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**PROJECT DESCRIPTION**

The Project Description chapter of the EIR describes the project location, study area characteristics, project objectives, and characteristics of the Rancho Del Oro Estates project (proposed project), as well as the required permits and approvals for the project.

**3.1 PROJECT LOCATION**

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The 119.4-acre proposed project site is located in the community of Granite Bay (See Figure 3-1, Regional Location) and consists of one parcel located on the north side of Olive Ranch Road, 0.25 miles east of Cavitt-Stallman Road. The project site is bounded on the north and west by Miners Ravine, on the east and west by single-family agricultural properties, and on the south, across Olive Ranch Road, by single-family residential properties (See Figure 3-2, Project Location). The project is identified by Placer County Assessor's Parcel Number (APN) 046-090-012.

**3.2 STUDY AREA CHARACTERISTICS**

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The proposed project site is currently undeveloped land used for cattle grazing and is characterized by varying topography, with rolling hills along the western, southern, and eastern edges and a relatively flat open grassland area located in the central portion of the site. The topography of the site is moderately sloped, with elevations ranging between 245 feet and 300 feet above mean sea level. Vegetation consists of a dense growth of trees along the western, southern, and eastern edges of the property with a moderate growth of grass throughout the entire project site. The project site is composed of mixed oak woodland and annual grassland, and contains wetlands and associated riparian habitats. Annual grassland is found mainly in the central portion of the site, but the grassland is also interspersed within the oak woodland vegetation throughout the remainder of the site. The densest portion of oak woodland is found in the eastern and southeastern portions of the site.

Potential jurisdictional waters of the U.S. on-site include the following: depressional seasonal wetland, depressional seasonal marsh, riparian wetland, riverine perennial marsh, riverine seasonal wetland, ephemeral drainage, perennial drainage, and a pond.

