



**COUNTY OF PLACER**  
**Community Development/Resource Agency**

Michael J. Johnson, AICP  
Agency Director

**PLANNING  
SERVICES DIVISION**

E.J. Ivaldi, Deputy Director

**HEARING DATE:** November 5, 2015  
**ITEM NO.:** 2  
**TIME:** 10:15 am

**TO:** Placer County Planning Commission  
**FROM:** Development Review Committee  
**DATE:** October 29, 2015  
**SUBJECT:** **GRANITE BAY MEMORY CARE FACILITY  
THIRD-PARTY APPEAL OF THE ZONING ADMINISTRATOR'S APPROVAL OF A  
MINOR USE PERMIT (PLN15-00051)  
MITIGATED NEGATIVE DECLARATION  
SUPERVISORIAL DISTRICT 4 (UHLER)**

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**COMMUNITY PLAN:** Granite Bay Community Plan

**COMMUNITY PLAN DESIGNATION:** Rural Residential (2.3 to 4.6 acre minimum)

**ZONING:** RA-B-100 (Residential Agriculture, combining minimum Building Site of 2.3 acres)

**ASSESSOR'S PARCEL NUMBERS:** 048-132-169-000

**STAFF PLANNER:** Roy Schaefer, Associate Planner

**LOCATION:** South side of Douglas Boulevard, between Barton Road and Auburn Folsom Road, in Granite Bay

**APPLICANT:** Robert Keil of FCM Capital Partners, Inc.

**APPELLANTS:** Princeton Reach Homeowners Association (Kirk Diodati, Association President), Michael and Amy Dumke, David and Anne Millner, Jason and Elizabeth Huckabay, and Tom and LeAnn Markin.

**PROPOSAL:**

The applicant requested approval a Minor Use Permit (MUP) to allow a one-story, 34,000 square foot Memory Care Facility with 60 rooms and 66 beds to be constructed and operated under the allowable land use category of "Residential care homes, 7 or more clients" as listed in Section 17.44.010.B of the Zoning Ordinance. The Zoning Administrator adopted a Mitigated Negative Declaration and approved the Minor Use Permit for the Project on September 17, 2015. On September 28, 2015, an appeal (Attachment D) of the Zoning Administrator's approval of the Minor Use Permit was filed by the Princeton Reach Homeowners Association (Kirk Diodati, Association President), and Princeton Reach

residents Michael and Amy Dumke, David and Anne Millner, Jason and Elizabeth Huckabay, and Tom and LeAnn Markin (“hereinafter collectively referred to as “Appellants”).

**CEQA COMPLIANCE:**

A Mitigated Negative Declaration has been prepared for this project and has been finalized pursuant to the requirements of the California Environmental Quality Act (CEQA). The Mitigated Negative Declaration was circulated for a 30-day public review period which closed on August 24, 2015. The Mitigated Negative Declaration and Mitigation Monitoring Program are attached to this staff report.

**PUBLIC NOTICES AND REFERRAL FOR COMMENTS:**

Public notices were mailed to property owners of record within 300 feet of the project site. In addition, Community Development Resource Agency staff and the Departments of Public Works, Environmental Health, Air Pollution Control District and the Granite Bay Municipal Advisory Council (MAC) were transmitted copies of the legal notice for review and comment.

**PROJECT DESCRIPTION:**

The Zoning Administrator approved a Minor Use Permit to allow for the construction of a one-story, 34,000-square foot memory care facility on a 3.5-acre undeveloped parcel located on the south side of Douglas Boulevard, approximately 2,000 feet east of its intersection with Barton Road. The facility would have 60 rooms and 66 beds for patients with advanced memory loss. Site development would include an access road off of Douglas Boulevard, 33 parking spaces, and landscaping adjacent to the building. The proposed new facility would be required to connect to the sewer system (Sewer Maintenance District 2) and the public water system.

The Granite Bay Memory Care facility building would incorporate the “Craftsman-style village” architectural design elements as outlined in the Granite Bay Community Plan. In addition, the building would utilize solar panels on the roof and an emergency back-up generator. Improvements to Douglas Boulevard would include a curb, gutter and sidewalk. The parking lot would be landscaped and additional trees/shrubs would be planted adjacent to the south and east property boundaries. In addition, a fence is also proposed to be installed along the southern property boundary.

**SITE CHARACTERISTICS:**

The project site is characterized by an open field with scattered oak trees on the eastern portion of site, an area of trees and vegetation in the northwest corner that contains an unnamed perennial creek and riparian area, and a small seasonal drainage swale that drains into a small wetland near the southwest property boundary. The open field areas contain grasses and forbs typical of the dry climate of the central valley area of the state. This vegetation includes planted grasses (oats and barley) that may have been for past grazing on the site. Riparian vegetation is present along the creek channel in the north and western portions of the site.

The area immediately surrounding the project site and vicinity is characterized by the Princeton Reach Subdivision to the south, the Granite Bay Library on the north side of Douglas Boulevard, and undeveloped residential parcels with the same zoning to the west and east.

**EXISTING LAND USE AND ZONING:**

Location	Zoning	Granite Bay Community Plan Designation	Existing Conditions and Improvements
Site	RA-B-100 (Residential Agriculture, combining a Building Site of 100,000 square feet)	Rural Residential (2.3 to 4.6 acre minimum)	Undeveloped Parcel
North	RS-AG-B-20 (Residential Single-Family, combining Agriculture, and combining Building Site	Low Density Residential (0.4 to 0.9 acre minimum)	Granite Bay Library

	minimum of 20,000 square feet)		
South	RA-B-X 4.6 AC. MIN. PD=0.41 (Residential Agriculture, combining Building Site minimum of 4.6 acres, combining Planned Residential Development of 0.41 Dwelling Units per acre)	Rural Residential (2.3 to 4.6 acre minimum)	Princeton Reach Subdivision – Single-Family Residence & Residential Accessory Structures
East	Same as Project Site	Same as Project Site	Undeveloped Parcel
West	Same as Project Site	Same as Project Site	Undeveloped Parcel

**ZONING ADMINISTRATOR HEARING:**

The Zoning Administrator (after considering of the Development Review Committee staff report and presentations, the applicant’s presentation and testimony from members of the public) approved the Minor Use Permit and adopted the Mitigated Negative Declaration at a meeting on September 17, 2015. On September 28, 2015 an Appeal was filed by the Appellants.

**LETTER OF APPEAL:**

On September 28, 2015, an appeal (Attachment D) of the Zoning Administrator’s approval of a Minor Use Permit for the Granite Bay Memory Care Facility was filed by the Appellants. . The appeal letter puts forth several issues as the basis for the appeal and also included the main premise for the appeal which is that the planning process for the subject property should be similar to what was done for the approval and construction of the Granite Bay Community Park.

**RESPONSE TO APPEAL LETTER**

To ensure staff has addressed all assertions set forth in the appeal letter, a specific response to each issue is listed below.

- 1. The Appellants assert that the proposed development is immediately adjacent to the Princeton Reach Subdivision and that there is a shared common property boundary and that the Appellants would appreciate the same level of diligence and review by the developer and county staff that was put in place with the approval and construction of the Granite Bay Community Park.**

The Granite Bay Community Park was a County project, located on County-owned land. For these public projects with community-wide benefit, the County undertakes extensive public outreach. The Granite Bay Memory Care facility is a private project on privately owned land. While the applicant is free to conduct community outreach, the County cannot legally mandate that an applicant do so. However the County can and did in this instance ensure the public’s right to hear and testify on the proposed project by conducting a public hearing before the Zoning Administrator on the requested minor use permit. Although not required for projects subject to the Zoning Administrator, the Granite Bay Memory Care facility was also presented as an “information item” at the Granite Bay Municipal Advisory Council. This enabled additional public review and comment on the proposed project. Finally the Mitigated Negative Declaration was released and circulated for public comment. This was also an avenue available to all members of the public to comment on the environmental review for the proposed project.

- 2. The Appellants assert that the building currently is located at the back of the parcel with the “back end” (defined as loading docks, deliveries, trash, employee parking etc.) of the facility located close to the shared property line. This type of land use is commercial and does not work well with the adjacent land use of the residences of Princeton Reach property owners. The Appellants request an alternative site plan that would move the building toward Douglas Boulevard to help reduce the noise, smell, and visual impacts of the project’s “back end” to**

**Princeton Reach Subdivision. As an alternative suggestion if the building envelope was smaller, a larger buffer could be installed that would not put the commercial “back end” uses adjacent to backyard residential recreation in the subdivision.**

The Zoning Ordinance allows for site coverage of up to 35 percent in the Residential-Agricultural Zone District; this project with a 34,000 square foot, one-story building on a 3.5-acre site has a site coverage of only 22 percent. Proposed setbacks also exceed the required 30-foot rear and side setbacks; this project proposes a 140-foot rear setback from the southwest corner of the building and a 46-foot rear setback from the southeast corner of the building. In addition, the trash enclosure is located 180 feet from the rear property boundary and the loading dock area is located 140 feet from the rear property boundary (the south property boundary for this project is the north property boundary for the Princeton Reach Subdivision). As such, the Zoning Administrator found that the building and related improvements meets the development standards of the Residential-Agricultural Zone District and are appropriately located on the site given the natural limitations from wetland and riparian areas within the northwest corner of the property and drainage areas in the southwest corner of the site.

- 3. The Appellants assert that the interface of Princeton Reach and the memory care facility needs more detail. The Appellants suggest a detailed landscaping plan and a buffer plan with input from the Princeton Reach neighborhood for the project approvals. The project should be separated from Princeton Reach by an earthen berm (like the park) that includes hearty, dense evergreen landscaping. In addition, the lighting plan should mesh with the landscape and buffer plan to ensure that building location and size works. The approval should refer to the size of plantings with detailed landscape and a buffer plan designed to mitigate the noise and visual impacts. The Appellants request to see how all of this works together and have input as part of the approval process.**

A buffer was not proposed by the developer and/or required by the Zoning Administrator because there is an existing wetland area at the northwest and southwest corner (this small area is within the 30-foot rear setback) of the property. This area needs to remain undeveloped and continue to allow for natural drainage from the Princeton Reach Subdivision to this property. The Zoning Administrator’s approval included a condition that would ensure compliance with standards for a “craftsman-style village” architectural design, exterior lighting, and for final landscaping plans etc. prior to the approval of Improvement Plans. Condition of Approval No. 40 specifically states “The project is subject to review and approval by the Development Review Committee. Such a review shall be conducted prior to the approval of the Improvement Plans for the project and shall include, but not be limited to: compatibility of architectural design and exterior colors, parking lot (surfacing & layout) and vehicular circulation, exterior lighting, landscaping, etc.”

- 4. The Appellants assert that there needs to be additions to the Conditions of Approval that would include the following:**

- a) Install odor mitigation (odor control equipment) on the trash enclosure (keeping it closed) and the commercial kitchen equipment. Also, include a “Catalytic Converter” type of system to eliminate odor problems.**

The proposed commercial kitchen is required to comply with all Building Services Division standards and the kitchen would be inspected prior to becoming operational.

- b) Add to conditions specific hours of operation for trash pick-up, deliveries and other ongoing maintenance obligations. The backup audio on vehicular equipment (beeping) needs to be turned off since this is a dead alley with lots of opportunity for backing up. Weekend deliveries/maintenance should not be allowed.**

The developer has agreed to restrict deliveries to Monday thru Friday from 7:00 A.M. to 7:00 P.M. In addition, ongoing maintenance activities (landscaping) would not be scheduled on weekends.

A condition of approval is proposed to be added at the Planning Commission meeting. The County would not be able to regulate the day and/or time for trash pickup or safety equipment on said vehicles (backup beepers).

- c) Emergency vehicles should be required to turn off sirens and lights when transitioning from Douglas Boulevard to the facilities parking lot.**

Conditions of Approval can't be imposed to require that emergency vehicles turn off their sirens and lights when transitioning into this property from Douglas Boulevard; the ambulance and/or fire truck would utilize the siren and lights in compliance with their own regulations.

- d) A lighting plan needs to be approved as part of the MUP. A landscape detail plan and separate buffer plan needs to be included with input from the Princeton Reach HOA.**

Condition of Approval #40 is a standard Condition for Placer County development projects that requires a final Landscaping Plan and Lighting Plan to be reviewed and approved by the Development Review Committee (DRC) prior to the approval of Improvement Plans.

