

THE PARK AT GRANITE BAY

Project Description

Introduction

This chapter presents detailed information regarding the components and characteristics of “The Park at Granite Bay” project (proposed project) and the required discretionary approvals. The term “project site” refers to the properties that would be developed with the proposed project. The term “project vicinity” refers to the area within several blocks around the project site.

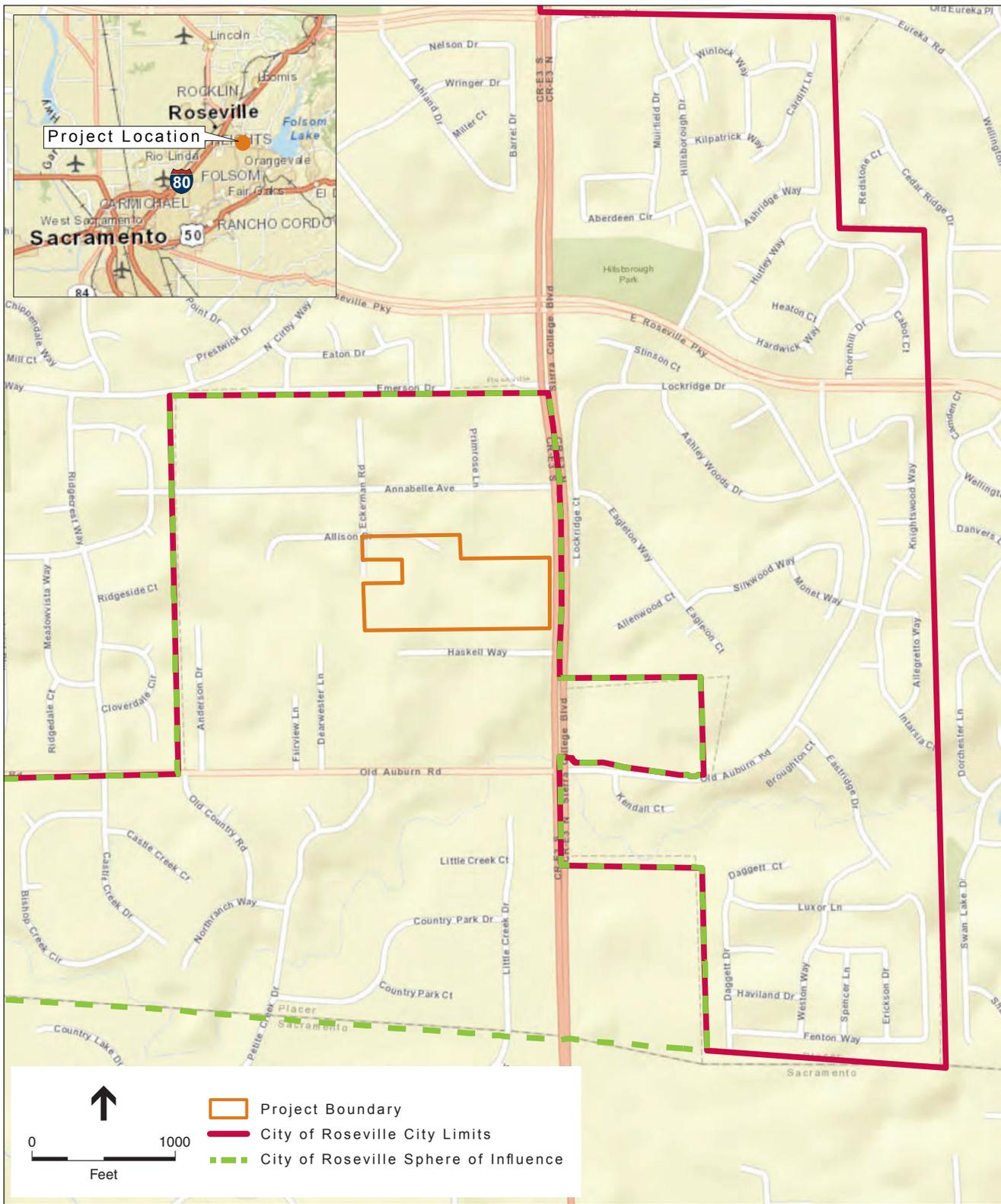
Project Location

The project site is located within an island of unincorporated area in Placer County, and is a part of the Placer County Granite Bay Community Plan area. This unincorporated island is surrounded on three sides by the City of Roseville and is located within the City of Roseville sphere of influence (“SOI”). The project site is bounded by Sierra College Boulevard to the east and Eckerman Road to the west. The property is approximately 15 miles northeast of Sacramento. Interstate 80 (I-80), which provides an east-west connection between San Francisco and Reno, is approximately 2.5 miles northwest of the project site. Other major roadways in the project vicinity include East Roseville Parkway (approximately one-third mile north of the project site) and Old Auburn Road (approximately one-fifth mile south of the project site). Figure 1 shows the location of the project site in the Sacramento region. Figure 2 shows the location of the project site within the immediate vicinity.

Project Objectives

The following are the project applicant’s stated objectives for the proposed project:

1. Provide the Granite Bay community with a project sized in the 84-unit range that will provide housing opportunities for young families and empty nest families to locate in appropriately sized homes on smaller lots consistent with many nearby residential lots.
2. Provide considerable opportunity for new students to be generated for local schools with significant declining enrollments, along with significant school mitigation fees for school facilities.
3. Provide a park for the public that meets Placer County parkland requirements and is of a sufficient size to accommodate a youth practice soccer field.
4. Provide sufficient housing opportunities on smaller lots that can accommodate middle-income families, consistent with the requirements of State Housing law, assisting the County to achieve its Regional Housing Needs Allocation (RHNA).



SOURCE: TRC, 2014

The Park at Granite Bay . 140356

Figure 1
Regional Map



This page intentionally left blank

5. Provide a project satisfying Blueprint principles in terms of proximity to a major transportation corridor, with quality design including energy efficiency, and on-site recreational amenities.
6. Create a distinct sense of arrival and attractive gateway to Granite Bay from the Sierra College corridor.
7. Replace long-standing undeveloped property with market ready, economically productive uses that strengthen the tax base.
8. Create a sustainable development that maximizes opportunities for energy efficiency, water conservation, recycling, and use of renewable energy systems.
9. Establish a walkable residential development.
10. Mitigate a significant flooding problem in area with infrastructure improvements / storm drainage improvements.

Existing Conditions

Project Vicinity

The project site is located within an island of unincorporated Placer County that is surrounded by the City of Roseville to the west, north, and east and Sacramento County to the south. The project is located within the City of Roseville sphere of influence (SOI). The project site itself is bordered by Sierra College Boulevard to the east and Eckerman Road to the west. Uses within the island of unincorporated Placer County include houses on large lots, mostly along the northern and southern borders of the project site, Sierra College Boulevard, Martella Lane, and the western portion of Annabelle Avenue; homes on smaller lots particularly along the eastern portion of Annabelle Avenue; scattered outbuildings; the Granite Bay Montessori School; and vacant, undeveloped open space with trees and natural drainage areas. The unincorporated island has paved roads providing access to and through the area. However, much of the island is undeveloped ruderal grassland.

The areas surrounding the unincorporated island consist of suburban residential uses typical of those found throughout the City of Roseville. The Wood Bridge Ranch residential subdivision is south of Old Auburn Road; the Southeast Roseville Specific Plan area is east across Sierra College Boulevard. Commercial uses such as a CVS pharmacy (southwest corner of Sierra College Boulevard and East Roseville Parkway) and Granite Bay Pavilions (southeast corner of Sierra College Boulevard and Eureka Road) are proximate to the unincorporated island. Educational sites including George Sargeant Elementary School to the west, Granite Bay Montessori School to the north and Granite Bay High School to the northeast are also in close proximity to the unincorporated island, as are City of Roseville parks (Dietrich Park, Hillsborough Park), open spaces, and creeks.

Beyond the immediate project vicinity, residential uses to the north and east are characterized as small-to-moderate sized houses on small lots (Eaton Circle; Annabelle Avenue; City of Roseville Ashley Woods and Hillsborough). To the west, residential uses are homes on larger lots bordering

Ridgecrest Way, within the City of Roseville. Areas to the south include Castle Creek and Wood Bridge Ranch subdivisions, with single-family residences on larger lots.