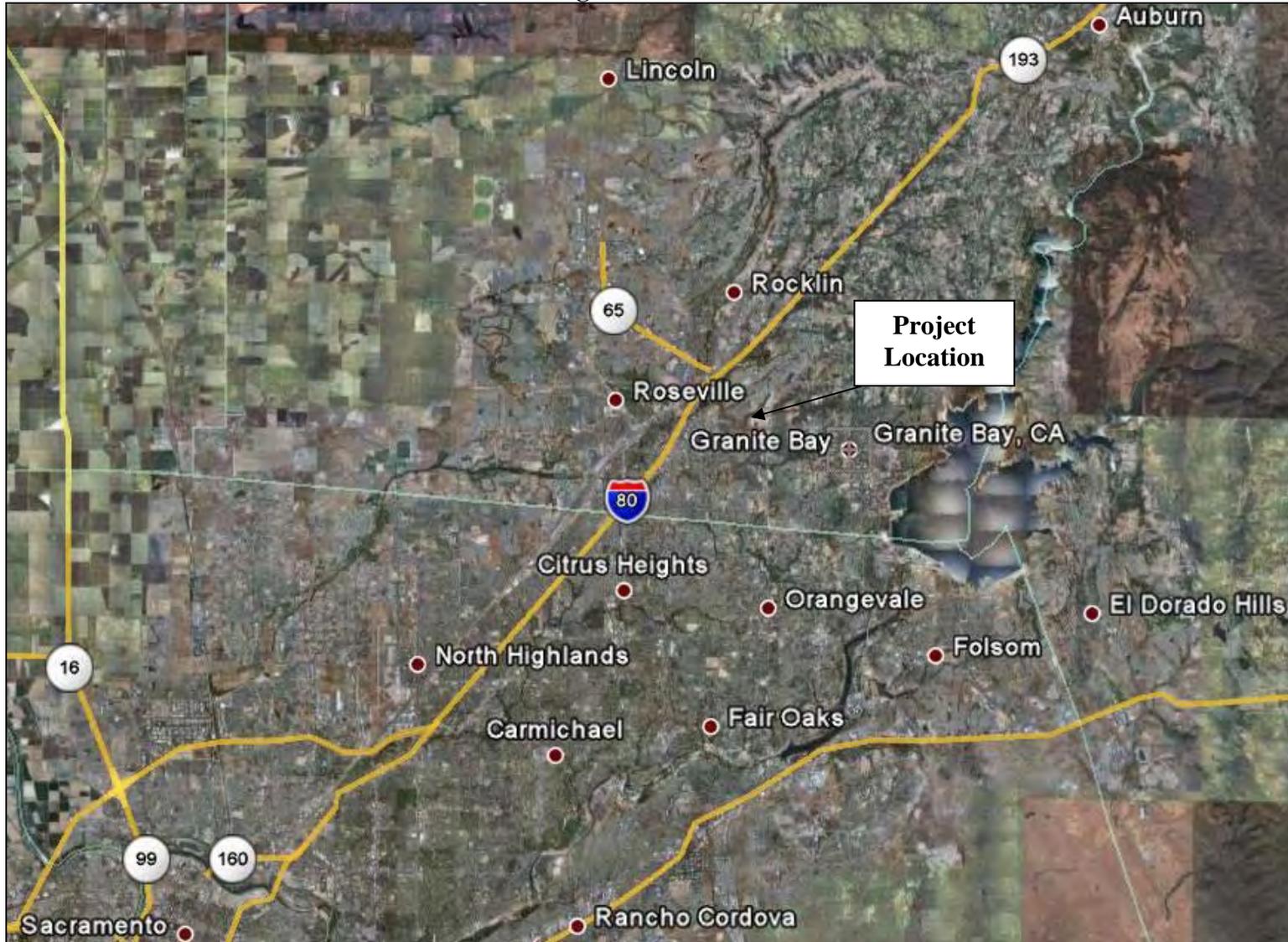
**3.3 PROJECT OBJECTIVES**

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The objectives for the proposed project are as follows:

- Complete the land use planning of the western end of Olive Ranch Road in a manner consistent with the Granite Bay Community Plan (GBCP) and compatible with adjacent development.

**Figure 3-1  
Regional Location**



**Figure 3-2  
Project Location**



- Create a very high-end subdivision of at least 89 residential lots consistent with, or surpassing, the quality and ambiance of Granite Bay's most prestigious neighborhoods.
- Create an infill project composed of lots nearly one acre in size that minimizes grading activity to preserve natural resources on-site, to the extent feasible, while at the same time avoiding a sharp deviation from projected residential units in the GBCP, with the resultant drop in school fees, traffic fees, and park fees that a sharp reduction in units would entail, compared to what is currently allowed under the Community Plan.

### **3.4 DESCRIPTION OF PROPOSED PROJECT CHARACTERISTICS**

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The proposed project, which is primarily surrounded by existing or approved residential development, seeks to preserve natural resources to the extent feasible while helping to complete land use planning for the stretch of Olive Ranch Road in the western portion of the GBCP. The proposed project includes the development of 89 residential single-family lots and nine common area lots, Lots A through I, on a total of 119.4 acres (See Figure 3-3, Vesting Tentative Map). All lots would be at least 42,000 square feet, or roughly one acre, in size, which would result in a project that would be similar in nature to surrounding development while providing for open space and avoidance of existing natural resources.