- e) Parking should only be allowed at the back of the building once the front is at capacity. Use should be limited to overflow given the residents do not drive. This will reduce vehicle trips, emissions and noise at the rear.**

The proposed parking plan would allow employees to park at the rear of the building (typically for 8 hours or more after arrival) and for guests to park at the front of the building (typically guests would come and go throughout the day and stay for a short period of time). Staff finds this plan would be the best option to minimize the number of overall vehicle trips going to and coming from the parking lot at the rear of the building.

- f) Size and location of improvements including fences, berms and landscaping should be detailed in conditions. The inclusion of an earthen berm, similar to the berm that currently separates the Community Park and Princeton Reach neighborhood should be included in the conditions.**

Condition of Approval No. 40 would provide for a DRC review of fences and landscaping etc. A berm as previously mentioned would not be allowed in the southeast corner of the site due to the drainage and 100-year floodplain area.

- g) Reduce the building envelope to provide for less intensive use of the property which is a commercial use in a residential area.**

The Zoning Ordinance allows for site coverage of up to 35 percent in the Residential-Agricultural Zone District; this project with a 34,000 square foot, one-story building on a 3.5-acre site has a site coverage of only 22 percent. The project as approved is well below the maximum allowed footprint of 53,361 square feet.

- h) Move building closer to Douglas Boulevard to allow for an adequate land use separation of commercial operations (back end) and residential.**

As previously stated, the setbacks exceed the required 30-foot rear and side setbacks; this project proposes a 140-foot setback from the southwest corner of the building and a 46-foot setback from the southeast corner of the building (the south property boundary for this project is the north property boundary for the Princeton Reach Subdivision). In addition, the trash enclosure is located 180 feet from the rear property boundary and the loading dock area is located 140 feet from the rear property boundary. The front setback from Douglas Boulevard is 143 ¾ feet from the ultimate edge of the right-of-way.

5. The Appellants assert that they “would have greatly appreciated if the developer had reached out to the Princeton Reach neighborhood, had an open house to review and discuss these design concerns or at the very least met with the neighbors to discuss the proposed development. Had this consideration been extended to us prior to the Zoning Administrator hearing, we could have worked through many of these issues with the developer team. To date, our communication with developer representative Bob Keil was initiated only a day before the Zoning Administrator hearing. The communication has been unproductive and quite frankly hostile. Hopefully this appeal process will afford us the opportunity to work with staff, the developer and planning commission on implementing design mitigations we can live and work with.”

The Granite Bay Memory Care Facility was subject to the review and approval of the Zoning Administrator at a public hearing on September 17, 2015. The project was also presented as an “information item” at the Granite Bay Municipal Advisory Committee on October 1, 2014, also a public meeting where the community can provide feedback. Although staff often encourages proponents of development projects to reach out to their neighbors, there is no legal requirement for them to do so.

#### **RECOMMENDATION:**

As detailed in this report, staff could find no merit in any of the appeal issues raised by the appellant. It is staff’s recommendation that the Planning Commission deny the appeal and affirm the decisions of the Zoning Administrator by taking the following actions based on the findings and conditions (Attachment A) contained in this staff report:

1. Deny the third-party appeal filed by Appellants.
2. Affirm the Zoning Administrator’s adoption of the Mitigated Negative Declaration and Mitigation Monitoring Program.
3. Affirm the Zoning Administrator’s approval of the Minor Use Permit.

#### **FINDINGS:**

##### CEQA:

1. A Mitigated Negative Declaration has been prepared for this project in compliance with CEQA. With the incorporation of all mitigation measures, the project is not expected to cause any significant, negative impacts. Mitigation measures included will address potential impacts related to biological resources, aesthetics, land use compatibility, and traffic.
2. There is no substantial evidence in the record as a whole that the project would have a significant effect on the environment.
3. The Mitigated Negative Declaration as adopted for the project reflects the independent judgment and analysis of Placer County, which has exercised overall control and direction of its preparation.
4. The mitigation plan prepared for the project is approved and adopted.
5. The custodian of records for the project is the Placer County Planning Director, 3091 County Center Drive, Suite 140, Auburn CA, 95603.

##### MINOR USE PERMIT

1. The Granite Bay Memory Care facility would be consistent with all applicable provisions of Placer County Code, Chapter 17, and any applicable provisions of other chapters of this code.
2. The Granite Bay Memory Care facility would be consistent with applicable policies and requirements of the Placer County General Plan and the Granite Bay Community Plan.

3. The establishment, maintenance or operation of the Granite Bay Memory Care facility would not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort and general welfare of people residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the County, in that the project has been designed to minimize impacts resulting from noise, traffic, and aesthetics.
4. The Granite Bay Memory Care facility would be consistent with the character of the immediate neighborhood and will not be contrary to its orderly development.
5. The Granite Bay Memory Care facility will not generate a volume of traffic beyond the design capacity of all roads providing access to the project as the project has been designed in accordance with the Granite Bay Community Plan Circulation Element. A Traffic Impact Analysis for the Granite Bay Memory Care facility was conducted and prepared by KD Anderson & Associates, Inc. and is dated January 19, 2015.

Respectfully submitted,



*Roy Schaefer*

Roy Schaefer, Associate Planner

**ATTACHMENTS:**

- Attachment A –Conditions of Approval
- Attachment B – Vicinity Map
- Attachment C – Site Plan, Landscape Plan and Building Elevations
- Attachment D – Appeal Letter
- Attachment E – Applicant’s Response to Appeal Letter
- Attachment F – Zoning Administrator Staff Report
- Attachment G – Mitigated Negative Declaration / Mitigation Monitoring Program
- Attachment H - Correspondence

cc:

- Michael Dumke, et al, Appellants
- Bob Keil of FCM Capital Partners, Inc., Applicant
- Karin Schwab, County Counsel
- Michael Johnson, CDRA Director
- EJ Ivaldi, Deputy Director
- Mohan Ganapathy, Environmental Health Services



**RECOMMENDED CONDITIONS OF APPROVAL – MINOR USE PERMIT – GRANITE BAY MEMORY CARE (PLN15-00051)**

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

1. This Minor Use Permit approval allows for the construction and operation of a one-story, 34,000 square foot, Granite Bay Memory Care Facility with a maximum of 60 rooms and 66 patients in need of care as a result of Dementia and/or Alzheimer's disease. This approval allows a front setback from Douglas Boulevard of 143  $\frac{3}{4}$  feet (ultimate edge of right-of-way) and for 33 on-site parking spaces on the 3.5 acre site. (PLN)

**IMPROVEMENTS/IMPROVEMENT PLANS**

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

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

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

Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Department two copies of the Record Drawings in digital format (on compact disc or other acceptable media) in accordance with the latest version of the Placer County Digital Plan and Map Standards along with two blackline hardcopies (black print on bond paper) and two PDF copies. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official document of record. (MM VI.1) (ESD)

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

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

The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. One year after the County's acceptance of improvements as complete, if there are no erosion or runoff issues to be corrected, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree

disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body. (MM VI.2) (ESD)

4. Staging Areas: The Improvement Plan(s) shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area. (ESD)
5. The Improvement Plan submittal shall include a final drainage report in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Department for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable. (MM IX.1) (ESD)
6. The Improvement Plan submittal and final Drainage Report shall provide details showing that storm water run-off shall be reduced to pre-project conditions. Retention/detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Department (ESD) and shall be shown on the Improvement Plans. The ESD may, after review of the project final drainage report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. In the event on-site detention requirements are waived, this project may be subject to payment of any in-lieu fees payable prior to Improvement Plan approval as prescribed by County Ordinance. Maintenance of detention facilities by the property owner shall be required. No retention/detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. (ESD)
7. The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and

Surveying Department (ESD) such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions.

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

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Department (ESD). BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to: Vegetated Swales (TC-30), Water Quality Inlets (TC-50), Storm Drain Signage (SD-13), Pervious Pavements (SD 20), Sweeping and Vacuuming Pavement (SE-7), etc. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

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

8. Prior to Improvement Plan approval, the applicant shall obtain a State Regional Water Quality Control Board National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit and shall provide to the Engineering and Surveying Department evidence of a state-issued Waste Discharge Identification (WDID) number or filing of a Notice of Intent and fees. (MM VI.4) (ESD)
9. This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000004, Order No. 2013-0001-DWQ), pursuant to the NPDES Phase II

program. Project-related stormwater discharges are subject to all applicable requirements of said permit.

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

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

10. The Improvement Plans shall include the message details, placement, and locations showing that all storm drain inlets and catch basins within the project area shall be permanently marked/embossed with prohibitive language such as "No Dumping! Flows to Creek." or other language /graphical icons to discourage illegal dumping as approved by the Engineering and Surveying Department (ESD). ESD-approved signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, shall be posted at public access points along channels and creeks within the project area. The Property Owners and/or Property Owners' association are responsible for maintaining the legibility of stamped messages and signs. (MM IX.5) (ESD)
11. The Improvement Plans shall show that all stormwater runoff shall be diverted around trash storage areas to minimize contact with pollutants. Trash container areas shall be screened or walled to prevent off-site transport of trash by the forces of water or wind. Trash containers shall not be allowed to leak and must remain covered when not in use. (MM IX.6) (ESD)
12. On the Improvement Plans and Informational Sheet(s) filed with the Final Parcel Map, show the limits of the future, unmitigated, fully developed, 100-year flood plain (after grading) for the existing drainageway in the northwest and southwest corner of the project site designate same as a building setback line unless greater setbacks are required by other conditions contained herein. (MM IX.7) (ESD)
13. On the Improvement Plans and Informational Sheet(s) filed with the Final Parcel Map; show that the finished building pad elevations shall be a minimum of two feet above the 100-year flood plain line (or finished floor -three feet above the 100-year floodplain line). The final pad elevation shall be certified by a California registered civil engineer or licensed land surveyor and submitted to the Engineering and Surveying Department. This certification shall be done prior to construction of the foundation or at the completion of final grading, whichever comes first. No building construction is allowed until the certification has been received by the Engineering and Surveying Department and approved by the floodplain manager. Benchmark elevation and location shall be

shown on the Improvement Plans and Informational Sheet (s) to the satisfaction of Development Review Committee. (MM IX.8) (ESD)

14. In order to protect site resources, no grading activities of any kind may take place within the 100-year flood plain of the stream/drainage way nor within the watershed of the vernal pool(s), unless otherwise approved as a part of this project. All work shall conform to provisions of the County Flood Damage Prevention Regulations (Section 15.52, Placer County Code). A standard note to this effect shall be included on the Improvement Plans. The location of the 100-year flood plain shall be shown on the Improvement Plans. (MM IX.9) (ESD)
15. Prior to Improvement Plan approval, provide the Engineering and Surveying Department with a letter from the appropriate fire protection agency describing conditions under which service will be provided to this project. A representative's signature from the appropriate fire protection district shall be provided on the Improvement Plans. (ESD)
16. The Improvement Plans shall be approved by the water supply entity for water service, supply, and maintenance. The water supply entity shall submit to the Environmental Health Services Division and the Engineering and Surveying Department a "will-serve" letter or a "letter of availability" from the water district indicating that the agency has the ability and system capacity to provide the project's domestic and fire protection water quantity needs. (ESD)
17. The Improvement Plans shall include a striping and signing plan and shall include all on- and off-site traffic control devices. Prior to the commencement of construction, a construction signing plan shall be provided to the ESD for review and approval. (ESD)
18. Prior to Improvement Plan approval, the applicant shall submit an engineer's estimate detailing costs for facilities to be constructed with the project which are intended to be County-owned or maintained. County policy requires the applicant prepare their cost estimate(s) in a format that is consistent with the Governmental Accounting Standards Board, 34th Standard (GASB 34). The engineer preparing the estimate shall use unit prices approved by the Engineering and Surveying Department for line items within the estimate. The estimate shall be in a format approved by the County and shall be consistent with the guidelines of GASB 34. (ESD)

## **GRADING**

19. Include the following standard note on the Improvement Plans: In the event of blasting, three copies of an approved plan and permit shall be submitted to the County not less than 10 days prior to the scheduled blasting. A blasting permit must be obtained from the Placer County Sheriff's Department for all blasting to be done in Placer County. Additionally, the County must be notified and give approval for all blasting done within County right-of-way. If utility companies are in the vicinity where blasting is to occur,

the appropriate utility companies must be notified to determine possible damage prevention measures. If blasting is required, the blasting schedule shall be approved by the County and any other utility companies with facilities in the area prior to the commencement of work.

20. Prior to issuance of an Early Grading Permit to allow for on-site rough grading, the applicant must submit Improvement Plans and any related documents as required by these conditions of approval to the Engineering and Surveying Department (ESD) for review. The review for the initial submittal of the Improvement Plans must be completed by Development Review Committee (DRC) and satisfactorily address issues relating to dust control, tree removal, wetlands, protective fencing, grading, drainage, and erosion control.