Project Site

The project site consists of approximately 16.3 acres and is zoned residential single-family, with an agriculture combining district, and a minimum lot size of 40,000 square feet, (RS-AG-B-40). The project site currently is comprised of seven parcels. One of the parcels contains a house, barn, and septic system and the remaining parcels are vacant. The existing house, barn, and septic system have been sold to the applicant, and would be removed as part of project construction.

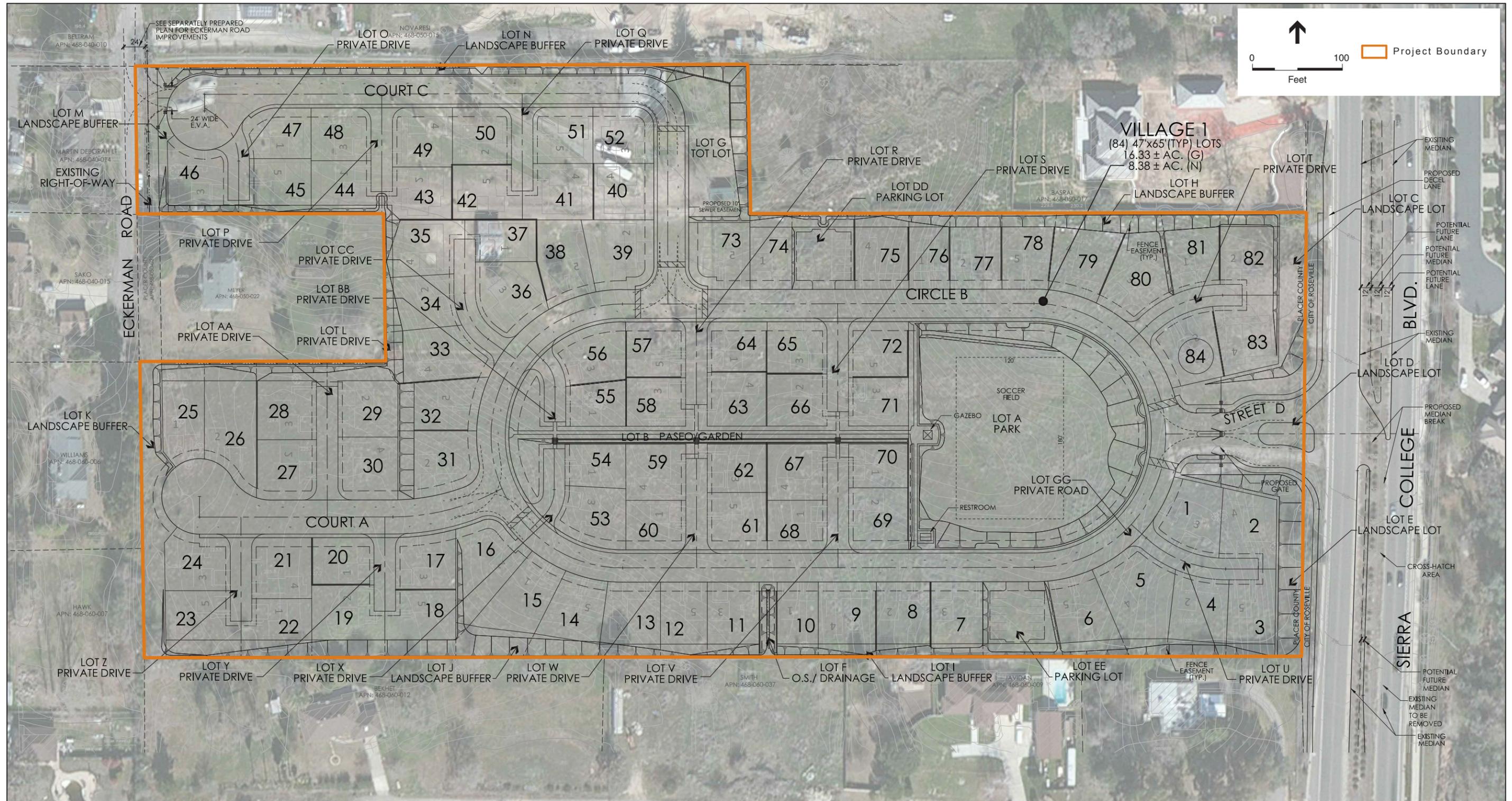
The existing terrain of the project site consists of gently rolling topography, with non-native grasses and some isolated native and non-native trees, including some planted around the existing onsite house. The majority of the site drains to the northwest toward Eckerman Road. The site slopes from east 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.

Sierra College Boulevard has been developed as a four-lane divided arterial roadway with a 36-foot median. In the future, Sierra College Boulevard may be widened to six lanes, with the additional two lanes resulting from conversion of an outside portion of the median to travel lanes.

Eckerman Road at the western edge of the project site has been developed as a residential roadway varying in width from 13 feet to 20 feet. Eckerman Road ends in a cul-de-sac near the midpoint of the western edge of the project site.

Project Elements

The proposed project would construct 84 single-family detached dwelling units, a publicly accessible 1.4-acre park, and approximately 2.5 acres of other green space consisting of a tot lot, a community paseo trail leading to a rose garden, and perimeter landscaped buffer lots. Requested entitlements include a General Plan Amendment (Granite Bay Community Plan), Rezone, Conditional Use Permit, Variance, and Vesting Tentative Subdivision Map. The proposed General Plan Amendment would change the project site's land use from Rural Low Density Residential (RLDR) to High Density Residential (HDR), and the proposed rezone would change the project site from residential single-family, agriculture, with a minimum lot area of 40,000 square feet (RS-AG-B-40) to residential single-family, with a minimum lot size of 6,000 square feet, and a Planned Residential Development with a maximum density of 6 residential units per acre (RS-B-6, PD=6). The requested Variance would allow for an increase in the maximum coverage allowed per residential lot (the area covered by buildings and other structures) from 35% to approximately 55%. Public access to the project site would be through a gated entry from Sierra College Boulevard, and a secondary access for emergency vehicles only would be provided from Eckerman Road. The gates at the Sierra College entry would remain open, unimpeded during daylight hours for public access to the park. Figure 3 shows the proposed site plan.



SOURCE: Wood Rodgers, 2014

The Park at Granite Bay . 140356

Figure 3
Proposed Project Site

This page intentionally left blank

Building Design

The proposed project would offer five floor plans, each with three elevation options. All homes would be two-story and would range from 2,056 square feet (sf) to 2,700 sf. All home designs would include front porches that face the street or green space.

Lot sizes would vary between 3,172 sf and 6,795 sf. The proposed front yard setback would be ten feet to the front of the porch or house, and 20 feet to the garage, except for those homes on private drives, where the front setback would be five feet to the front of the porch or house. Side yard setbacks are proposed to be 4 feet minimum. Rear yard setbacks are proposed to be staggered with a minimum five feet for half and 10 feet for the other half. Along the northern and southern boundaries of the project site, the rear yard depth would be increased and varied where possible to provide a buffer to adjacent homes. A landscaped buffer lot is proposed along the northern and southern boundaries and would be designed to provide screening for adjacent homes and properties. Additional project buffers parcels are located at the eastern project entrance at Sierra College Boulevard as well as the western boundary at Eckerman Road. Buffer parcels vary from 15 feet in depth to 40 feet in depth. Landscape and buffer details are shown in Figure 4.

Parks and Open Space

The proposed project would include a 1.4-acre park, tot lot, and other green space totaling 3.93 acres. Active and passive open space represents 24% of the project acreage. While the proposed project would be accessed through a gated entry from Sierra College Boulevard, the project applicant proposes to keep the gates open during daylight hours to allow public access to the park; the gates to the project site would close at night, preventing public access to the park. The park would be of sufficient size to serve as a practice field for U-10 sports teams. The field dimensions would be 120 feet by 180 feet. While the park would be on private property and accessible by private roads, the park would be open to the public during daylight hours. A homeowners association would be responsible for maintenance and operations of the proposed park. Two off-street parking areas totaling 24 additional spaces have been created to accommodate peak parking needs. Figure 5 shows the planned layout and tree list for the proposed park.