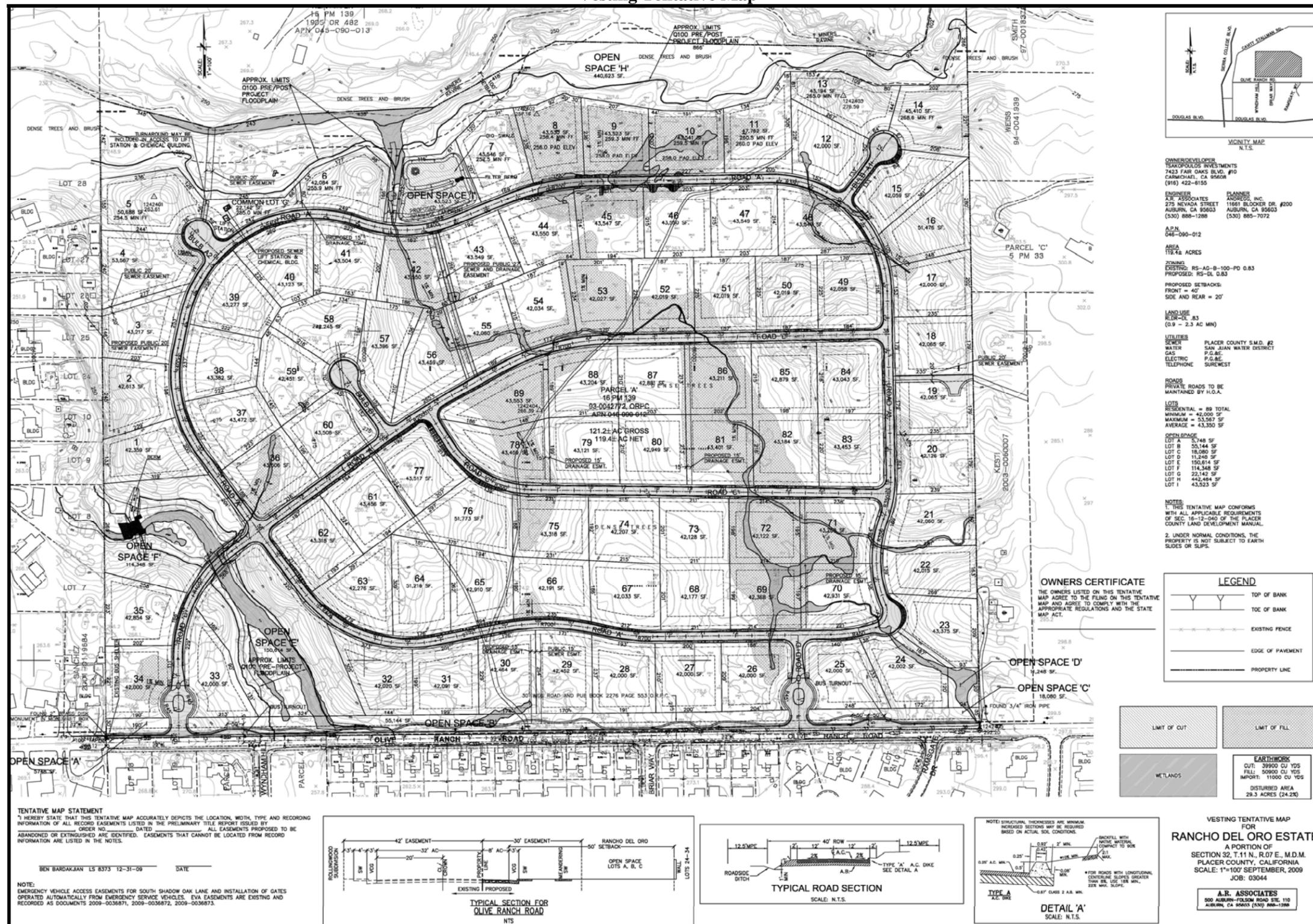
#### **Rezone**

The GBCP designates the project site as Rural Low Density Residential (0.9 to 2.3 acres per unit), with a density limitation of 0.83 units per acre. The project site is currently zoned RS-AG-B-100 PD 0.83 (Residential Single-Family, Combining Agricultural, Combining Minimum Building Site of 100,000 square feet, Planned Development 0.83 units per acre). The current base zoning would allow up to 42 residential lots on the project site, and up to 63 residential lots if developed as a Planned Development. In order to enable the development of 89 single-family units on the project site, the proposed project would include a rezone of the property to RS-B-42 DL 0.83 (Residential Single-Family, Combining Minimum Building Site of 42,000 square feet, Density Limitation 0.83 units per acre). The Combining Agricultural and Planned Development districts would be removed. The resultant project density would be consistent with the site's current GBCP designation.

#### **Vesting Tentative Map**

The proposed Vesting Tentative Map would subdivide the parcel into 89 single-family residential lots (See Figure 3-3, Vesting Tentative Map). The 89 lots would be a minimum of 42,000 square feet each. In addition, the project site would include nine open space lots ranging in size from 3,525 square feet to 440,623 square feet.

Figure 3-3  
 Vesting Tentative Map



## **Green Measures**

All homes within the proposed subdivision will utilize AC units that are two points above the Seasonal Energy Efficient Ratio (SEER) energy efficiency rating in effect at the time of the approval of the Tentative Subdivision Map. In addition, all homes within the proposed subdivision will include “whole house fans,” and, furthermore, all homes within the proposed subdivision will include, at the builder’s discretion, one of the following: a) A “tankless” water heater or b) Upgraded insulation in all walls and ceilings to exceed the Title 24 requirements in place at the time of building permit issuance. As required by Mitigation Measures 16-7(a) through (c) in Chapter 16, Cumulative Impacts and Other CEQA Sections, of this EIR, any plans that are submitted to the County Building Division will be required to clearly show that all three of these conditions are being met.