Upon DRC determination that an Early Grading Permit may be issued, the applicant shall prepare a separate Rough Grading Plan and submit it to ESD for review and approval. Separate plan check, inspection and winterization fees shall be required and shall be based on the engineer's estimate. If Design/Site Review process and/or DRC review is required as a condition of approval for this project, said review shall be completed prior to the submittal of the Early Grading Permit.

The Improvement Plans shall be approved by ESD prior to the issuance of any Building Permits. (MM)

## **ROADS/TRAILS**

21. The Improvement Plans shall show the construction of one-half of a 84 foot road section plus concrete curb, gutter, and an 8' wide sidewalk where the project fronts Douglas Blvd., as measured from the existing centerline thereof or as directed by the Engineering and Surveying Department (ESD) and the Department of Public Works (DPW). Additional widening and/or reconstruction may be required to improve existing structural deficiencies, accommodate auxiliary lanes, intersection geometrics, signalization, bike lanes, or conformance to existing improvements. The roadway structural section shall be designed for a Traffic Index of 10.0, but said section shall not be less than 3 inches Asphalt Concrete (AC)/8 inches Class 2 Aggregate Base (AB), unless otherwise approved by DPW and ESD. (ESD)
22. The Improvement Plans shall show the construction of a public road entrance/driveway onto Douglas Blvd. to a Plate R-17 Major, Land Development Manual (LMD) standard. The design speed of Douglas Blvd. shall be 55 miles per hour (mph), unless an alternate design speed is approved by the Department of Public Works (DPW). The improvements shall begin at the outside edge of any future lane(s) as directed by the DPW and the Engineering and Surveying Department (ESD). An Encroachment Permit shall be obtained by the applicant or authorized agent from ESD. The Plate R-17 structural section within the main roadway right-of-way shall be designed for a Traffic

Index of 10.0, but said section shall not be less than 3 inches Asphalt Concrete (AC)/8 inches Class 2 Aggregate Base (AB) unless otherwise approved by the ESD. (ESD)

23. The Improvement Plans shall show the construction of a raised median ("gull wing") as shown on the Preliminary Grading Plan submitted with the project. The raised median shall restrict left turning movements into the project site from Douglas Blvd. and restrict left turning movements out of the project site onto Douglas Blvd. while continuing to allow left turn movements into and out of the existing Library access. The design shall be to the satisfaction of the Department of Public Works and shall conform to any applicable criteria specified in the latest version of the Caltrans *Highway Design Manual* for a design speed of 55 miles per hour (mph), unless an alternative is approved by the Department of Public Works. (MM XVI.2)
24. The Improvement Plans shall show that all on-site parking and circulation areas shall be improved with a minimum asphaltic concrete or Portland cement surface capable of supporting anticipated vehicle loadings.

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

25. The Improvement Plans shall show the delineation of a Class II bikeway along the project's frontage on Douglas Blvd. pursuant to the Placer County Bikeways Master Plan. The location, width, alignment, and surfacing of the bikeway shall be subject to the Department of Public Works/Development Review Committee review and approval. (ESD)
26. The Improvement Plans shall show that the first parking space adjacent to Douglas Blvd. shall be a minimum of forty (40) feet from the edge of travelled way. (ESD)
27. The Improvement Plans shall show that parking spaces, ramps, frontage improvements (existing and required) and access ways shall meet California Building Code accessibility standards. (ESD)

## **PUBLIC SERVICES**

28. Prior to Improvement Plan approval, provide to the Development Review Committee "will-serve" letters from the following public service providers, as required:
  - A) PG&E
  - B) South Placer Municipal Utility District (SPMUD)

- C) San Juan Water District
- D) Refuse Collection Company

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

## **GENERAL DEDICATIONS/EASEMENTS**

- 29. On the Improvement Plans, provide the following easements/dedications to the satisfaction of the Engineering and Surveying Department (ESD) and the Development Review Committee (DRC). (ESD)
  - A) Dedicate to Placer County a minimum of one-half of a 140'-wide highway easement (Ref. Chapter 12, Article 12.08, Placer County Code) where the project fronts Douglas Blvd. including the off-site frontage of the parcel resulting from the MBLA, as measured from the centerline of the existing roadway, plan line, or other alignment as approved by the Transportation Division of the Department of Public Works. (ESD)
  - B) Dedicate 12.5' multi-purpose easements adjacent to all highway easements. (ESD)
  - C) Public utility easements as required by the serving utilities, excluding Wetland Preservation Easements (WPE). (ESD)
  - D) Drainage easements as appropriate. (ESD)
  - E) Abandon and re-dedicate the existing 15 feet wide MPTE along the Douglas Blvd. frontage to a location adjacent to and outside of the newly dedicated right-of-way. (ESD)
- 30. Identify all existing and proposed easements on the Improvement Plans. (ESD)

## **FEES**

- 31. This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code.) The current estimated development fee is \$6,825 (\$1,950 per gross parcel acreage), payable to the Engineering and Surveying Department prior to Building Permit issuance. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete. (MM IX.2) (ESD)

32. This project is subject to payment of annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code). Prior to Building Permit issuance, the applicant shall cause the subject property to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting these annual assessments. The current estimated annual fee is \$882 (\$252 per gross parcel acreage). (MM IX.3) (ESD)
33. Prior to issuance of any Building Permits, this project shall be subject to the payment of traffic impact fees that are in effect in this area (Granite Bay), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) shall be required and shall be paid to Placer County DPW:
- A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code
  - B) South Placer Regional Transportation Authority (SPRTA)

The current total combined estimated fee is \$40,431.11. The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The actual fees paid shall be those in effect at the time the payment occurs. (MM XVI.1) (DPW)

#### **MISCELLANEOUS CONDITIONS**

34. The Improvement Plans shall show for the review and approval by the Development Review Committee the location of any monument sign proposed by the applicant and shall be located such that there is no interference with driver sight distance as determined by the Engineering and Surveying Department, and shall not be located within the right-of-way or Multi-Purpose Easement (unless all the serving utilities provide written confirmation that the monument location has been provided to their satisfaction). (ESD)
35. Any future gated entry feature/structure proposed by the applicant shall be returned to the Planning Commission for approval of a modification of the discretionary permit. (ESD)
36. The Improvement Plans shall include a note stating that: During project construction, staking shall be provided pursuant to Section 5-1.07 of the County General Specifications. (ESD)
37. The applicant shall satisfy any conditions set forth by the South Placer Fire Protection District. (PLN)

38. The applicant shall obtain a Building Permit for the 34,000 square foot memory care facility from the Placer County Building Department. (PLN)
39. The applicant shall provide 33 paved parking stalls at the Granite Bay Memory Care Facility. (PLN)
40. The project is subject to review and approval by the Development Review Committee. Such a review shall be conducted prior to the approval of the Improvement Plans for the project and shall include, but not be limited to: compatibility of architectural design and exterior colors, parking lot (surfacing & layout) and vehicular circulation, exterior lighting, landscaping, etc. (PLN)
41. The Granite Bay Memory Care Facility is only for the care of Alzheimer's or Dementia patients. If the Granite Bay Memory Care Facility chooses to care for people who do not have Alzheimer's or Dementia a modification to the Minor Use Permit (PLN15-00051) will be required prior to providing care. (PLN)
42. Concurrent with submittal of Improvement Plans, a detailed lighting and photometric plan will be submitted to the DRC for review and approval, which will include the following:
  - A) The site lighting plan shall demonstrate compliance with the Granite Bay Community Plan and the Placer County Design Guidelines. The night lighting design will be designed to minimize impacts to adjoining and nearby land uses. No lighting is permitted on top of structures;
  - B) Site lighting fixtures in parking lots will be provided by the use of high pressure sodium (HPS), metal halide, or other as established by the Design/Site Agreement, mounted on poles not to exceed 14 feet in height. The metal pole color will be such that the pole will blend into the landscape (i.e., black, bronze, or dark bronze). All site lighting in parking lots will be full cut-off design so that the light source is fully screened to minimize the impacts discussed above. Wall pack or other non-cut-off lighting will not be used;
  - C) Building lighting will be shielded and downward directed such that the bulb or ballast is not visible. Lighting fixture design will complement the building colors and materials and will be used to light entries, soffits, covered walkways and pedestrian areas such as plazas. Roof and wall pack lighting will not be used;
  - D) Lighting intensity will be of a level that only highlights the adjacent building area and ground area and will not impose glare on any pedestrian or vehicular traffic; and
  - E) Landscape lighting may be used to visually accentuate and highlight ornamental shrubs and trees adjacent to buildings and in open spaces. Lighting intensity will

be of a level that only highlights shrubs and trees and will not impose glare on any pedestrian or vehicular traffic. (PLN)

43. Prior to any grading or tree removal activities, during the raptor nesting season (March 1 - September 1), a focused survey for raptor nests will be conducted by a qualified biologist. If an active raptor nest is identified appropriate mitigation measures will be developed and implemented in consultation with CDFW. If construction is proposed to take place between March 1st and September 1st, no construction activity or tree removal will occur within 500 feet of an active nest. Construction activities may only resume after a follow up survey has been conducted and a report prepared by a qualified raptor biologist indicating that the nest (or nests) is no longer active, and that no new nests have been identified. A follow up survey will be conducted 2 months following the initial survey, if the initial survey occurs between March 1st and July 1st. Additional follow up surveys may be required by the DRC, based on the recommendations in the raptor study and/or as recommended by the CDFW. Temporary construction fencing and signage as described herein will be installed at a minimum 500 foot radius around trees containing active nests. If all project construction occurs between September 1st and March 1st no raptor surveys will be required. Trees previously approved for removal by Placer County, which contain stick nests, may only be removed between September 1st and March 1st. A note which includes the wording of this condition of approval will be placed on the Improvement Plans. Said plans will also show all protective fencing for those trees identified for protection within the raptor report. (PLN)
44. Prior to any on-site construction a survey will be conducted by a qualified biologist to determine whether or not any special-status species occur on the site. Should any special status species occur the appropriate public agency will be notified and all requirements set forth by said agencies will be satisfied by the project proponent. (PLN)
45. Provide the DRC with a tree survey and arborist report (by an ISA Certified Arborist) depicting the exact location of all trees 6" dbh (diameter at breast height) or greater, or multiple trunk trees with an aggregate diameter of 10" dbh or greater, within 50' of any grading, road improvements, underground utilities, driveways, building envelopes etc., and all trees 18" dbh or greater, located on the entire site, and any trees disturbed from off-site improvements (i.e., road improvements, underground utilities, etc.). The tree survey will include the sizes (diameter at 4' above ground), species of trees, spot elevations, and approximate driplines. Trees to be saved, or removed will be shown on the survey, and superimposed over the site/grading plan, as well as all proposed improvements, including any underground utilities. The survey report will be reviewed and approved by the DRC prior to the submittal of Improvement Plans or grading plans. (PLN)
46. The applicant will mitigate for the removal of and impacts to trees on-site by replacing trees on-site on an inch-for-inch basis. Prior to issuance of a building permit the applicant will submit to the DRC for review and approval a Planting Plan that details the tree replacement, irrigation, and monitoring plan for the mitigation of impacted trees (including removal and impacts to dripline). In lieu of replacement on-site the applicant may mitigate

impacts to the trees with payment into the Tree Preservation fund at a rate of \$100.00 per inch removed. (PLN)

47. The encroachment allowed in the 50-foot buffer zone is 1,351 square foot. The encroachment is in a narrow area ranging from one (1) foot to no more than nine (9) foot into the 50 foot setback from the edge of the riparian area. The development is required to install a post and cable fence in this area to protect the remaining buffer from any pedestrian traffic. Replacement of the buffer is not required because the riparian vegetation does not contain any special plant and/or animal species. (PLN)
48. The applicant shall defend, indemnify, and hold harmless the County of Placer, the County Board of Supervisors, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorney's fees awarded in any proceeding brought in any State or Federal court, challenging the County's approval of that certain Project known as the PLN15-00051, Minor Use Permit for Granite Bay Memory Care Facility. The applicant shall, upon written request of the County pay, or at the County's option reimburse the County for, all reasonable costs for defense of any such action and preparation of an administrative record, including the County staff time, costs of transcription and duplication. The County shall retain the right to elect to appear in and defend any such action on its own behalf regardless of any tender under this provision. This indemnification obligation is intended to include, but not be limited to, actions brought by third parties to invalidate any determination made by the County under the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for the Project or any decisions made by the county relating to the approval of the Project. Upon written request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provisions of this condition. (PLN)

## **ENVIRONMENTAL HEALTH SERVICES**

49. Submit to Environmental Health Services a "will-serve" letter from South Placer Municipal Utility District indicating that the district can and will provide sewerage service to the project. The project shall connect to this public sewer.
50. Submit to Environmental Health Services, for review and approval, a "will-serve" letter from San Juan Water District for domestic water service. The project shall connect to this treated domestic water supply.
51. If at any time during the course of executing the proposed project, evidence of soil and/or groundwater contamination with hazardous material is encountered, the applicant shall immediately stop the project and contact Environmental Health Services Hazardous Materials Section. The project shall remain stopped until there is resolution of the contamination problem to the satisfaction of Environmental Health Services and to Central

Valley Regional Water Quality Control Board. A note to this effect shall be added to the Improvement Plans where applicable.