The additional two and one half acres of green open space would include a paseo trail through the center of the project site, a rose garden, a tot lot playground area, and landscaped buffer areas along the project perimeter. The publicly accessible paseo and rose garden features would start at the park and extend west between rows of houses on the main interior island of the project site (see Figure 6).

Circulation

As described above, main vehicular access to the project site would be through a gated entry from Sierra College Boulevard at the eastern edge of the project site. The gates would remain open during daylight hours to allow public access to the park and common areas. However, the gate would be closed during the night hours to prevent public access to the project site.

The proposed project would include a median break to be constructed along Sierra College Boulevard to allow for left-turn ingress movement. To allow for right-turn ingress and egress, the proposed project would construct pockets to allow for deceleration and acceleration.

The proposed project would also include a secondary emergency access point from Eckerman Road at the western edge of the project site. This secondary emergency access point would be gated and for the exclusive use of emergency vehicles. To comply with emergency access requirements, Eckerman Road would be widened to 24 feet between Anabelle Avenue and the road's southern terminus.

The internal circulation system would consist of one main circular roadway, two cul-de-sacs, and fifteen private drives. Internal streets would be designed to meet fire requirements for private roadways.

Parking

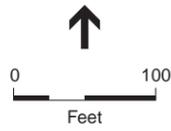
Each dwelling unit would include two parking spaces in the garage, as well as adequate space for two vehicles in each driveway. On-street parking would be permitted on one side of the main circular roadway loop, in addition to two off-street parking areas totaling 24 parking spaces in close proximity to the park and tot lot. The southern cul-de-sac denoted as Court A would have parking on both sides of the street. On-street parking would only be allowed on one side of the street on the northern cul-de-sac due to width constraints. Park users from outside of the project site would utilize the 24 on-street parking spaces on the main circular roadway dedicated to park users with the 24 additional off street spaces (48 total) providing parking relief during peak periods.

Utilities

Water for the proposed project would be supplied by San Juan Water District through two connections to the existing pipeline beneath Sierra College Boulevard. The connections to Sierra College Boulevard would run from the two private drives located north and south of the main entrance. Water pipelines would then follow the main circular roadway with connection off-shoots for the cul-de-sacs. Proposed water lines and connections are shown in Figure 7.

The proposed project would connect to existing sewer lines within Eckerman Road to the west of the project site, and/or beneath Sierra College Boulevard and Auburn Boulevard to the east and south, respectively. Due to downstream sewer capacity issues, the project applicant may be required to upsize existing sewer pipes. Proposed sewer lines and connections are shown in Figure 7.

Onsite drainage facilities would include two above-ground open space/drainage swales (one dedicated lot on the southern portion of the project site and one through the northern parking area) and an underground vault. The drainage swales would accommodate stormwater flows entering the project site at the northern and southern project boundaries. The swales would be vegetated and designed to provide pre-treatment before the water flows to the underground vault.



LANDSCAPE MIX	
BUFFER LOTS	1.35 AC.
LANDSCAPE LOTS	0.50 AC.
PARK/PASEO	1.74 AC.
TOT LOT	0.30 AC.
O.S. LOT	0.04 AC.
Total	3.93 AC.

LANDSCAPE BUFFER TREE SCHEDULE				
TREES	CODE	BOTANICAL NAME / COMMON NAME	SIZE	WATER USE
	ML	MANGNOLIA GRANDIFLORA LITTLE BELLE / DWARF SOUTHERN MAGNOLIA	15 GAL	MEDIUM
	PB	PINAS STROBUS PYRAMIDALIS / PYRAMIDAL WHITE PINE	24"BOX	MEDIUM
	PG	PODOCARPUS GRACILIOR / FERN PINE	15 GAL	MEDIUM
	PM	PRUNUS CAROLINIANA 'SACALIS' / CAROLINA CHERRY LAUREL	15 GAL	MEDIUM
	PB	RHAMNOLIS INDICA MAJESTIC BEAUTY™ / MAJESTIC BEAUTY INDIAN HAWTHORNE STANDARD	15 GAL	LOW
	SS	SEQUOIA SEMPERVIRENS 'SQUEL' / COAST REDWOOD	24"BOX	MEDIUM

HOUSE MIX		
PLAN 1	17	20.2%
PLAN 2	16	19.2%
PLAN 3	17	20.2%
PLAN 4	17	20.2%
PLAN 5	17	20.2%
Total	84	100%

LANDSCAPE BUFFER SHRUB SCHEDULE	
	LOROPETALUM CHINENSE FLUBRUM 'ZALZHOVI' / ZALZHOVI FLUENSIA LOROPETALUM PITTOSPORUM TOBIRA 'VAREGATA' / VAREGATED MOCK ORANGE RHAMNOLIS INDICA 'ELARA' / INDIAN HAWTHORN

SEE SHEET L12 FOR LANDSCAPE BUFFER SECTIONS.
SEE SHEET L10 FOR LANDSCAPE NOTES.

PRELIMINARY TREE SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	SIZE	WATER USE
	ACER RUBRUM 'RED SUNSET' / RED SUNSET MAPLE	24"BOX	MEDIUM
	CEDRUS DEODARA / DEODAR CEDAR	15 GAL	LOW
	CERCIS OCCIDENTALIS / WESTERN REDBUD (ALTERNATE ACCENT TREE SPECIES PER EACH LOT)	15 GAL	LOW
	CUPRESSUS SEMPERVIRENS 'GLAUCA' / ITALIAN CYPRESS	15 GAL	LOW
	LAGERSTROEMIA X 'TONTA' / JAPANESE GRAPE MYRTLE	15 GAL	LOW
	MAGNOLIA GRANDIFLORA 'MIG TIG' / MIG TIG MAGNOLIA	24"BOX	MEDIUM
	MAGNOLIA X SOULANGIANA / SAUCER MAGNOLIA	24"BOX	MEDIUM
	PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE	15 GAL	LOW
	PLATANUS X ACERIFOLIA 'BLOODGOOD' / LONDON PLANE TREE	24"BOX	MEDIUM
	PODOCARPUS MACROPHYLLUS / YEW PINE	24"BOX	MEDIUM
	PRUNUS SERRULATA 'KWANZAN' / FLOWERING CHERRY	15 GAL	MEDIUM
	PYRUS CALLERYANA 'CAPITAL' / CAPITAL CALLERY PEAR	15 GAL	MEDIUM
	PYRUS KAWAKAMI / EVERGREEN PEAR	15 GAL	MEDIUM
	QUERCUS AGRIFOLIA / COAST LIVE OAK (LARGE TRANSPLANTED SPECIMAN TREE)	48"BOX	LOW
	QUERCUS LOBATA / VALLEY OAK (LARGE TRANSPLANTED SPECIMAN TREE)	48"BOX	LOW
	SEQUOIA SEMPERVIRENS 'SOQUEL' / COAST REDWOOD	24"BOX	MEDIUM
	ULMUS PARVIFOLIA 'TRUE GREEN' / TRUE GREEN ELM	24"BOX	MEDIUM
	ZELKOVA SERRATA 'VILLAGE GREEN' / SAWLEAF ZELKOVA	24"BOX	MEDIUM