## **Infrastructure**

On-site infrastructure for the project would consist of subdivision roads and water, sewer, and storm drainage improvements. In addition, the project would include the following off-site improvements: 1) widening of Olive Ranch Road to County standards, including curb, gutter, and meandering sidewalk; 2) two school bus turnouts; and 3) possibly connecting homes on Lawrence Drive to the proposed project’s sewer line, and abandoning an existing sewer lift station that currently serves those homes.

### Project Access

The proposed project would be gated, with a main access and secondary access off Olive Ranch Road. The easternmost project access is west of the point where Ramsgate Drive connects to Olive Ranch Road. The access has been configured in this manner in order to reduce potential cut-through traffic to the greatest extent feasible.

### Emergency Vehicle Access

The project developer has obtained permission from private property owners to establish an off-site emergency vehicle access (EVA) route that would provide a north-south connection between Olive Ranch Road and Cavitt-Stallman Road. The South Placer Fire District has indicated that such an off-site EVA would provide adequate access to the project site, as it would eliminate the need for the District to travel the circuitous route along Sierra College Drive to access the project site. (The nearest fire station to the project site is located within a quarter-mile at 5300 Olive Ranch Road.) The improved emergency access route would traverse South Shadow Oaks Lane located approximately 1,000 feet east of the project site. The project developer has obtained easements from property owners and the EVA easements would extend over three consecutive parcels (APN 046-140-035, APN 046-140-037, and APN 046-140-038), from Olive Ranch Road northerly along the west side of South Shadow Oaks Lane.

The easement agreement includes plans for the construction and operation of two emergency access gates along South Shadow Oaks Lane that would be activated by the strobe lights of emergency vehicles and equipment, but not be accessible for day-to-day traffic. However, the emergency

access gates would permit pedestrian access along this route. Through traffic by non-emergency vehicles would be prohibited by the emergency access gates. It should be noted that because the EVA can be utilized by South Placer Fire District for any emergency response purpose, the off-site EVA would not only benefit the proposed project but also existing and future development in the vicinity.

Concurrent with emergency gate installations, the developer would pave the existing dirt portion of the community roadway 20 feet wide (as specified by South Placer Fire District). The pavement would extend from the northernmost emergency access gate northward to the existing paved community road north of Shadow Oaks Lane for a total approximate distance of 250 feet. As the area between the two emergency access gates is currently being paved by the property owner, subsequent pavement activities are not required for any roadway sections. (See Chapter 8, Transportation and Circulation, of this EIR for further detail.)

### Water Supply

Water supply would be provided through new connections to the existing water infrastructure in Olive Ranch Road, which is located to the south of the project site. Pipes would be 12 inches in diameter and would be arrayed in a typical grid pattern to ensure adequate flow to all portions of the project for both domestic use and fire protection (See Figure 3-4, Water Master Plan). A water availability letter from San Juan Water District (SJWD) received March 10, 2009<sup>1</sup> confirmed that sufficient source of water supply would be available to serve the normal anticipated water demands for a project similar to the proposed project.

### Wastewater

The proposed project is included within the current Placer County Sewer Maintenance District Number 2 (SMD No. 2) for wastewater collection and treatment. Approximately 24 of the proposed project's lots would be served by gravity sewer services connected to the existing sewer main located in Olive Ranch Road, in lieu of individually pumping to the proposed on-site sewer lateral that would be located in proposed Road "A." The remainder of the lots would be served by gravity lines within the proposed subdivision, although some of the lots would require individual sewer pumps. The gravity lines would flow to the proposed lift station in proposed Common Lot G. The lift station force main would discharge into proposed sanitary sewer manhole (SSMH) E10-10A that would be constructed on the existing 12-inch trunk sewer in Olive Ranch Road (See Figure 3-5, Sewer Master Plan).