52. If Best Management Practices are required by the DPW for control of urban runoff pollutants, then any hazardous materials collected shall be disposed of in accordance with all applicable hazardous materials laws and regulations.
53. The project shall obtain the services of Recology Auburn Placer for solid waste disposal.
54. The project shall incorporate the use of drip irrigation systems for landscaped areas and shall adhere to the guidelines provided by the Placer County Mosquito and Vector Control district.

#### **AIR POLLUTION CONTROL DISTRICT**

55. Prior to approval of Improvement Plans, the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. To download the form go to [www.placer.ca.gov/apcd](http://www.placer.ca.gov/apcd) and click on Dust Control requirements. If the APCD does not respond within twenty days of the plan being accepted as complete, the plan shall be considered approved. The applicant shall provide written evidence, provided by APCD to the County, that the plan has been submitted to APCD. It is the responsibility of the applicant to deliver the approved plan to the County. The applicant shall not break ground prior to receiving APCD approval of the Construction Emission / Dust Control Plan, and delivering that approval to the County. (APCD)
56. The prime contractor shall submit to the District a comprehensive inventory (i.e. make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the APCD prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman. Include the following standard notes on the Improvement Plans:
  - A) The contractor shall use CARB ultra-low diesel fuel for all diesel-powered equipment.
  - B) In order to control dust, an operational watering truck shall be on site during construction hours. In addition, dry, mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent APCD rules.

- C) The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall “wet broom” the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt, mud or debris is carried over to adjacent public thoroughfares.
- D) The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.
- E) During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less.
- F) The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.
- G) In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the individual jurisdiction).
- H) The contractor shall suspend all grading operations when fugitive dust exceeds Placer County APCD Rule 228 (Fugitive Dust) limitations. The prime contractor shall be responsible for having an individual who is CARB certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed Placer County APCD Rule 228 Fugitive Dust limitations. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours.
- I) Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours.
- J) A person shall not discharge into the atmosphere volatile organic compounds (VOC's) caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance, unless such manufacture or use complies with the provisions of Rule 217.

- K) During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.
- L) During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment. M). During construction, no open burning of removed vegetation shall be allowed unless permitted by the PCAPCD. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site. (APCD)

57. Include the following standard notes on all Building Plans approved in association with this project:

- A) Low VOC paint shall be utilized for both the interiors and exteriors of the building. To limit the quantity of volatile organic compounds in architectural coatings supplied, sold, offered for sale, applied, solicited for application, or manufactured for use within the District, all projects must comply with APCD Rule 218.
- B) Wood burning or Pellet appliances shall not be permitted in multi-family developments. Only natural gas or propane fired fireplace appliances are permitted. These appliances shall be clearly delineated on the Floor Plans submitted in conjunction with the Building Permit application. *(Based on APCD Rule 225, section 302.2).*
- C) Where natural gas is available, the installation of a gas outlet for use with outdoor cooking appliances, such as a gas barbecue or outdoor recreational fire pits shall be shown. (APCD)

58. Include the following standard note on all building plans approved in association with this project:

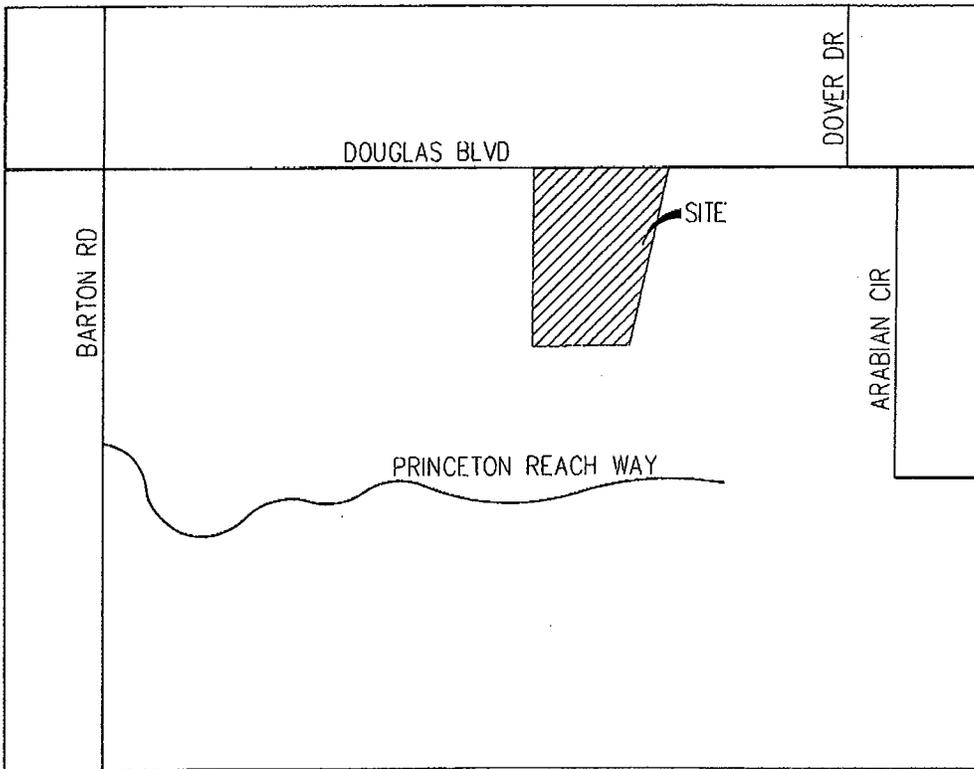
- A) Stationary sources or processes (i.e. certain types of engines, boilers, heaters, etc.) associated with this project shall be required to obtain an Authority to Construct (ATC) permit from the Placer County Air Pollution Control District prior to the construction of these sources. In general, the following types of sources shall be required to obtain a permit.
  - 1) Any engine greater than 50 brake horsepower,
  - 2) Any boiler that produces heat in excess of 1,000,000 Btu per hour, or
  - 3) Any equipment or process which discharge 2 pounds per day or more of pollutants. Developers / contactors should contact the District prior to construction for additional information. (APCD)

59. If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and an archaeologist shall be retained to evaluate the deposit. The Placer County Planning Department and Department of Museums must also be contacted for review of the archaeological find(s). If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect will be provided on the Improvement Plans for the project. Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site. (APCD)

#### **EXERCISE OF PERMIT**

60. The Minor Use Permit shall expire on November 16, 2017 unless exercised prior to this date.

VICINITY MAP  
GRANITE BAY MEMORY CARE



ATTACHMENT B

GUIDE ENGINEERING  
LAND ENGINEERING AND PLANNING  
5930 GRANITE LAKE DRIVE, SUITE 100  
GRANITE BAY, CA 95748  
PHONE: 916.797.0248

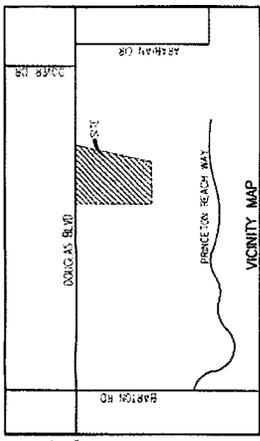
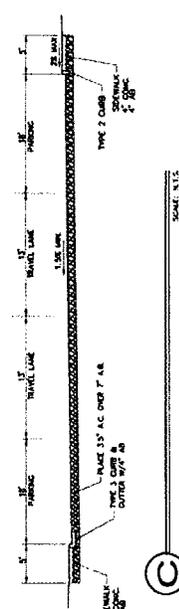
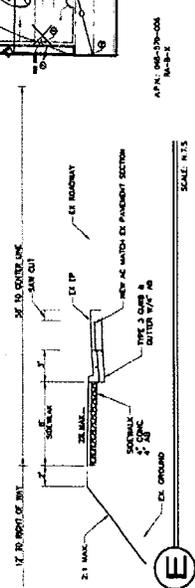
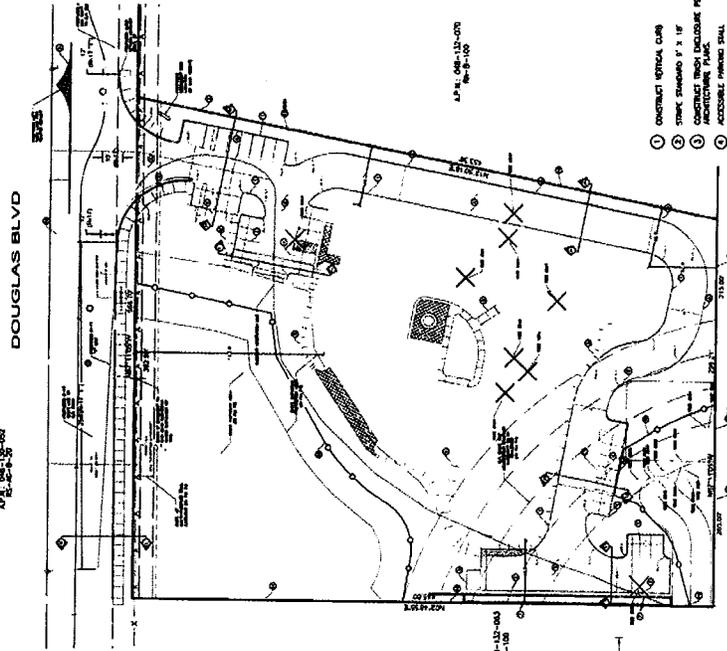
ATTACHMENT B

# PRELIMINARY SITE PLAN GRANITE BAY MEMORY CARE CITY OF GRANITE BAY, CA. APRIL 30, 2015



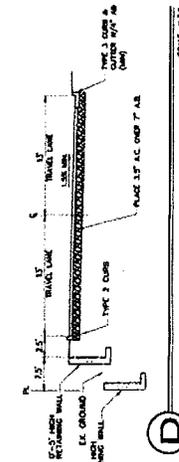
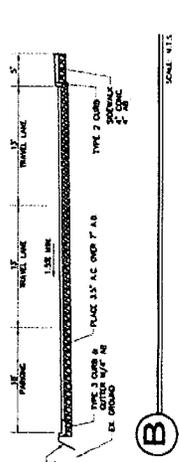
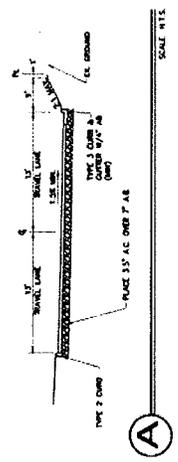
SCALE OF FEET 1" = 40'

TREE #	COMMON NAME	DBH	COUNTY SPECIES
TREE 2004	VALLEY OAK	18"	26
TREE 2005	VALLEY OAK	18" @ 3'	27
TREE 2006	VALLEY OAK	20"	27
TREE 2007	VALLEY OAK	20"	27
TREE 2008	VALLEY OAK	2.5, 2.5, 2.5, 2.5	14
TREE 2009	VALLEY OAK	2.5, 2.5, 2.5	12
TREE 2010	VALLEY OAK	6"	10
TREE 2011	VALLEY OAK	3, 3.5, 4	14
TREE 2012	VALLEY OAK	8" @ 2'	7
TREE 2013	VALLEY OAK	7"	8
TREE 2014	VALLEY OAK	3"	7
TREE 2015	VALLEY OAK	8"	11
TREE 2016	VALLEY OAK	12" @ 2'	14
TREE 2017	VALLEY OAK	6, 5	17
TREE 2018	VALLEY OAK	6, 4	18
TREE 2019	VALLEY OAK	8"	14
TREE 2020	VALLEY OAK	7"	13
TREE 2021	VALLEY OAK	8 1/2", 9 1/2"	18