PARK ELEMENTS



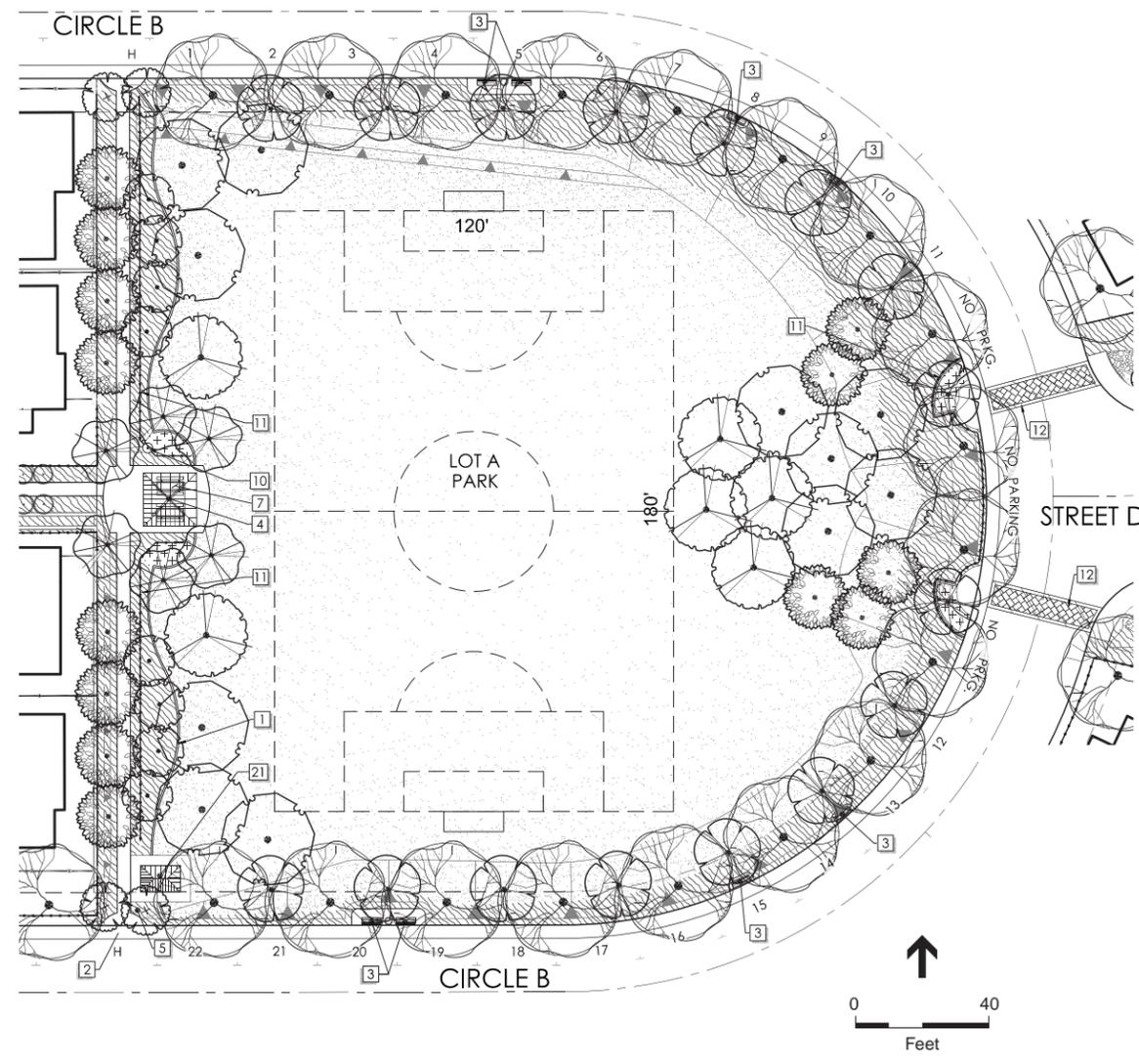
PARK TREE CHARACTER

COMMON AREA LANDSCAPE PLANT SCHEDULE

	DROUGHT TOLERANT, LOW WATER-USE PLANTINGS SHRUBS BERBERIS 'THUNDERGRI' 'ATROPURPUREA' / RED LEAF JAPANESE BARBERRY BERBERIS 'THUNDERGRI' 'CRIMSON PYGMY' / CRIMSON PYGMY BARBERRY CALAMAGROSTIS FOLIOSA / REED GRASS CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS CALLISTEMON CITRINUS 'LITTLE JOHN' / DWARF BOTTLE BRUSH DIETES BICOLOR / FORTNIGHT LILY EUCONYMUS JAPONICUS 'MICROPHYLLA VARIEGATA' / VARIEGATED BOXLEAF EUCONYMUS EUCONYMUS JAPONICUS 'MICROPHYLLA' / BOXLEAF EUCONYMUS EURYOPS PECTINATUS / EURYOPS FESTUCA OVINA 'GLAUCA' 'ELMH BLUE' / BLUE FESCUE GREVILLEA X 'NOELLI' / GREVILLEA HEMEROCALLIS X 'MONOLD' 'TM' / STARBURST DOUBLE GOLD EVERGREEN DAYLILY LAVANDULA ANGUSTIFOLIA 'HIDCOTE' / HIDCOTE LAVENDER LAVANDULA DENTATA 'CANDICANS' / FRENCH LAVENDER MILKLEBERGIA CAPILLARIS / PINK MILKLY MILKLEBERGIA RIGENS / DEER GRASS MYRTUS COMMUNIS 'COMPACTA' / DWARF MYRTLE PENNISETUM ALCOLOPROIDES 'LITTLE BUNNY' / LITTLE BUNNY FOUNTAIN GRASS PHORMIUM TENAX 'APRICOT QUEEN' / NEW ZEALAND FLAX PHORMIUM TENAX 'ATROPURPUREUM' / PURPLE NEW ZEALAND FLAX PHORMIUM TENAX 'BRONZE' / BRONZE NEW ZEALAND FLAX PINUS MUGO / MUGO PINE RHAPHIOLEPS INDICA 'BALLERINA' / BALLERINA INDIAN HAWTHORN RHAPHIOLEPS INDICA 'CLARA' / INDIAN HAWTHORN SALVIA GREGGII 'HEATWAVE BLAZE' / HEATWAVE BLAZE SAGE XYLOSMA CONGESTUM / SHINY XYLOSMA
	GROUNDCOVERS ARCTOSTAPHYLOS LIVA-URSII / KINNIKINICK COPROSMA PUMILA 'VERDE VISTA' / CREEPING COPROSMA MYOPORUM PARVIFOLIUM 'PROSTRATUM' / MYOPORUM
	TURF TURF SOD / 85/85 DROUGHT TOLERANT FESCUE/BLUEGRASS BLEND
	COMMUNITY CUTTING GARDEN PLANTINGS MIX OF ROSES
	VEGETATED SWALE PLANTING CALAMAGROSTIS KOEHLERIDES / FIRE REEDGRASS HORDEUM BRACHYANTHERUM / MEADOW BARLEY JUNCUS PATENS / CALIFORNIA GRAY RUSH
	LANDSCAPE BUFFER SHRUBS (SEE SHEET L11 OF 12 FOR LOCATIONS) LOROPETALUM CHINENSIS RUBRUM 'ZHUIZHOU' / ZHUIZHOU RUCHSIA LOROPETALUM PITOSPORUM TOBIRA 'VARIEGATA' / VARIEGATED MOCK ORANGE RHAPHIOLEPS INDICA 'CLARA' / INDIAN HAWTHORN