Figure 3-4  
 Water Master Plan

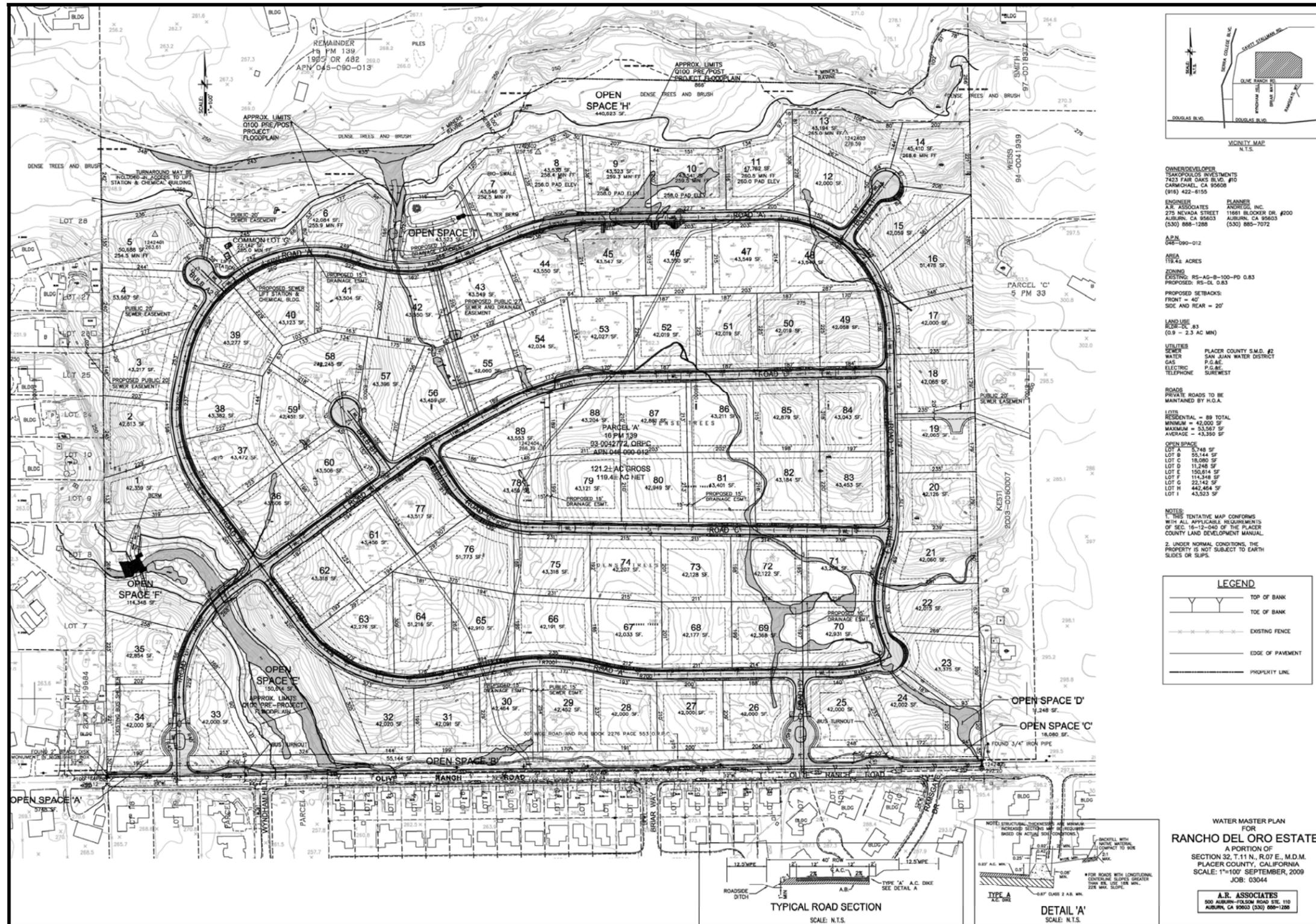


Figure 3-5  
 Sewer Master Plan



*Future Rancho Del Oro / Winterhawk Gravity Trunk (Sewer Line “A”)*

Sewer Line “A” would extend to the eastern boundary of the proposed project site between project Lots 18 and 19. If the Winterhawk Lift Station (located to the east of the project site) were abandoned, it would be feasible to extend a gravity line from the abandoned lift station to the proposed Rancho Del Oro Lift Station. An 8-inch section of this line would cross several undeveloped parcels between Winterhawk and Rancho Del Oro and the on-site section would be 10 inches in diameter. The preliminary profile for Sewer Line “A” is included in the *Preliminary Sewer Master Plan/Capacity Study* that was prepared for the proposed project (See Appendix Q).