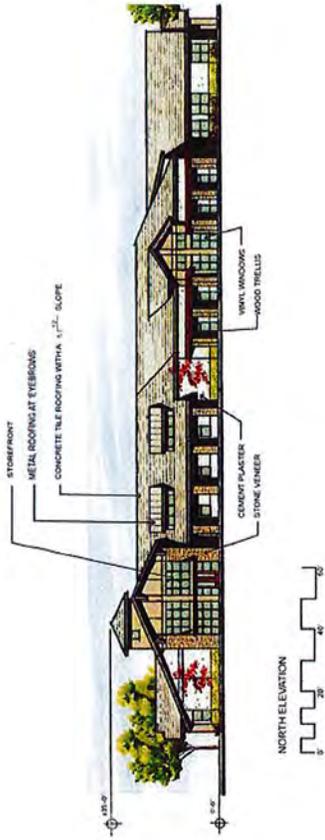
**OWNER/DEVELOPER**  
 LAND ENGINEERING AND PLANNING  
 5830 GRANITE LAKE DRIVE, SUITE 150  
 GRANITE BAY, CA 94546  
 PHONE: 916.787.0248

**PROJECT INFORMATION**  
 ADDRESS: 3147  
 PROJECT NUMBER: 15-0009  
 DATE: 04-30-2015

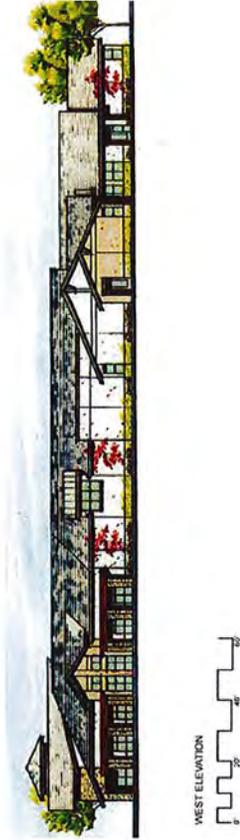


1. CONSTRUCT UTILITY CURB
2. STAKE STAMPAID 3" X 18"
3. CONSTRUCT TYPED GRANITE FOR INTERLOCKING PAVING
4. ACCURATE FINISH SHALL
5. CONSTRUCT SIDEWALK
6. PLACE STREET LIGHT
7. PREPARED SLOTTED REINFORCING BARS
8. PLACE 3.5" AC ON 7" AS
9. REMOVE ASPHALT FOR LEFT TURN LANE
10. LIFT MAIN STRENGTH
11. FINISH CONCRETE
12. 4" HIGH CONCRETE TYPED CURB WITH SLOTTED REINFORCING
13. 6" HIGH REINFORCING TYPED CURB WITH SLOTTED REINFORCING
14. NO FINISH
15. FINISH SLOTTED REINFORCING

**LAND ENGINEERING AND PLANNING**  
 5830 GRANITE LAKE DRIVE, SUITE 150  
 GRANITE BAY, CA 94546  
 PHONE: 916.787.0248



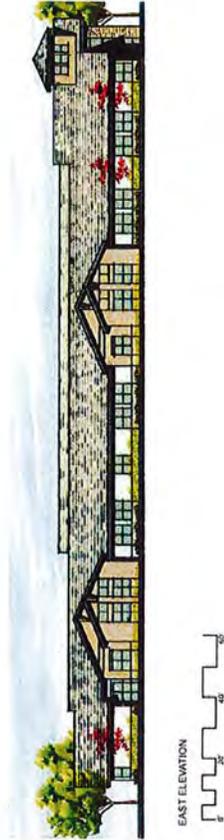
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

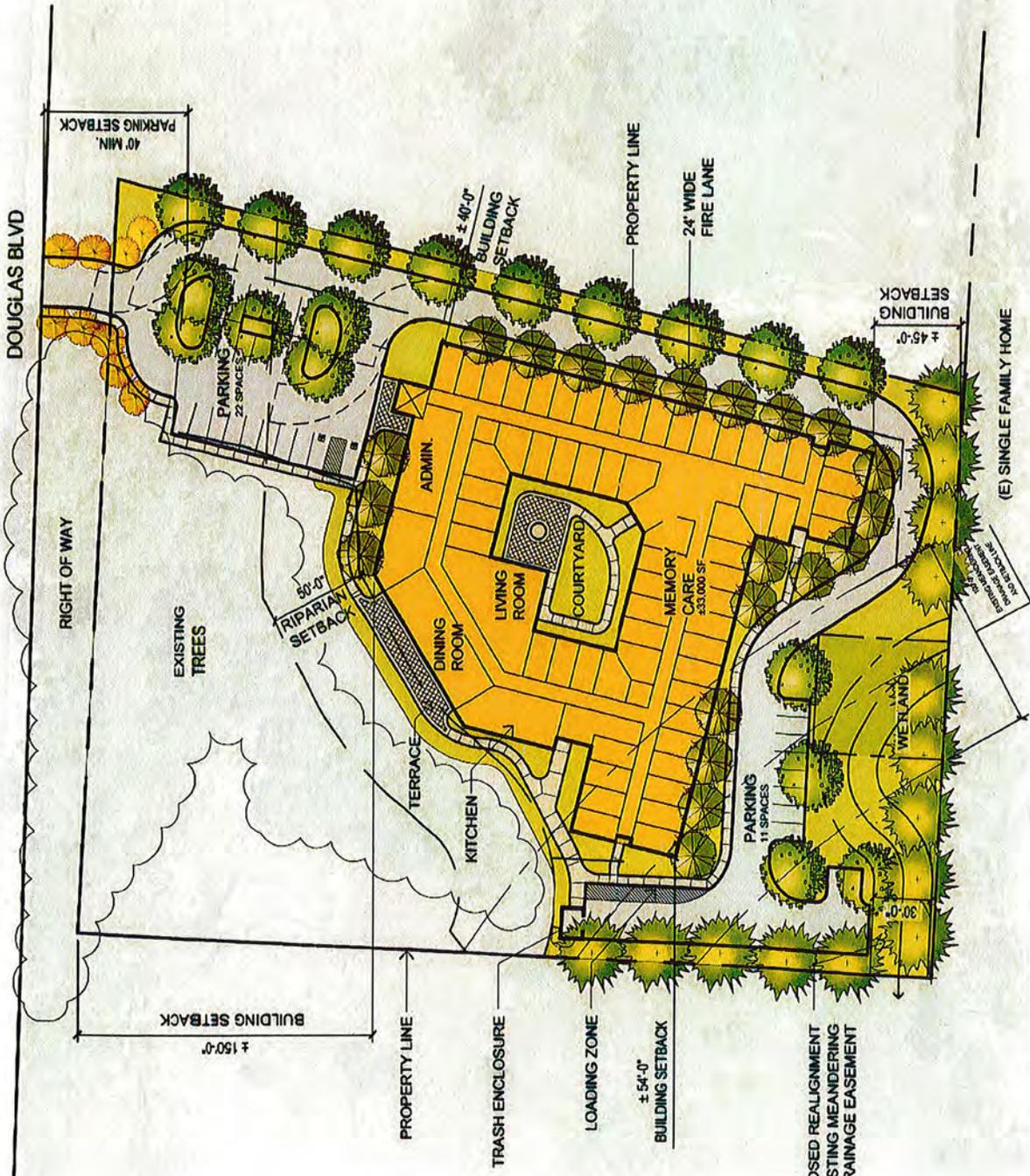
GRANITE BAY MEMORY CARE

GRANITE BAY, CA

COLOR ELEVATIONS

DATE: 05-18-2015  
 PROJECT NO: 1135-0005  
 SCALE:  
 SHEET:





**PROJECT DATA**

**SITE DATA**

SITE AREA: 3.47 ACRES

BUILDING AREA: 33,000 SF

FAR: .23

**BUILDING DATA**

NUMBER OF BEDS: 66

**PARKING DATA**

PARKING REQUIRED: 33 SPACES  
(1 PER 2 BEDS)

PARKING PROVIDED: 33 SPACES  
(1 PER 2 BEDS)



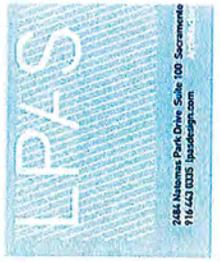
VICINITY MAP

**ANITE BAY MEMORY CARE**  
*LANDSCAPE PLAN*

DATE: 2014-09-08  
 PROJECT NO: 1135-0005  
 SCALE: 1" = 60'-0"  
 SHEET:



FCM CAPITAL PARTNERS





# PLACER COUNTY PLANNING SERVICES DIVISION

AUBURN OFFICE  
3091 County Center Dr, Auburn, CA 95603  
530-745-3000/FAX 530-745-3080  
Website : [www.placer.ca.gov](http://www.placer.ca.gov)  
E-mail : [planning@placer.ca.gov](mailto:planning@placer.ca.gov)

TAHOE OFFICE  
775 North Lake Blvd., Tahoe City, CA 96146  
PO Box 1909, Tahoe City, CA 96145  
530-581-6280/FAX 530-581-6282

RECEIVED  
SEP 28 2015  
CDRA

## PLANNING APPEALS

The specific regulations regarding appeal procedures may be found in the Placer County Code, Chapters 16 (Subdivision), 17 (Planning and Zoning), and 18 (Environmental Review Ordinance).

### -----OFFICE USE ONLY-----

Last Day to Appeal 10/5/15 (5 pm)

Letter \_\_\_\_\_

Oral Testimony ✓

Zoning \_\_\_\_\_

Maps: 7-full size and 1 reduced for Planning Commission items

Appeal Fee \$ \$552

Date Appeal Filed 9/23/15

Receipt # \_\_\_\_\_

Received by EDB

Geographic Area SOUTH TRAIL

### -----TO BE COMPLETED BY THE APPLICANT-----

- Project name Granite Bay Memory Care Facility
- Appellant(s) Princeton Reach HOA (plus attached) 916-276-0060  

Address <u>attached</u>	Telephone Number <u>attached</u>	Fax Number _____
	City _____	State _____ Zip Code _____
- Assessor's Parcel Number(s): Princeton Reach Homeowners Association, plus attached
- Application being appealed (check all those that apply)

<input type="checkbox"/> Administrative Approval	Application Number _____
<input checked="" type="checkbox"/> Use Permit	<u>PLN15-00051</u>
<input type="checkbox"/> Parcel Map	_____
<input type="checkbox"/> General Plan Amendment	_____
<input type="checkbox"/> Specific Plan	_____
<input type="checkbox"/> Environmental Review	_____
<input type="checkbox"/> Minor Boundary Line Adjustment	_____
<input type="checkbox"/> Tentative Map	_____
<input type="checkbox"/> Variance	_____
<input type="checkbox"/> Design Review	_____
<input type="checkbox"/> Rezoning	_____
<input type="checkbox"/> Rafting Permit	_____
<input type="checkbox"/> Planning Director Interpretation _____ (date)	_____
<input type="checkbox"/> Other: _____	_____
- Whose decision is being appealed: Zoning Administrator (see reverse)
- Appeal to be heard by: Planning Commission (see reverse)
- Reason for appeal (attach additional sheet if necessary and be specific):  
See attached.

(If you are appealing a project condition only, please state the condition number)

**Note:** Applicants may be required to submit additional project plans/maps.

**Signature of Appellant(s)** Jack Wislat *pres. lent Princeton Reach HOA*  
Mike Dunke *John Miller #048570003000*  
M. Elizabeth Luckabay *Ann Marlin*  
*#048-570-006-000* *048-560-006-000*

---

**PLACER COUNTY ZONING ORDINANCE SECTION 17.60.110**

Rulings made by the below are considered by the Planning Commission:

- Planning Director (interpretations)
- Zoning Administrator
- Design/Site Review Committee
- Parcel Review Committee - other than road improvements which should be appealed to the Director of Public Works
- Environmental Review Committee

Rulings made by the Planning Commission are appealed directly to the Board of Supervisors.