REFERENCE NOTES SCHEDULE

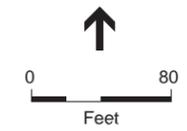
SYMBOL	DESCRIPTION
1	6" CONCRETE MOWBAND. REFER TO DETAIL 'H' ON SHEET L9
2	CONCRETE WALK.
3	6" BENCH BY DUMOR 98-62D (OR APPROVED EQUAL) 72-INCH DOUGLAS FIR BENCH WITH CAST IRON SUPPORTS. SURFACE MOUNT. CAST IRON COLOR: BRONZE - 139 LBS. SHIPPING WEIGHT
4	16' SQUARE STRUCTURE BY CLASSIC RECREATION SYSTEMS, INC. (800)697-2195. MODEL # ASPEN 16'. (OR APPROVED EQUAL) ROOF COLOR: COPPER PENNY; POST COLOR:DARK BRONZE.
5	MULTI-MT DOG PICK-UP STATION BY INTELLIGENT PRODUCTS, INC. (800)697-6084. MODEL #PD-KIT-6. (OR APPROVED EQUAL). COLOR: GREEN WITH WHITE LETTERING. MOUNT TO WOOD POST PER DETAIL C, SHEET L9.
7	6" FINIC TABLE BY DUMOR 75-60D (OR APPROVED EQUAL) 72-INCH DOUGLAS FIR TABLE AND BENCHES WITH STAINLESS STEEL SUPPORTS. EMBEDDED MOUNT. STAINLESS STEEL COLOR: BRONZE - 507 LBS. SHIPPING WEIGHT
8	ADA RAMP
9	13' CURVED ARBOR BY ICON SHELTERS, INC. (800)748-0895. (OR APPROVED EQUAL) COLOR: FENCE BROWN.
10	FLAG POLE, MOUNTED ATOP THE PARK SHADE STRUCTURE
11	3' TALL 2-RAIL FENCE. REFER TO DETAIL F, SHEET L9
12	STAMPED AND COLORED ASPHALT CROSSWALK. COBBLE STONE PATTERN. COLOR: DARK RED. (OR APPROVED EQUAL)
13	DRY COBBLE BED. REFER TO DETAIL I, SHEET L9
14	DECOMPOSED GRANITE PATH. REFER TO DETAIL A, SHEET L9
15	6" TALL TUBE STEEL EMERGENCY ACCESS GATE. REFER TO DETAIL A, SHEET L10
16	DECORATIVE ENTRY SIGN WALL AND PILASTERS. REFER TO CONCEPTUAL ELEVATION ON SHEET L5
17	PRIVATE ENTRY ACCESS GATES. REFER TO DETAIL B, ON SHEET L10
18	TOT-LOT 5-12 YEAR OLD ADVENTURE PLAY STRUCTURE BY LANDSCAPE STRUCTURES OR APPROVED EQUAL. PLAY EQUIPMENT TO BE PLACED ON RUBBERIZED RESILIENT PLAY SURFACE PAVING.
19	12' SQUARE STRUCTURE BY CLASSIC RECREATION SYSTEMS, INC. (800)697-2195. MODEL # DENVER 12'. (OR APPROVED EQUAL) ROOF COLOR: COPPER PENNY; POST COLOR:DARK BRONZE.
20	6" TALL TUBE STEEL VIEW FENCE. REFER TO DETAIL B, SHEET L9
21	ACCESSIBLE SINGLE UNISEX RESTROOM AVAILABLE FROM PUBLIC RESTROOM CO. (888)888-2040. MODEL # PS-011 PLAYGROUND SERIES (OR APPROVED EQUAL) ROOF COLOR: GREEN; MASONRY BLOCK FINISH AND COLOR TO MATCH SOUNDWALL.

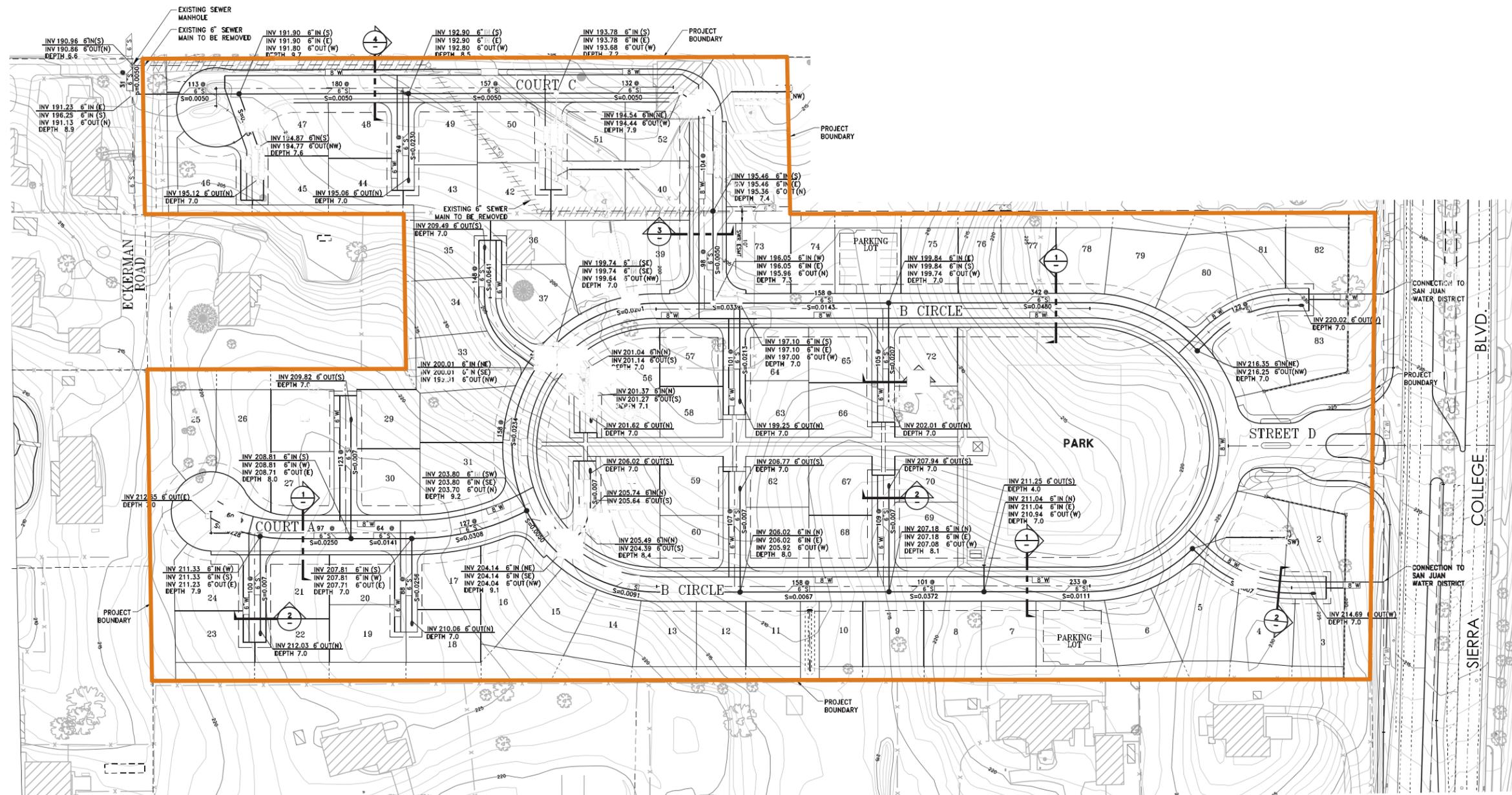




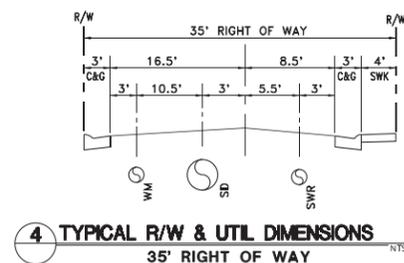
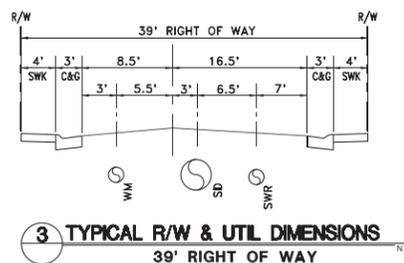
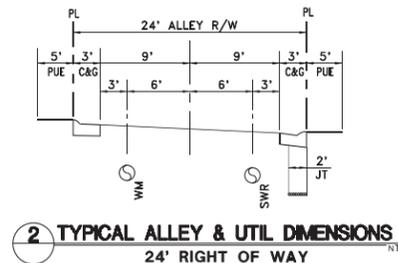
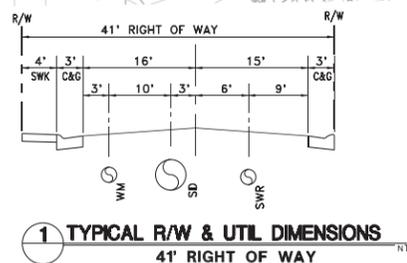
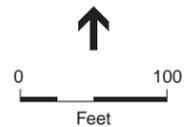
STREET AND LANDSCAPE TREE SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	SIZE	WATER USE	TREES	BOTANICAL NAME / COMMON NAME	SIZE	WATER USE	TREES	BOTANICAL NAME / COMMON NAME	SIZE	WATER USE
	ACER RUBRUM 'RED SUNSET' / RED SUNSET MAPLE	24"BOX	MEDIUM		MAGNOLIA X SOULANGIANA / SAUCER MAGNOLIA	24"BOX	MEDIUM		PYRUS KAWAKAMI / EVERGREEN PEAR	15 GAL	MEDIUM
	CEDRUS DEODARA / DEODAR CEDAR	15 GAL	LOW		PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE	15 GAL	LOW		QUERCUS AGRIFOLIA / COAST LIVE OAK (LARGE TRANSPLANTED SPECIMAN TREE)	48"BOX	LOW
	CERCIS OCCIDENTALIS / WESTERN REDBUD (ALTERNATE ACCENT TREE SPECIES PER EACH LOT)	15 GAL	LOW		PLATANUS X ACERIFOLIA 'BLOODGOOD' / LONDON PLANE TREE	24"BOX	MEDIUM		QUERCUS LOBATA / VALLEY OAK (LARGE TRANSPLANTED SPECIMAN TREE)	48"BOX	LOW
	CUPRESSUS SEMPERVIRENS 'GLAUCA' / ITALIAN CYPRESS	15 GAL	LOW		PODOCARPUS MACROPHYLLUS / YEW PINE	24"BOX	MEDIUM		SEQUOIA SEMPERVIRENS 'SQUEL' / COAST REDWOOD	24"BOX	MEDIUM
	LAGERSTROEMIA X 'TONTU' / JAPANESE GRAPE MYRTLE	15 GAL	LOW		PRUNUS SERRULATA 'KWANZAN' / FLOWERING CHERRY	15 GAL	MEDIUM		ULMUS PARVIFOLIA 'TRUE GREEN' / TRUE GREEN ELM	24"BOX	MEDIUM
	MAGNOLIA GRANDIFLORA 'MIG TIG' / MIG TIG MAGNOLIA	24"BOX	MEDIUM		PYRUS CALLERYANA 'CAPITAL' / CAPITAL CALLERY PEAR	15 GAL	MEDIUM		ZELKOVA SERRATA 'VILLAGE GREEN' / SAWLEAF ZELKOVA	24"BOX	MEDIUM