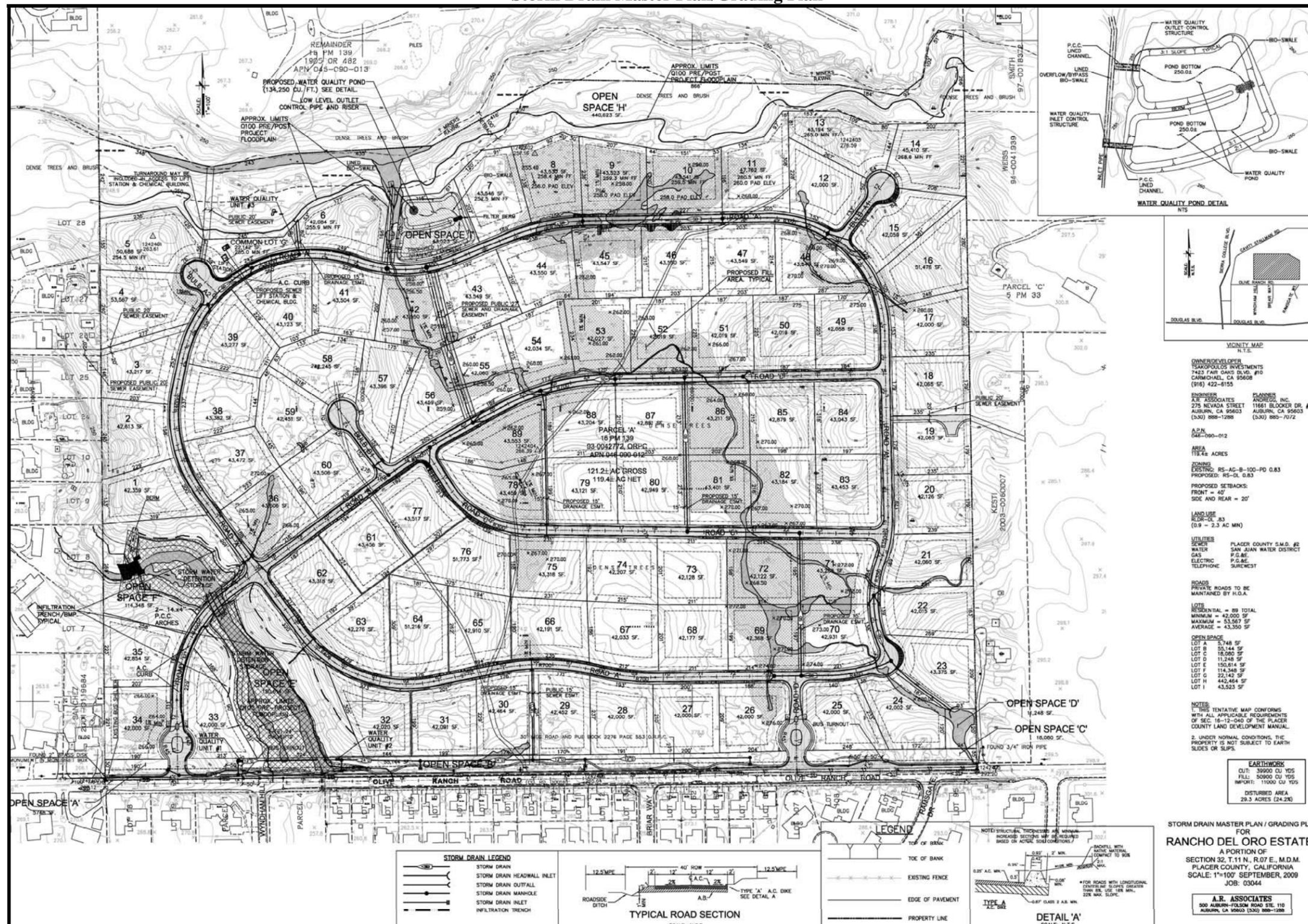
*Future Gravity Trunk (Sewer Line “B”)*

As discussed in the *Preliminary Sewer Master Plan/Capacity Study*, it is anticipated that a six-inch gravity trunk will be constructed between project Lot 5 and Common Lot G (See Figure 3-5 showing 20-foot public sewer easement) at a later date to serve future development of properties north of the project site. A future creek crossing would be required on the proposed project site in order to extend the six-inch line to the north. The preliminary profile for the Sewer Line “B” creek crossing is included in the *Preliminary Sewer Master Plan/Capacity Study* that was prepared for the proposed project (See Appendix Q). The profile shows that it would be feasible to construct a below-creek crossing and still access the lift station at a reasonable depth; however, the lift station wetwell depth would have to increase by at least eight feet. The wetwell depth would be approximately 21 feet without the Sewer Line “B” connection and 29 feet with the Sewer Line “B” connection. This crossing is the preferred alternative. The study analyzed an alternative stream crossing further upstream between Lots 10 and 11 on the proposed project site, but in order to cross under Miners Ravine at this location, 1,500 feet of the eight-inch sewer line and manholes in Road 'A' would have to be lowered an additional eight feet. Several of these manholes would be greater than 20 feet deep. This alternative reveals that the lift station would only be two feet shallower than the preferred crossing described above; therefore, this would not be a cost effective or desirable alternative.

*Sewer Line “C”*

At the request of Placer County, the proposed project includes the construction and installation of Sewer Line “C,” which would serve to replace the existing LS70 sewer pump facility located between Lots 25 and 26 of Lawrence Estates (west of the project site). Sewer Line “C” would connect to the proposed Rancho Del Oro Estates lift station on Open Space Lot “G.” This would enable the sewage from six lots in the adjacent Lawrence Estates subdivision to gravity flow to the Rancho Del Oro Estates lift station via Sewer Line “C.” From the Rancho Del Oro Estates lift station, Sewer Line “C” would be routed west between Lots 3 and 4 of the proposed project. Sewer Line “C” would be approximately 22 to 24 feet deep from the west to east border of Lot 4 of the proposed project. Installation of Sewer Line “C” would require removal of 10 feet of overburden with 2:1 side slopes, a bench-width of eight feet, a trench-width of four feet and a depth of 15 feet.

Figure 3-6  
 Storm Drain Master Plan/Grading Plan