Rulings made by the Development Review Committee are appealed to the hearing body having original jurisdiction

**Note: An appeal must be filed within 10 calendar days of the date of the decision. Appeals filed more than 10 days after the decision shall not be accepted by the Planning Division.**

**For exact specifications on an appeal, please refer to Section 17.60.110 of the Placer County Code.**

RECEIVED  
SEP 28 2015  
CDRA

Appellants:

1. Princeton Reach Homeowners Association  
Numerous Parcel Numbers  
Signed by Kirk Diodati, Association President  
Association Representative:  
Michael Dumke, 916.276.0060  
6019 Princeton Reach Way  
Granite Bay, CA 95746
2. Michael & Amy Dumke  
Parcel Number: 048-560-005-000  
916.276.0060  
6019 Princeton Reach Way  
Granite Bay, CA 95746
3. David & Anne Millner  
Parcel Number: 048-570-003-000  
6026 Princeton Reach Way  
Granite Bay, CA 95746
4. Jason & Elizabeth Huckabay  
Parcel Number: 048-570-006-000  
6021 Princeton Reach Way  
Granite Bay, CA 95746
5. Tom & LeAnn Markin  
Parcel Number: 048-560-006-000  
6017 Princeton Reach Way  
Granite Bay, CA 95746

RECEIVED  
SEP 28 2015  
CDRA

September 28, 2015

Mr. Roy Schaefer  
Associate Planner  
Placer County Planning Services Division

RE: Appeal of Zoning Administrator Approval of MUP for PLN15-0051 Granite Bay Memory Care Facility.

Dear Mr. Schafer:

Thank you for the opportunity to communicate our concerns regarding the above mentioned project. We understand Placer County code 17.60.110, and have elected to challenge the Zoning Administrator's decision of approval on September 17, 2015 of the Minor Use Permit to the Placer County Planning commission. We are doing so for the purpose of having design considerations implemented in the conditions of approval that work to mitigate the impacts of the development on our community, Princeton Reach Way as we do not feel the concerns of the community, the Princeton Reach homeowners association and Princeton Reach residences were addressed by the Zoning Administrator. This and to effectively have these issues codified in the public record, with the goal of proactive design and conditions of approval that work to remedy the impacts. Our concerns are articulated as follows:

**Building Setback From Douglas Blvd**

As a vacant parcel fronting Douglas Blvd, the 3.5-acre memory care project is closest and impacts the neighbors who reside in the Princeton Reach neighborhood. Princeton Reach and the proposed development are immediately adjacent to each other and share a common property line. We would appreciate the same level of diligence and review by the developer and county staff that was put in place with the approval and construction of the Granite Bay Community Park. With this, we have an example of working together with design consideration that mitigate the impacts, and conditions of approval that provide details necessary for both the park and Princeton Reach to coexist. The issues that were raised with the approval of the park provided a clear roadmap for the proposed Granite Bay Memory Care.

The memory care building currently sits at the back of the parcel, with the "back end" of the facility located close to the shared property line. We define "back end" as loading dock / deliveries, trash, employee parking etc. These types of uses are commercial activities and do not work well with the adjacent land use of the residences of Princeton Reach owners. By moving the building towards Douglas, these activities would be located further away and could be potentially mitigated. We are requesting an alternative site plan that would move the building toward Douglas and help reduce the noise, smell and visual impacts of the projects "back end" to Princeton Reach.

As an alternative suggestion, if the building envelope were smaller, a larger buffer could be installed that would not put commercial “back end “ uses adjacent to backyard residential recreation; we feel this would be a better land use scenario.

### Landscape Plan and Buffer Plan

The interface of Princeton Reach and the memory care facility needs more detail. We suggest a detailed landscape plan and a buffer plan with input from the Princeton Reach neighborhood for the project approvals. The memory care facility and residential neighborhood of Princeton Reach should be separated by an earthen berm (like the park) that includes hearty, dense evergreen landscaping. Since the building location, setback, and impacts are being reviewed, these plans should have the type of detail necessary to avoid future conflicts. The lighting plan should mesh with the landscape and buffer plan to ensure the building location and size works. The conditions of approval should refer to the size of plantings, with the detailed landscape and buffer plan designed to mitigate the noise and visual impacts. The lighting plan should be integrated into this item as well. We need to see how all of this works together and have input as part of the approval process.

### Conditions of Approval

We would respectfully appreciate the addition of the following conditions of approval for the project:

- a. Odor consideration. Install odor mitigation (odor control equipment) on trash enclosure (keeping closed) and commercial kitchen equipment. This would include exhaust-cleaning system of kitchen exhaust. During the Zoning Administrator hearing, after public comments had closed, the Zoning Administrator addressed the exhaust system and said he assumed the system would have a “Cadillac Converter” type of system to eliminate odor problems. This statement by the Zoning Administrator was not included into the conditions of approval and is the type of system that we are requesting, eliminating odor and grease from kitchen exhaust.
- b. Specific hours of operation for trash pick-up, deliveries and other ongoing maintenance obligations. Please add that back up audio on vehicular equipment (beeping) be turned off since this is a dead end alley with lots of opportunity for backing up. Weekend deliveries/maintenance should not be allowed.
- c. Emergency vehicles should be required to turn off sirens and lights when transitioning from Douglas to the facilities parking lot.
- d. Lighting plan be approved as part of minor use permit. Landscape detail plan and separate buffer plan be also included with input from the Princeton Reach homeowners association.
- e. Parking should only be allowed at the back of the building once the front is at capacity. Use should be limited to overflow given the residents do not drive. This will reduce vehicle trips, emissions and noise at the rear.

- f. Size and location of improvements including fences, berms and landscaping should be detailed in conditions. The inclusion of an earthen berm, similar to the berm that currently separates the Community Park and Princeton Reach neighborhood should be included in conditions.
- g. Reducing the building envelope to provide for less intensive use of the property which is a commercial property in a residential area.
- h. Move building closer to Douglas Blvd to allow for an adequate land use separation of commercial operations (back end) and residential.

It would have been greatly appreciated if the developer had reached out to the Princeton Reach neighborhood, had an open house to review and discuss these design concerns or at the very least met with the neighbors to discuss the proposed development. Had this consideration been extended to us prior to the Zoning Administrator hearing, we could have worked through many of these issues with the developer team. To date, our communication with developer representative Bob Keil was initiated only a day before the Zoning Administrator hearing. The communication has been unproductive and quite frankly hostile. Hopefully this appeal process will afford us the opportunity to work with staff, the developer and planning commission on implementing design mitigations we can all live and work with.

## GRANITE BAY MEMORY CARE

### Response to Application for Appeal

Mr. Dumke made it very clear to us via email (attached); "I also want to emphasize we are not attempting in any way (or have ever discussed amongst the neighborhood) to stop the project from being developed". At the Zoning Administrator, neither Mr. Dumke nor Mrs. Milner recommended denial of the project. The appellate is recommending additional conditions be added to the already approved conditions. This hearing should be limited to discussion of the appellate proposed conditions per the Appeal code 17.60.110 4.

#### **Action and Findings**

a. **General Procedure.** After an appeal has been scheduled for consideration by an appellate body, the appellate body shall conduct a public hearing pursuant to the provisions of Section 17.60.140 (Public hearing). At the hearing (a hearing conducted "over again"), the appellate body shall initiate a discussion limited to only those issues that are the specific subject of the appeal, and, in addition, the specific grounds for the appeal. For example, if the permit for a project approval or denial has been appealed, the entire project will be the subject of the appeal hearing; however, if a condition of approval has been appealed, then only that condition and issues directly related to the subject of that condition will be allowed as part of the discussion by the appellate body

#### **Item #1 Building Setback from Douglas Blvd.:**

**Paragraph One Response:** Mr. Dumke is under the impression that private enterprises like ours must go through the same process as public projects such as the park. The reason that they had so much input into the Park was because it was a County project and it is a completely different process. We have followed, above and beyond, the County process for a Minor Use Permit. The approved conditions of approval address all of the issues raised in this appeal.

**Paragraph Two Response:** Our building is placed where it is because of the natural limitations of the parcel due to the riparian area and riparian buffer. It is not possible to move the building forward as it would encroach into the riparian area. We are in full compliance with all County codes related to setbacks. The trash enclosure is located 180' from the back property line. The loading area is located 140' from property line. The Southwest corner of the building is 140' from the rear property line. The middle of the building is 120' from rear line and the Southeast corner of the building is 46'.

#### **Item #2 Landscape Plan and Buffer Plan:**

Item 40, page 11, of our conditions of approval clearly states that the landscape and lighting plan is subject to review and approval by the Development Review Committee. This review shall be conducted prior to the approval of the Improvement Plans for the project, **NOT** prior to the approval of the Minor Use Permit. A landscape berm is not possible because we have a wetland

area between the building and the back property line. There is a natural drain from Princeton Reach onto our property that cannot be dammed. The Huckabay property (Southwest neighbor) already has an earthen berm at the rear of their property. The only other property that borders us is the one that filters water to our property.

**Item #3 Conditions of Approval:**

- a. **Odor consideration.** Our commercial kitchen does not have a fryer or a char broiler. Many of the meals prepared consist of fresh fruits, soups and salads, eggs, sandwiches and oatmeal. When cooked meals are prepared, they are mostly baked in ovens. The prevailing wind in our region blows from the South, or away from the homes and towards Douglas Blvd. Any odor that may come from our kitchen will dissipate into the atmosphere within 400'. The building department decides which projects require filtration systems at the time building permits are applied for. The building department has stated that commercial kitchens equipped as stated above are not required to have a filtration system. The measurement from the kitchen location in our center to the closest homes is the following:

Stout	425'	6025 Princeton Reach Way
Crawford	425'	6023 Princeton Reach Way
Huckabay	400'	6021 Princeton Reach Way
Dumke	500'	6019 Princeton Reach Way

- b. **Specific hours of operation.** We are willing to restrict deliveries to Monday-Friday 7am to 7pm even though the delivery area is well over 400' from the closest neighbor. We cannot regulate the time or day of trash pickup. It is illegal to disarm safety equipment on vehicles, so it is not possible to disarm backup alarms. We do not plan to have landscape maintenance on the weekends.
- c. **Emergency Vehicles.** We cannot require emergency vehicles to turn off their sirens and lights when coming onto our property. Emergency services typically do turn off their sirens upon arrival.
- d. **Lighting and Landscape plan.** Condition 42 a-e page 11 of the conditions of approval specifically address the lighting plan. **“Concurrent with submittal of Improvement Plans,** a detailed lighting and photometric plan will be submitted to the DRC for review and approval.” The condition is very detailed, put in place to minimize impacts to the adjoining and nearby land uses. This is to be done **AFTER** the approval of the MUP not before. The landscape plan is addressed in condition 40 as mentioned earlier.

- e. **Parking.** Primarily the employees will use the parking spaces at the rear of the building. Having the employees park in the rear reduces the number of trips, as guests come and go throughout the day the employees park and stay.
- f. **Improvements.** Berms will not be possible or allowable by the County.
- g. **Building envelope.** The building location is fixed as the riparian area limits the footprint. We are in total compliance with the County setback requirements.
- h. **Move Building.** See answer to g.

**Response to final paragraph:**

We voluntarily met with the Granite Bay Community Association September of 2014. Princeton Reach HOA was aware of the meeting and nobody came. We set up stakes on the site so that we could have a meet and greet with GBCA and they never contacted us back. I contacted Dennis Revel (Resident of PR) on September 22<sup>nd</sup> to discuss the project. We presented our project at its current location to the MAC on October 1, 2014. After the meeting, I approached several of the Princeton Reach homeowners and gave them my card. I specifically told them that if they wanted any copies of plans or submittals I would email those documents to them. Nobody contacted me. In July 2015 a letter went to the PR homeowners making them aware of our environmental document comment period. We had copies of our site plan and elevations on our sign located at the property. The entire HOA was noticed about the hearing with copies of our landscape plan and site plan as well as the conditions of approval. I personally met with two of the homeowners on the property, no one else came. I agreed to meet with the HOA to go over our plans and they cancelled the day of. We have gone way beyond the required County process in order to be good neighbors. The reason that this has been an adversarial relationship is because Mr. Dumke told me; right from the beginning, that if he did not get everything he wants he would delay our project and appeal all the way to the Board of Supervisors.

However, it is imperative that any appeal be filed by the individual on his/her own behalf and not on behalf of Princeton Reach, in fact or by inference. There has been no action taken by the PRHOA board for or against this project and any appeal by PRHOA would have to be approved and made by the board. We do not want to be possible defendants as individuals or as members of the PRHOA. Such a lawsuit is possible by the developer should it be determined that a frivolous appeal, with no basis in fact or in law, has been filed causing damages to the other party.

Thank you for your consideration,  
Terry Reese

FOLLOWING IS COMMUNICATION BETWEEN BOB KEIL (PROPOSED MEMORY CARE CENTER) AND MIKE DUMKE (Princeton Reach Homeowner).

-----Original Message-----

From: Mike Dumke [<mailto:madumke@gmail.com>]

Sent: Friday, September 18, 2015 8:54 AM

To: Bob Keil

Subject: Douglas blvd project

Bob,

I would like to schedule a meeting for Monday so we can discuss the various concerns regarding your project and hopefully come to agreement on resolution.