Project Boundary



The underground vault would be located along the western edge of the proposed park. From the underground vault, stormwater would be released to a swale near Eckerman Road and Annabelle Avenue. Some off-site construction would be necessary to connect the proposed project to the swale near Eckerman Road. Preliminary drainage facilities are shown in Figure 8.

Walls and Fencing

The proposed project would include berms and retaining walls to adjust for grade variances. Along the northern and southern boundaries of the project site, the project would utilize slope banks and fencing in some areas instead of the use of retaining walls. On top of the slope bank would be a six-foot-high wood fence, the same fence that would be used to separate the backyards of the individual lots. There are some locations within the project where iron fencing will be used on the project boundary, particularly near the tot lot and drainage swale. Figure 9 shows the fencing planned for the proposed project.

Along the eastern edge of the project site, six-foot-high block sound walls would be constructed along the project entrance, along Sierra College Boulevard, and wrapped around the northernmost and southernmost lots backing to Sierra College Boulevard. The six-foot masonry wall would be constructed upon a landscaped, earthen, four-foot berm on the portions of the lots facing Sierra College Boulevard, with an effective height of ten feet for sound attenuation. The soundwall on the north and south sides of the project (at the rear of Lot #s 80-82 and 3-5) would consist of a six-foot masonry soundwall. Two 42-inch decorative walls would be located at the main entry along Sierra College Boulevard. Figure 9 shows the sound walls and decorative walls proposed for the proposed project.

Fencing in the front of each residential unit would be 36-inch high decorative wooden fencing. The color and style of each would vary according to the home elevations. Figure 9 shows the location of the proposed 36-inch decorative fencing.

Construction and Phasing

Site preparation activities would include demolition and removal of the existing onsite house, barn, and septic system. Other activities would include grading, cut and fill work, trenching, and tree removal. Cut and fill activities would balance, with no need for the import of soil or the need to dispose of excess soil. Figure 8 shows the preliminary grading plan.

There are 45 trees on the project site, and one off-site tree that overhangs the project site. All 45 onsite trees would be removed as part of the proposed project. The off-site tree would not be removed or pruned. Figure 10 shows the location, size, and health of all trees planned for removal as part of the proposed project.

The proposed project would be constructed in multiple phases. The first phase would include construction of all roadways, infrastructure, and the park. In subsequent phases, dwelling units would be constructed, generally starting at the eastern edge of the project site and working westward.

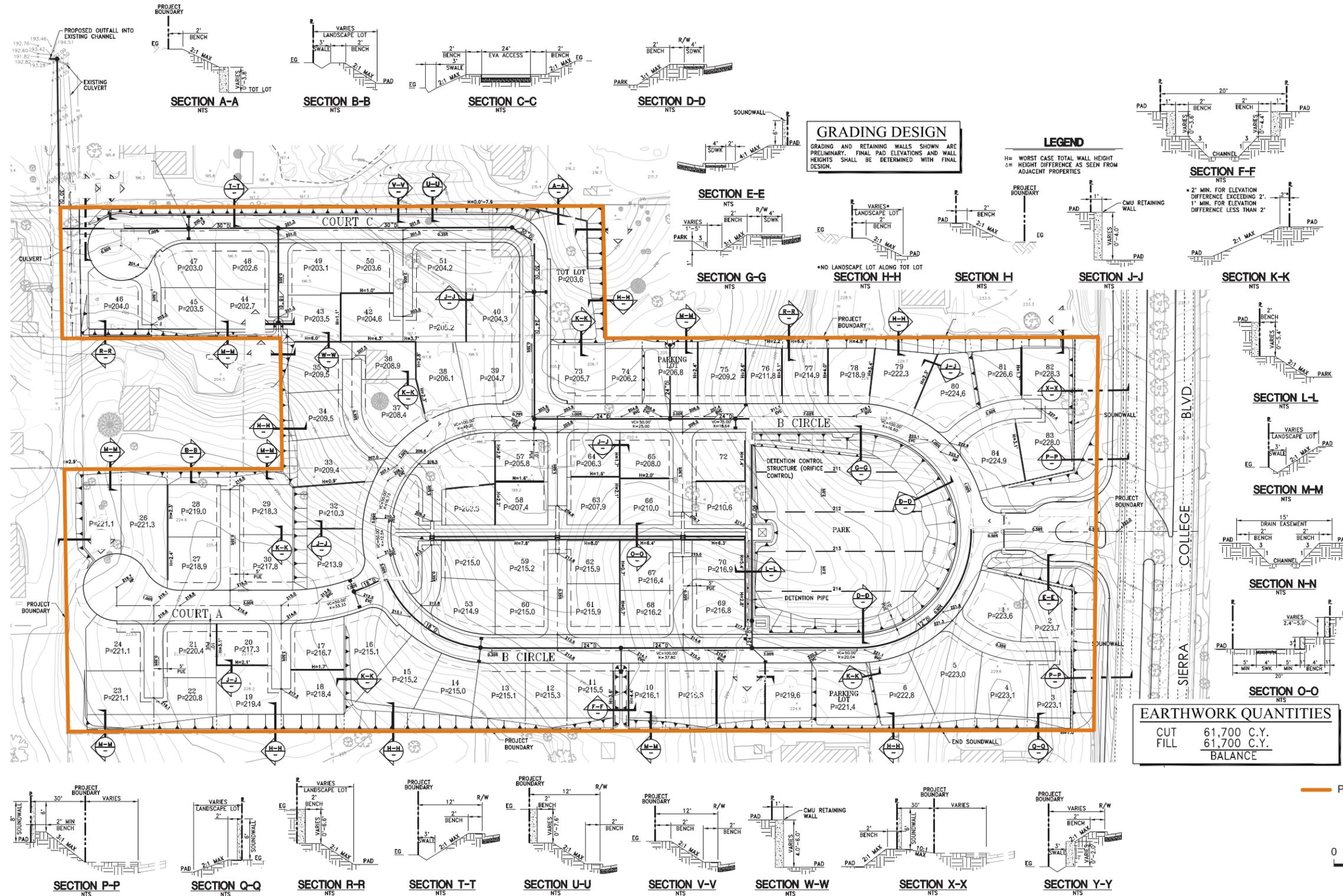
Actions

The proposed project would require the following County actions:

- Certification of the EIR, reflecting a determination that the EIR was completed in compliance with the requirements of the California Environmental Quality Act (CEQA), that the decision-making body has reviewed and considered the information in the EIR, and that the EIR reflects the independent judgment of Placer County;
- Adoption of a Mitigation Monitoring and Reporting Program (MMRP), specifying the methods for monitoring mitigation measures required to eliminate or reduce the project's significant effects on the environment;
- Adoption of Findings of Fact, and if any impacts determined to be significant and unavoidable, a Statement of Overriding Considerations;
- Approval of a General Plan Amendment (Granite Bay Community Plan);
- Approval of a Rezone;
- Approval of a Conditional Use Permit;
- Approval of a Variance to the maximum building coverage allowed per residential lot; and
- Approval of a Vesting Tentative Subdivision Map.