At the western border of Lot 4 of the proposed project, Sewer Line “C” would be jack and bored under a small tributary of Miners Ravine, referred to as Swale A in this document, for an approximate distance of 350 feet. The bore pit would be 25 to 30 feet long and 15 to 20 feet wide. Removal of the existing pump facility, creation of a bore exit, and installation of a new sewer manhole would require a five- to six-foot-deep excavation of 10 to 15 square feet. In addition, during construction, removal of the pump facility would require temporary pumping of wastewater from Lawrence Estates Lots 21 through 26. For further detail regarding Sewer Line “C” see Chapter 13, Public Services and Utilities, of this EIR.

### *Proposed Lift Station*

The proposed Rancho Del Oro lift station would be constructed on Common Lot G on the project site and would serve most of the Rancho Del Oro Subdivision as well as the ultimate shed area that it will serve.

### Drainage

The project site contains two main/significant swales (Swales A and B) that direct runoff into Miners Ravine to the north (See Figure 3-6, Storm Drain Master Plan). Swale A is located near the southwest corner of the project site and contains a seasonal wetland. Approximately 325 off-site acres drain into Swale A via three 24-inch culverts located underneath Olive Ranch Road. Approximately 32.5 on-site acres and a portion of Olive Ranch Road drain into Swale A. The swale continues northward until the natural topography redirects Swale A to exit the project site along the western property line.

Swale B enters the project site along the eastern property boundary, approximately 650 feet north of Olive Ranch Road. Approximately 43.5 off-site acres drain into Swale B. A smaller branch of Swale B, Swale C, drains approximately 11.5 off-site acres and enters the project site approximately 500 feet south of Swale B along the eastern property line. The smaller branch joins with Swale B in the southeast corner of the project site and together, both swales drain approximately 65 on-site acres prior to discharging into Miners Ravine.

Swale A contains a protected wetland that would be left in its natural condition except for the Road B crossing and a proposed detention storage berm. The Road B crossing would be achieved with a multi-barrel, bottomless arch-type structure. The area upstream of the Road B crossing and the detention storage berm would be used for on-site stormwater detention. There would not be any increase in peak flow rates for the 10- or 100-year design storm events at the western property boundary. The project drainage would not increase existing upstream impacts at the Olive Ranch Road crossing. Olive Ranch Road drainage would be collected and conveyed through water quality vaults prior to discharge into Swale A. Water quality infiltration trenches would be constructed along Swale A.