You suggested we meet at your office which is fine. In order to accommodate those that may wish to attend but for work reasons can't during the day I'll propose we meet @ 5:30p. If that doesn't work please suggest a better time.

I asked the neighbors to forward any concerns they have to you. Below is a partial list of some of the more critical items:

- prepare a specific landscape plan to maximize property barrier with maintenance provisions (include on this plan the type of plant and size of plants to be planted)
- odor control: kitchen- implement an exhaust air cleaning system that removes grease/odor (similar to a "smog hog")
- operations: no deliveries between specified days/hours (define "reasonable")
- lighting: indicate the height of each light structure on the plan for review

As you are aware, these requests are very standard (in many cases mandatory) for most any development of this type and location.

Hopefully we can have a productive meeting and move forward.

Regards,  
Mike Dumke

**Bob Keil wrote:**

Mike, 5:30 Monday Evening at the address listed below works for us. It would be a very productive meeting if all of the issues were in our hands prior to the meeting so we could do any necessary research. We have a general landscape plan at this point, we must go through a development review committee that looks at building design, parking lot, exterior lighting, landscaping and more. Please refer to item 40 on page 11 of the conditions of approval. Placer County will have the final say on all decisions regarding specific vegetation on the project. If I were to promise you specific trees in a document Placer County may override. I am not opposed to working together on the landscape plan, however, I don't have the final say. The same goes for the light standards. Please refer to item 42 on page 11 of the conditions of approval. This condition restricts the height of the poles to 14 feet. These conditions are very specific and should give PR residents comfort that we MUST design our lighting plan with consideration of our neighbors. We have a site plan that shows locations of the light standards. If for some reason the Development Review Committee wants them moved I can't do anything about it. My suggestion is that you contact the DRC and request input on our project. We would be willing to write a letter to the DRC to allow PR input into the process. We will gladly discuss vendor traffic hours and come up with reasonable times that work for everyone. We are currently researching the odor control issue with our kitchen design team and will have information to share Monday night. I look forward to receiving any additional concerns and to the meeting Monday. Sincerely, Bob Keil FCM CAPITAL PARTNERS, INC [FCMCapitalPartners.com](http://FCMCapitalPartners.com) STONEPOINTE SENIOR LIVING, INC [StonePointeSeniorLiving.com](http://StonePointeSeniorLiving.com) 2400 Professional Drive Roseville, Ca. 95661 (916)788-7444 OFFICE (916)521-8856 DIRECT

On Sep 19, 2015, at 2:55 PM, Mike Dumke <[madumke@gmail.com](mailto:madumke@gmail.com)> wrote:

Bob,

Thank you for agreeing to meet on Monday however, after considering the situation and the items of concern for Princeton Reach neighbors, I don't think it is the best use of our collective time and effort, at this point.

We can appreciate (and I am aware) that the DRC/Placer County will be reviewing and has final say on approving both the landscape plan and lighting plan. However, we prefer to be more proactive and rather than wait for you to prepare the plan and submit to the DRC where we could provide "input" we would like to have you prepare the plan now. That way we can review the plan, have the ability to comment and hopefully come up with a plan that works for both your group and our neighborhood. You could then take this mutually agreed upon plan to the DRC. We realize the DRC has final say but it would be very unlikely they would make any significant changes to a plan we have already approved. Same for lighting. I am sure you can appreciate it would not be prudent for us to put our neighborhood in a position where we would have no meaningful input on something as significant as the landscape and lighting plan.

The additional items I am aware of that have been discussed are: - noise from sirens (emergency vehicles) responding to calls from the project [I'm not sure if there are ways to

address this?]

- the location of the building on the lot. some have asked why the building isn't closer to Douglas Blvd. valid question and something that can be explored but with a good landscape plan that minimizes the impact on our neighborhood I personally feel moving the building is something that may not be necessary. I believe the quality of the landscape plan will influence this.

The reality is we need to file an appeal as it is not possible for you to generate a landscape plan with sufficient detail in such a short period of time (between now and end of appeal period) and allow for our collective comments and input. I realize this is not something you desire. It is unfortunate that no one from your group reached out to our neighborhood (except for the Crawford's) until the day before the hearing. It didn't give us the opportunity to review the project with you. We all wish this discussion took place a couple of months ago but it didn't so our only option is to appeal and work diligently with you between now and the planning commission hearing (which we are committed to doing).

For communication efficiency I am the "point person" for the Princeton Reach neighborhood. I want to re-iterate I am representing the concerns and questions the entire neighborhood has, these are not coming from me personally (although I am supportive of all the items mentioned to date). I also want to emphasize we are not attempting in any way (or have ever discussed amongst the neighborhood) to stop the project from being developed. Our position is very straightforward: to insure homeowners in the Princeton Reach neighborhood's quality of life and property values are not detrimentally effected by your project. Again, I am confident we can work together to address our neighborhood's concerns. We don't want an "adversarial" relationship with your group/project and I am pretty sure you don't either.

I suggest you and I schedule a call to discuss next steps, etc. Please let me know when you are available.

Regards,  
Mike Dumke

**From:** Bob Keil <[bob@fcmcapitalpartners.com](mailto:bob@fcmcapitalpartners.com)>  
**Date:** September 19, 2015 at 3:28:36 PM PDT  
**To:** Mike Dumke <[madumke@gmail.com](mailto:madumke@gmail.com)>  
**Cc:** Tom Weber <[twc@fcmcapitalpartners.com](mailto:twc@fcmcapitalpartners.com)>, Chris Miller <[cm@fcmcapitalpartners.com](mailto:cm@fcmcapitalpartners.com)>  
**Subject: Re: Douglas blvd project**  
Mike,

I do not agree with most of what was said in your email. I think that it is critical that we meet, even if it is just the two of us.

What is your basis for the appeal? There has to be a legitimate reason or county council will reject the appeal. The county is not required to give the appellate anything, however, we are willing to work with you to be good neighbors. By filing an appeal you are not showing any good will and we will be in an adversarial relationship.

I reached out on several occasions and only the Crawfords opted to participate. No one from Princeton reach appeared at the granite bay community association meeting. No one reached out after I met with them at the MAC meeting.

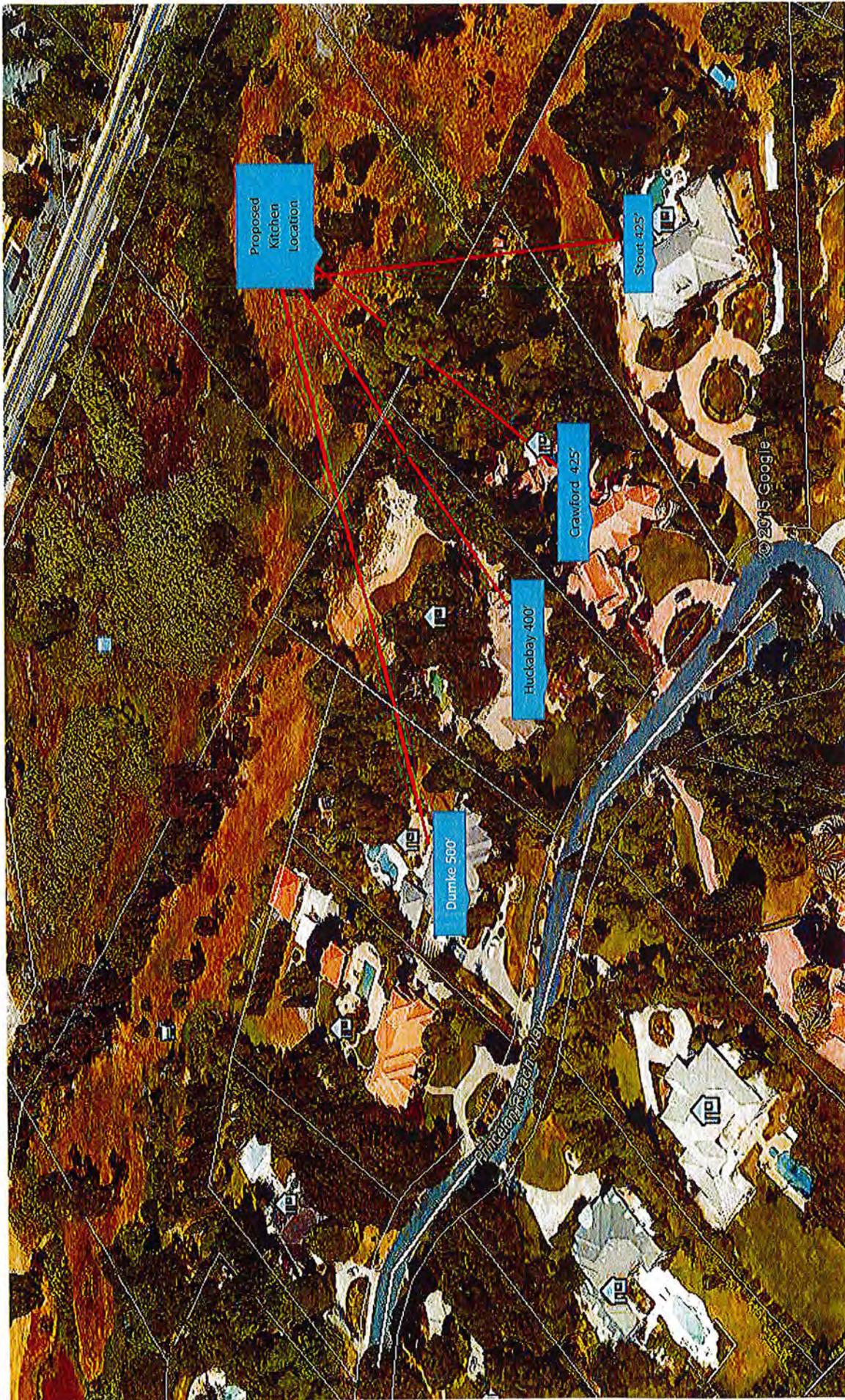
The county conditions are in place to protect the homeowner. There are no stronger guarantees for PR than the conditions that are in place. We are willing to voluntarily add conditions per some of your concerns without the appeal.

I went out to the site yesterday and took pictures towards the homes. As of right now I was unable to see ANY home from our side with the existing trees that are currently in place. With added landscape it will be even more screened.

Neither you nor I are experts in lighting or landscape design. The final design of the building isn't complete nor are any of the other permanent design elements. As a developer you know that those things don't begin until after approval. By appealing you are going to delay those designs even further. The planning commission will not require a completed landscape or lighting plan as part of the appeal. They will only uphold or amend existing conditions of approval which you and I already agreed to amend.

I hope you reconsider your position and keep the meeting Monday at 5.30.

Bob Keil  
(916)521-8856  
[Bob@FCMCapitalPartners.com](mailto:Bob@FCMCapitalPartners.com)



Proposed Kitchen Location

Stout 425

Crawford 425

Huckabay 400

Dumke 500

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**COUNTY OF PLACER**  
**Community Development/Resource Agency**

Michael J. Johnson, AICP  
Agency Director

**PLANNING  
SERVICES DIVISION**

E.J. Ivaldi, Deputy Director

**HEARING DATE:** September 17, 2015  
**TIME:** 9:10 A.M.

**DATE:** September 10, 2015

**TO:** Zoning Administrator

**FROM:** Development Review Committee

**SUBJECT:** PLN15-00051 Granite Bay Memory Care Facility

**APPLICANT:** Robert Keil of FCM Capital Partners, Inc.

**STAFF PLANNER:** Roy Schaefer, Associate Planner

**ZONING:** RA-B-100 (Residential Agriculture, combining Building Site minimum of 2.3 acres)

**LOCATION:** South side of Douglas Boulevard, between Barton Road and Auburn Folsom Road in Granite Bay

**APN:** 048-132-169-000

**PROPOSAL:**

The applicant is requesting approval of a Minor Use Permit to allow a one-story 34,000 square foot, Granite Bay Memory Care Facility with 60 rooms and 66 beds to be constructed and operated under the allowable land use category of "Residential care homes, 7 or more clients" as listed in Section 17.44.010.B of the Zoning Ordinance.

**CEQA COMPLIANCE:**

A Mitigated Negative Declaration has been prepared for this project and has been finalized pursuant to the requirements of the California Environmental Quality Act (CEQA). The Mitigated Negative Declaration was circulated for a 30-day public review period which closed on August 24, 2015. The Mitigated Negative Declaration and Mitigation Monitoring Program are attached to this staff report.