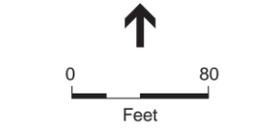
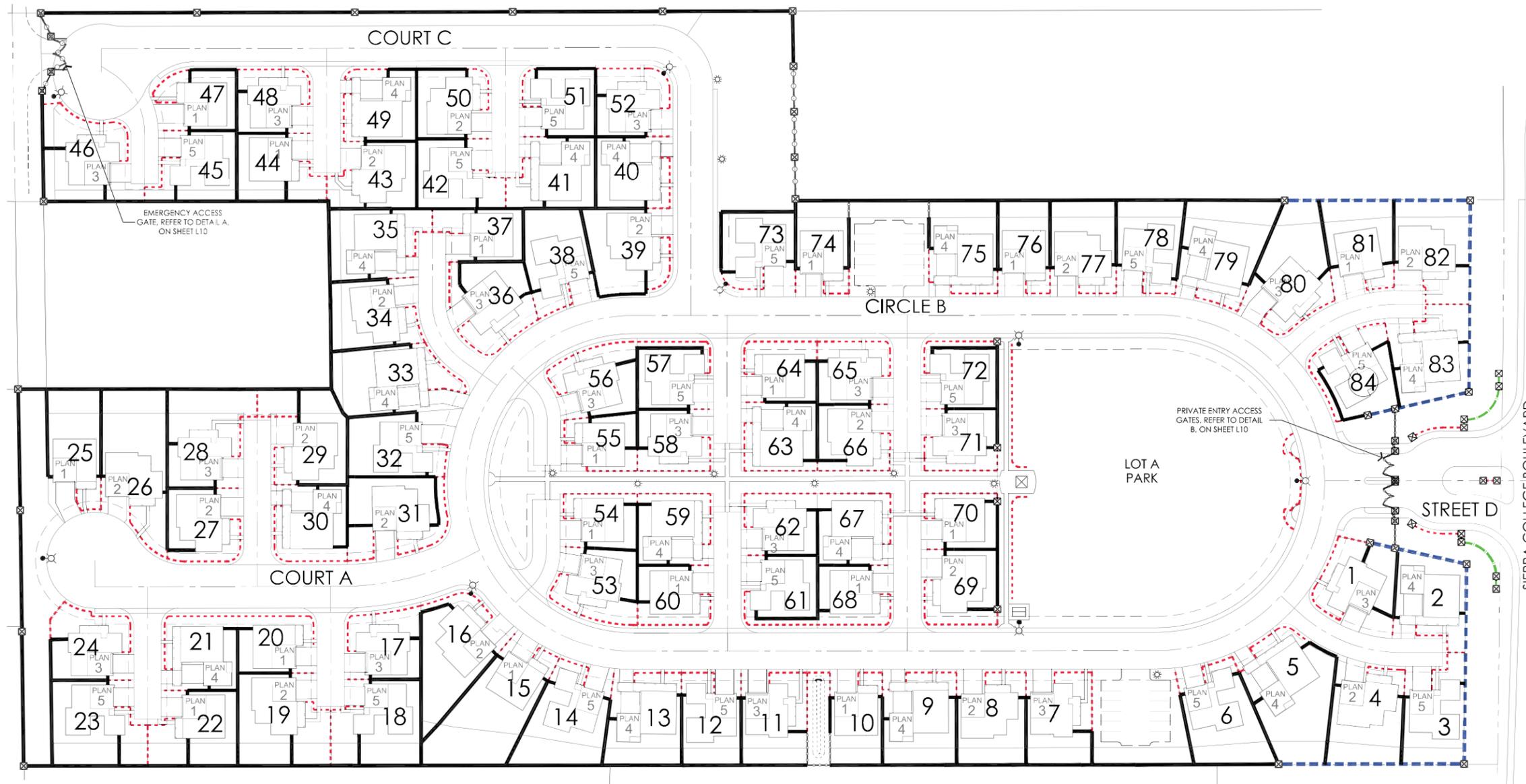
The proposed project would also require the following actions by entities other than the County:

- Granting of a Section 404 Permit by the United States Army Corps of Engineers (USACE) for the filling of waters of the U.S.;
- Granting of a Section 401 Permit by the Central Valley Regional Water Quality Control Board (CVRWQCB) for certification that pollutant discharges into waters of the U.S. comply with applicable effluent limitations and water quality standards;
- Granting of a permit to connect to the San Juan Water District's water infrastructure and provision of water supply;
- Granting of a permit to connect to the City of Roseville's wastewater infrastructure;
- Granting of a permit to alter City of Roseville roadway (Sierra College Boulevard);
- Granting of a construction activity stormwater permit from the Central Valley Regional Water Quality Control Board (CVRWQCB); and
- Approval of a Dust Control Plan from the Placer County Air Pollution Control District (PCAPCD).