Some lots would be partially graded and filled to accommodate the proposed storm drain system and control cross-lot drainage. Swales B and C would be undergrounded and conveyed through the project site as the main stormwater drainage system. The stormwater would be treated in a water quality pond on Lot I prior to discharge to Miners Ravine.

It should be noted that all grading and fill work for the proposed project would be conducted outside the 100-year floodplain of the main channel of Miners Ravine to ensure compliance with GBCP goals and policies.

Construction

Construction of the proposed project would require grading of the site for proposed roads and a select number of building pads, trenching for water, sewer, and storm drainage improvements, and the construction of single-family homes on 89 lots. It should be noted that the proposed project intends to minimize grading, when possible, in order to preserve natural resources to the extent feasible.

**3.5 INTENDED USES OF THE EIR**

**Required Permits and Approvals**

Placer County has discretionary authority and is the lead agency for the proposed project. At a minimum, the following approvals and permits will be required prior to construction of the proposed project. The responsible agencies and types of permits are listed in Table 3-1. All other regulatory guidance will be discussed in the applicable resources chapters of the EIR.

<b>Table 3-1 Required Approvals/Permits for Rancho Del Oro Estates</b>	
<b>Required Permit</b>	<b>Responsible Agency</b>
Rezone	Placer County
Tentative Subdivision Map	Placer County
Section 404 Permit	U.S. Army Corps of Engineers
Section 401 Water Quality Certification	Regional Water Quality Control Board – Central Valley Region
Section 402, National Pollutant Discharge Elimination System Permit Compliance	Regional Water Quality Control Board – Central Valley Region

Approvals Issued by Placer County

- *Rezone* - The proposed project would require County approval of a change in zoning designations from RS-AG-B-100 PD 0.83 (Residential Single-Family, Combining Agricultural, Combining Minimum Building Site of 100,000 square feet, Planned Development Density Limitation of 0.83 units per acre) to RS-B-42 DL 0.83 (Residential Single-Family, Combining Minimum Building Site of 42,000 square feet, Density Limitation of 0.83 units per acre).
- *Tentative Subdivision Map* – The County must review and approve the proposed Tentative Subdivision Map.

### Approvals Issued by Other Agencies

The following permits approved by the U.S. Army Corps of Engineers (USACE) and the Central Valley Regional Water Quality Control Board (RWQCB) are required to implement the proposed project. The Rancho Del Oro Estates EIR is intended for the use of the above-mentioned agencies in their capacity as responsible agencies.

#### *Section 404 Permit*

The USACE regulates the placement of fill or dredged materials that affect waters of the United States, which include streams and wetlands. The USACE regulates these activities under the authority granted by Section 404 of the Clean Water Act. Due to the numerous project constraints the drainages and isolated depression wetlands will need to be filled to allow for a more efficient detention/retention stormwater system. A total of approximately 2.5 acres of wetlands would be filled; therefore, the project would be required to obtain a Section 404 permit to impact jurisdictional waters found on the project site.

#### *Section 401 Water Quality Certification*

In association with the Section 404 permit issued by the USACE, the project must apply for and obtain a State Water Quality Certification from the Central Valley Regional Water Quality Control Board (RWQCB) in compliance with Section 401 of the Clean Water Act.

#### *Section 402 National Pollutant Discharge Elimination System Permit Compliance*

Any project that disturbs more than 10,000 square feet of land is required to obtain a permit for stormwater discharge under the National Pollutant Discharge Elimination System (NPDES) program administered by the RWQCB. The proposed project would be required to obtain coverage under the program for construction phase and post-construction phase stormwater discharge and would be required to develop a Stormwater Pollution Prevention Plan (SWPPP).

#### *Conditional Letter of Map Amendment*

Prior to approval of project Improvement Plans, the applicant will be required to obtain a Conditional Letter of Map Amendment (CLOMA) from the Federal Emergency Management Agency (FEMA) due to the FEMA-mapped Miners Ravine floodplain being altered based on the calculated 100-year floodplain in the Preliminary Drainage Report prepared for the proposed project by A.R. Associates. A copy of the CLOMA will be required to be provided to the Engineering and Surveying Department. A Letter of Map Amendment (LOMA) from FEMA will also be required to be provided to the Engineering and Surveying Department prior to acceptance of project improvements as complete for the project.

### **Endnotes**

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<sup>1</sup> San Juan Water District, *Water Availability Letter*, March 10, 2009.