amendment, Rezoning, and Variances to be approved was not appropriate.(Attachment F).

**RECOMMENDATION:**

Based on the analysis described above, the Development Review Committee recommends that the Planning Commission recommend approval of the following items to the Board of Supervisors subject to the conditions hereto as (Attachment A):

1. Certify the Park at Granite Bay Final Environmental Impact Report (SCH# 2015022026), adopt the Mitigation Monitoring Reporting Program (Attachment D) supported by and incorporating by reference in its entirety the Findings of Fact (Attachment H) and the following statements:
  - 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), supported by 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);
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 supported by 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.
  - b. The site of the subdivision is physically suitable for the type of proposed development.
  - 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.
  - d. The design and proposed improvements of the subdivision are not likely to cause substantial environmental damage or public health problems.
  - 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.
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 the perimeter lots that deed restricted to one story; subject to the conditions of approval (Attachment A) and supported by the following findings:
- c. 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, 14 perimeter lots will be restricted to construct one story single family homes to reduce any feeling of overcrowding to homes that are contiguous to the project site. This would be consistent the size and scale of many homes in the island area with other properties in the island area.
  - a. The granting of this Variance does not constitute a grant of special privileges inconsistent with limitations upon other properties in the vicinity and in the same zone district.
  - b. 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.
  - c. The granting of this 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 injurious to nearby property or improvements.
  - d. The proposed use is consistent with the objectives, policies, general land uses, and programs as specified in the Placer County General Plan and the Auburn/Bowman Community Plan.

- e. The Variance as granted will allow between 771 square feet to 1290 square feet of additional coverage on the 14 deed restricted perimeter lots which is the minimum necessary departure from the applicable requirements of Chapter 17.

Respectfully submitted,

  
George Rosasco  
Supervising Planner

**ATTACHMENTS:**

- Attachment A – Recommended Conditions of Approval
- Attachment B – Vicinity Map
- Attachment C – Vesting Tentative Subdivision Map / Rezone Exhibit
- 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

**Provided Under Separate Cover:**

1. Park at Granite Bay Draft and Final Environmental Impact Report (Also available to the public through the Planning Commission Clerk)
2. Comment Letters (other than those included in the EIR)

**cc:**

Sarah Gillmore - Engineering and Surveying Division  
Laura Rath - Environmental Health Services  
Kevin Bell – Environmental Engineering  
Flood Control District  
Air Pollution Control District  
Lisa Carnahan - Parks Department  
Mike DiMaggio – CalFire  
Gerald Cardin – County Counsel  
Karin Schwab – County Counsel  
Michael Profant – County Counsel  
EJ Ivaldi – Deputy Planning Director  
Granite Bay MAC  
State Department of Fish and Wildlife  
US Fish and Wildlife Service  
Subject/chrono files