SOURCE: Wood Rodgers, 2014

The Park at Granite Bay . 140356
Figure 8
 Proposed Drainage and Grading Plan



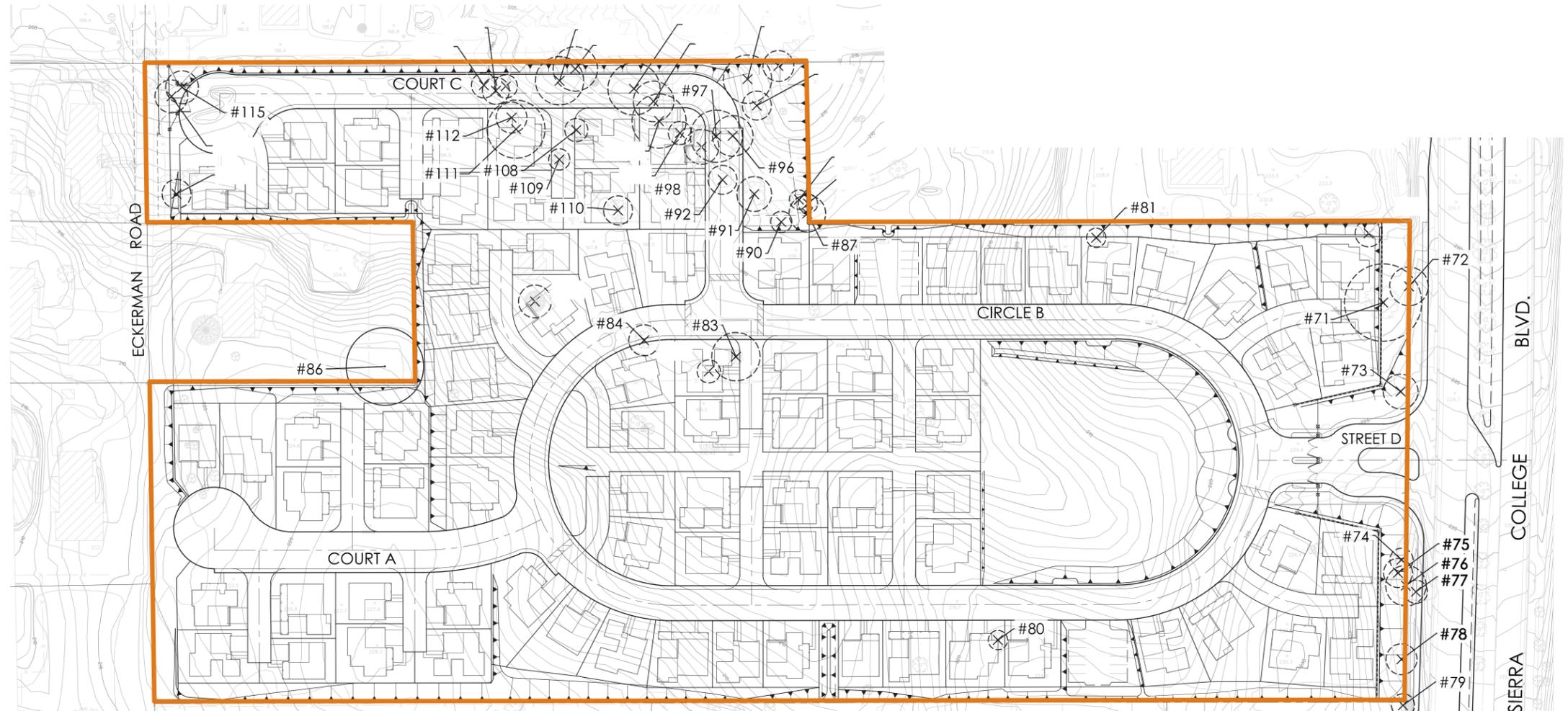
3' TALL WOOD FENCE CHARACTER - EXAMPLES



LIGHTING - EXAMPLES

FENCING, WALL & LIGHTING LEGEND					
	4' HIGH CMU BLOCK MASONRY WALL. REFER TO DETAIL ON SHEET L9		6" TUBE STEEL FENCE. REFER TO DETAIL SHEET L9		STREET LIGHT. SEE LIGHTING EXAMPLES THIS SHEET
	4' GOOD NEIGHBOR WOOD FENCE. REFER TO DETAIL ON SHEET L9		42" DECORATIVE ENTRY WALL. REFER TO ENTRY CONCEPT PLAN SHEET L5		BOLLARD LIGHT. SEE LIGHTING EXAMPLES THIS SHEET
	36" HIGH DECORATIVE SPLIT RAIL FENCING. REFER TO DETAIL ON SHEET L9 AND IMAGES ABOVE.		DECORATIVE PLASTER. REFER TO ENTRY DETAILS SHEET L10		

NOTE: REFER TO CIVIL DRAWING EXHIBIT FOR RETAINING WALL LOCATIONS AND DETAILS.



ARBORIST REPORT

Status	Tree #	Species	#Of Trunks	DBH (inches)	DBH Removed (inches)	DLR (feet)	Health	Notable Comments	Status	Tree #	Species	#Of Trunks	DBH (inches)	DBH Removed (inches)	DLR (feet)	Health	Notable Comments
X	70	Magnolia	1	14	14	14	Poor	Majority of tree is dead	X	93	Mulberry	2	7.9	16	16	Fair-Good	Codominant
X	71	London Plane	1	28	28	40	Fair-Good	Deadwood, sparse foliage	X	94	Redwood	1	33	33	25	Poor	Upper half of canopy is dead
X	72	Live Oak	3	8.8,12	28	20	Fair-Good	Lower canopy engulfed w/ w/y	X	95	Silk Tree	1	10	10	15	Fair-Poor	Basal decay, upper half of canopy is dead
X	73	Live Oak	4	6,7,7.8	28	18	Fair-Good	Lower canopy engulfed w/ w/y	X	96	Ash	1	17	17	21	Fair-Good	Asymmetrical crown
X	74	Live Oak	1	9	9	12	Poor	Roughly 75% of tree is dead	X	97	Redwood	1	34	34	27	Fair-Poor	Upper half of canopy is dead
X	75	Live Oak	1	12	12	15	Fair-Poor	Extensive deadwood & sparse foliage	X	98	Ash	1	10	10	18	Fair-Good	Asymmetrical crown
X	76	Live Oak	6	4,4.5,5,11	29	21	Fair-Good	Basal trunk decay	X	99	Ash	1	9	9	12	Fair	Deadwood
X	77	Live Oak	1	9	9	12	Fair-Good	Sparse foliage, asymmetrical canopy	X	100	Mulberry	1	22	22	28	Good	Asymmetrical crown
X	78	Live Oak	4	5,6,6.7	24	16	Fair	Small basal cavity/decay	X	101	Mulberry	1	17	17	21	Good	Overburdened lateral limbs
X	79	Blue Oak	1	12	12	12	Poor	Tree is dead except for few trunk sprouts	X	102	Mulberry	1	22	22	27	Good	Overburdened lateral limbs
X	80	Tree of Heaven	4	3,3,4,6	16	10	Good	Multiple trunk attachments	X	103	Live Oak	1	15	15	23	Fair-Good	Topping cuts for utility line clearance
X	81	Pine	4	3,3,6,9	21	10	Good	Multiple trunk attachments	X	104	Redwood	1	30	30	25	Fair	Upper canopy is gone, topping cuts
X	82	Willow	2	6,6	12	12	Fair-Good	Tree is uprooted	X	105	Valley Oak	1	9	9	13	Fair-Good	Asymmetrical crown
X	83	Willow	3	8,10,40	58	25	Poor	Tree appears dead or nearly dead	X	106	Live Oak	2	3.9	12	14	Fair	Deadwood, asymmetrical crown
X	84	Willow	7	3,3,4,4.5,9,11	39	16	Good	Multiple trunk attachments	X	107	Pistache	2	6.7	13	12	Good	Codominant
X	85	Eucalyptus	4	7,8,9,9	33	17	Good	Multiple trunk attachments	X	108	Live Oak	2	3.7	10	12	Good	Asymmetrical crown
Offsite	86	Mulberry	1	29	-	40	Good	Included bank, overburdened lateral limbs .DBH measured at 30" above grade	X	109	Blue Oak	1	8	8	11	Fair	Deadwood
X	87	Live Oak	1	12	12	19	Good	Deadwood	X	110	Pecan	1	10	10	15	Good	OK
X	88	Live Oak	1	8	8	10	Good	Asymmetrical crown	X	111	Eucalyptus	1	31	31	30	Fair-Good	Trunk decay
X	89	Blue Oak	1	6	6	10	Fair-Good	Canopy	X	112	Eucalyptus	1	12	12	16	Fair-Good	Asymmetrical crown
X	90	Live Oak	1	7	7	11	Good	OK	X	113	Valley Oak	1	10	10	15	Good	Trunk wound
X	91	Ash	1	12	12	18	Fair-Good	Deadwood	X	114	Valley Oak	1	13	13	17	Fair-Good	Deadwood, included bark
X	92	Ash	6	4,4.5,5,6	28	15	Fair-Good	Trunk decay	X	115	Valley Oak	1	15	15	17	Fair-Good	Deadwood, codominant at #
Sub-Total				174 (inches)	445 (inches)				Sub-Total				378 (inches)	378 (inches)			
									TOTAL				852 (inches)	823 (inches)			

X = PROPOSED TREE REMOVAL

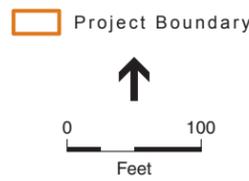
-45 TREES TOTAL ON SITE, ALL TO BE REMOVED; 20 ARE OAKS.

ARBORIST

-PER ARBORIST REPORT DATED JULY, 2014 BY TRC.
-TREE LOCATION INFORMATION HAS BEEN PROVIDED BY TRC SOLUTIONS AND HAS NOT BEEN FIELD VERIFIED BY WOOD RODGERS, INC.

MAP LEGEND

- (X) = TO BE REMOVED
- (O) = TO REMAIN



This page intentionally left blank

Responsible and Trustee Agencies

The EIR will be intended to be used by responsible and trustee agencies (as defined by sections 15381 and 15386 of the State CEQA Guidelines) that may have review or discretionary authority over some component of the project. Agencies in addition to the Lead Agency that may use this EIR in their review of the project or that may have responsibility for approval of certain project elements may include, but are not limited to, the following:

- City of Roseville,
- Placer County Air Pollution Control District (PCAPCD),
- Central Valley Regional Water Quality Control Board (CVRWQCB),
- San Juan Water District,
- United States Army Corps of Engineers (USACE), and
- California Department of Fish and Wildlife (CDFW).

This page intentionally left blank