## **BACKGROUND:**

### PROJECT DESCRIPTION

The applicant is requesting approval of a Minor Use Permit to allow for the construction of a one-story, 34,000-square foot memory care facility on a 3.5-acre undeveloped parcel. The facility would have 60 rooms and 66 beds for patients with advanced memory loss. Site development also includes an access road off of Douglas Boulevard, 33 parking spaces, and landscaping adjacent to the building. The proposed new facility would be required to connect to the sewer system (Sewer Maintenance District 2) and the public water system.

The Granite Bay Memory Care facility building would incorporate the “Craftsman-style village” architectural design elements as outlined in the Granite Bay Community Plan within Appendix One and under the heading of “Preferred Design Elements and Goals for the Douglas Corridor”. In addition, the building would utilize solar panels on the roof and an emergency back-up generator.

Improvements to Douglas Boulevard would include a curb, gutter and sidewalk. The parking lot would be landscaped and additional trees/shrubs would be planted adjacent to the south and east property boundaries. In addition, a wrought iron fence is also proposed to be installed along the southern property boundary.

### SITE CHARACTERISTICS

The project site is characterized by an open field with scattered oak trees (eastern portion of site), an area of trees and vegetation in the northwest corner that contains an unnamed perennial creek and riparian area, and a small seasonal drainage swale that drains into a small wetland near the southwest property boundary. The open field areas contain grasses and forbs typical of the dry climate of the central valley area of the state. This vegetation includes planted grasses (oats and barley) that may have been for past grazing on the site. Riparian vegetation is present along the creek channel in the north and western portions of the site.

The project site is zoned Residential Agriculture, combining a minimum building site of 100,000-square-foot and is designated Rural Residential 2.3- to 4.6-acre minimum parcel size in the Granite Bay Community Plan. The project site is approximately 2,000 feet east of the intersection of Barton Road and Douglas Boulevard. The area immediately surrounding the project site and vicinity is characterized by a residential subdivision to the south (Princeton Reach Subdivision), the Granite Bay Library on the north side of Douglas Boulevard, and undeveloped residential parcels with the same zoning to the west and east.

**ENVIRONMENTAL SETTING:**

<b>Location</b>	<b>Zoning</b>	<b>Granite Bay Community Plan Designation</b>	<b>Existing Conditions and Improvements</b>
Site	Residential Agriculture, combining a Building Site of 100,000 square feet (RA-B-100)	Rural Residential (2.3 to 4.6 acre minimum)	Undeveloped Parcel
North	Residential Single-Family, combining Agriculture, and combining Building Site minimum of 20,000 square feet (RS-AG-B-20)	Low Density Residential (0.4 to 0.9 acre minimum)	Granite Bay Library
South	Residential Agriculture, combining Building Site minimum of 4.6 acres, combining Planned Residential Development of 0.41 Dwelling Units per acre (RA-B-X 4.6 AC. MIN. PD=0.41)	Rural Residential (2.3 to 4.6 acre minimum)	Princeton Reach Subdivision – Single-Family Residence & Residential Accessory Structures
East	Same as Project Site	Same as Project Site	Undeveloped Parcel
West	Same as Project Site	Same as Project Site	Undeveloped Parcel

**DISCUSSION OF ISSUES:**

**Land Use Compatibility**

The applicant is requesting approval of a Minor Use Permit to allow a one-story, 34,000 square foot Granite Bay Memory Care Facility with 60 rooms and 66 beds to be constructed and operated under the allowable land use category of “Residential care homes, 7 or more clients” as listed in Section 17.44.010.B of the Zoning Ordinance. The project site is located along a stretch of Douglas Boulevard (east of Barton Road) that is currently developed with the Lutheran Church and Granite Bay library (north side), and a Veterinary Clinic (south side) to the east and undeveloped parcels to the west). The project site may be best suited for a memory care facility land use because of its location along the Douglas Boulevard corridor adjacent to office and commercial uses; however, the potential for land use incompatibility still exists due to single-family residences that are located directly to the south of the site.

The applicant has incorporated site design and architectural features consistent with the requirements set forth in the Granite Bay Community Plan. A Condition of Approval requires review of the project by the Design Review Committee to assure consistency with the Design Elements and Landscape Goals for the Douglas Corridor (Appendix One of the Granite Bay Community Plan). The preliminary elevations for this project show consistency with the preferred design elements including “craftsman-style village” architecture, primarily single-story buildings, low-pitched rooflines, overhanging eaves, and a mix of natural materials throughout the structure.

## Traffic and Circulation

The proposed project will result in the construction of approximately 34,000 square foot, memory care building with 60 rooms and 66 beds. A traffic impact analysis was prepared for the project. The traffic study includes the existing plus project analysis and a cumulative analysis. The proposed project will generate approximately 176 daily vehicle trips. Approximately 15 trips will be generated during the PM peak hour.

The proposed project's traffic was superimposed onto existing background volumes. The following intersections were analyzed: Douglas Blvd. /Barton Road, Douglas Blvd. /Granite Bay Library Access/Proposed Project Access, Douglas Blvd. /Dover Drive, and Douglas Blvd. /Arabian Circle.

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

**Cumulative:** The traffic study analyzed the weekday peak hour Levels of Service under the Year 2025 conditions with and without the proposed project. As the background traffic volume at the analyzed intersections increases in the future, the length of delays for motorists will increase. However, the addition of project traffic to the cumulative traffic at the intersection of Douglas Blvd. /Granite Bay Library Access/Proposed Project Access, Douglas Blvd. /Dover Drive, and Douglas Blvd. /Arabian Circle does not result in the operation of an intersection at a Level of Service that exceeds the minimum established by the Granite Bay Community Plan (LOS E) during the PM peak hour. All of these intersections satisfy the minimum LOS E requirements established by the Granite Bay Community Plan. Therefore, the impact to these intersections is not significant.

The Douglas Blvd. /Barton Road intersection is forecast to drop to a LOS F both with and without the project. The LOS F exceeds the minimum requirements of the Granite Bay Community Plan. In this circumstance, the significance of the project's impact is based on the incremental increase in delay associated with the project. In this case, the average delay per vehicle is projected to increase by 1.7 seconds. The Placer County methodology of assessment accepts an increment of 4.0 seconds before making a finding of significance; therefore, the project's impact to this intersection is less than significant.

For potential cumulative traffic impacts within the Granite Bay Community Plan area, the Community Plan includes a fully funded Capital Improvement Program, which with payment of traffic mitigation fees for the ultimate construction of the CIP improvements, would help reduce the cumulative traffic impacts to less than significant levels. The proposed project's impacts associated with increases in traffic can be mitigated to a less than significant level by implementing the mitigation measures included in the recommended Conditions of Approval.

## Front Setback from Douglas Boulevard

The Granite Bay Community Plan states that "All parcels currently undeveloped or created after the adoption of the Community Plan and intended for residential use, shall maintain a 300-foot scenic setback/noise buffer along the south side of Douglas Boulevard as measured from the edge of the ultimate

right-of-way.” Staff’s interpretation would be that the “Granite Bay Memory Care Facility” use would not be subject to this setback as it is not a residential use. The ultimate setback (143 ¾ feet) was primarily determined through the environmental review process and the noise analysis which demonstrated an acceptable distance. In addition, the Zoning Administrator would have the authority to approve this proposed setback of 143 ¾ feet from the edge of the ultimate right-of-way.

### Drainage System

A preliminary drainage report was prepared by the applicant’s engineer. The existing site is undeveloped and consists of an open field with scattered oak trees, a wooded area containing an unnamed perennial creek and a riparian area, and a small seasonal drainage swale near the south west property boundary. The site has a 48 inch storm drain outlet at the northwest corner of the property conveying approximately 214 acres of offsite flows into and through the property. The adjacent property to the east drains onto the site. There is an approximately 1.6 acre property to the south of the site that drains onto the site via three 6 inch pipes. Drainage on the site generally flows to the west via the season drainage and the perennial creek. The project site encompasses approximately 3.5 acres.

The proposed drainage system will consist of a pipe network with drain inlets, manholes, pipes, and a vegetated swale. The drainage system will pick up on site drainage as well as offsite drainage and route the drainage through the site and then release the consolidated flows at the current outlet point on the western side of the property.

The project has analyzed a drainage system that will change the onsite drainage patterns due to the construction of the proposed project improvements (the location of the meandering drainage easement in the southwest corner of the site will be modified as a result of this proposed drainage system). However, the change in direction from existing on site surface runoff is less than significant as the overall on site watershed runoff continues to be conveyed to the same existing discharge points as the pre development condition and ultimately into the same existing watershed leaving the site.

### Project Lighting

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

## **RECOMMENDATION:**

Staff recommends **approval** of this Minor Use Permit to allow for the construction and operation of the Granite Bay Memory Care facility and recommends that the Zoning Administrator approve the items listed below, subject to the following findings and conditions of approval:

## **FINDINGS:**

### **CEQA COMPLIANCE**

A Mitigated Negative Declaration has been prepared for this project and has been finalized pursuant to the requirements of the California Environmental Quality Act (CEQA). The Mitigated Negative Declaration was circulated for a 30-day public review period which closed on August 24, 2015. The Mitigated Negative Declaration and Mitigation Monitoring Program are attached and must be found to be adequate by the Zoning Administrator to satisfy the requirements of CEQA.

1. ADOPT the Mitigated Negative Declaration and Mitigation Monitoring Program prepared for this project based on the following findings;
  - A. A Mitigated Negative Declaration has been prepared for this project in compliance with CEQA. With the incorporation of all mitigation measures, the project is not expected to cause any significant, negative impacts. Mitigation measures included will address potential impacts related to biological resources, aesthetics, land use compatibility, and traffic.
  - B. There is no substantial evidence in the record as a whole that the project would have a significant effect on the environment.
  - C. The Mitigated Negative Declaration as adopted for the project reflects the independent judgment and analysis of Placer County, which has exercised overall control and direction of its preparation.
  - D. The mitigation plan prepared for the project is approved and adopted.
  - E. The custodian of records for the project is the Placer County Planning Director, 3091 County Center Drive, Suite 140, Auburn CA, 95603.
2. APPROVE a Minor Use Permit and Conditions of Approval to allow a one-story, ±34,000 square foot Granite Bay Memory Care facility with 60 rooms and 66 beds to be constructed and operated on the project site;
  - A. The Granite Bay Memory Care facility would be consistent with all applicable provisions of Placer County Code, Chapter 17, and any applicable provisions of other chapters of this code.
  - B. The Granite Bay Memory Care facility would be consistent with applicable policies and requirements of the Placer County General Plan and the Granite Bay Community Plan.
  - C. The establishment, maintenance or operation of the Granite Bay Memory Care facility would not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort and general welfare of people residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property or improvements in the neighborhood

or to the general welfare of the County, in that the project has been designed to minimize impacts resulting from noise, traffic, and aesthetics.

- D. The Granite Bay Memory Care facility would be consistent with the character of the immediate neighborhood and will not be contrary to its orderly development.
- E. The Granite Bay Memory Care facility will not generate a volume of traffic beyond the design capacity of all roads providing access to the project as the project has been designed in accordance with the Granite Bay Community Plan Circulation Element. A Traffic Impact Analysis for the Granite Bay Memory Care facility was conducted and prepared by KD Anderson & Associates, Inc. and is dated January 19, 2015.

## **ATTACHMENTS**

- Attachment A: Recommended Conditions of Approval
- Attachment B: Vicinity Map
- Attachment C: Project Plans
- Attachment D: Mitigated Negative Declaration and Mitigation Monitoring Plan



**COUNTY OF PLACER**  
**Community Development Resource Agency**

**ENVIRONMENTAL  
COORDINATION  
SERVICES**

Michael J. Johnson, AICP  
Agency Director

Crystal Jacobsen, Coordinator

**NOTICE OF INTENT  
TO ADOPT A MITIGATED NEGATIVE DECLARATION**

The project listed below was reviewed for environmental impact by the Placer County Environmental Review Committee and was determined to have no significant effect upon the environment. A proposed Mitigated Negative Declaration has been prepared for this project and has been filed with the County Clerk's office.

PROJECT: Granite Bay Memory Care Facility (PLN15-00051)

PROJECT DESCRIPTION: The project proposes a Minor Use Permit to construct a one-story, 34,000-square-foot memory care facility on a 3.5-acre parcel. The facility would have 60 rooms and 66 beds for patients with advanced memory loss.

PROJECT LOCATION: South side of Douglas Boulevard, between Barton Road and Auburn Folsom Road in Granite Bay, Placer County

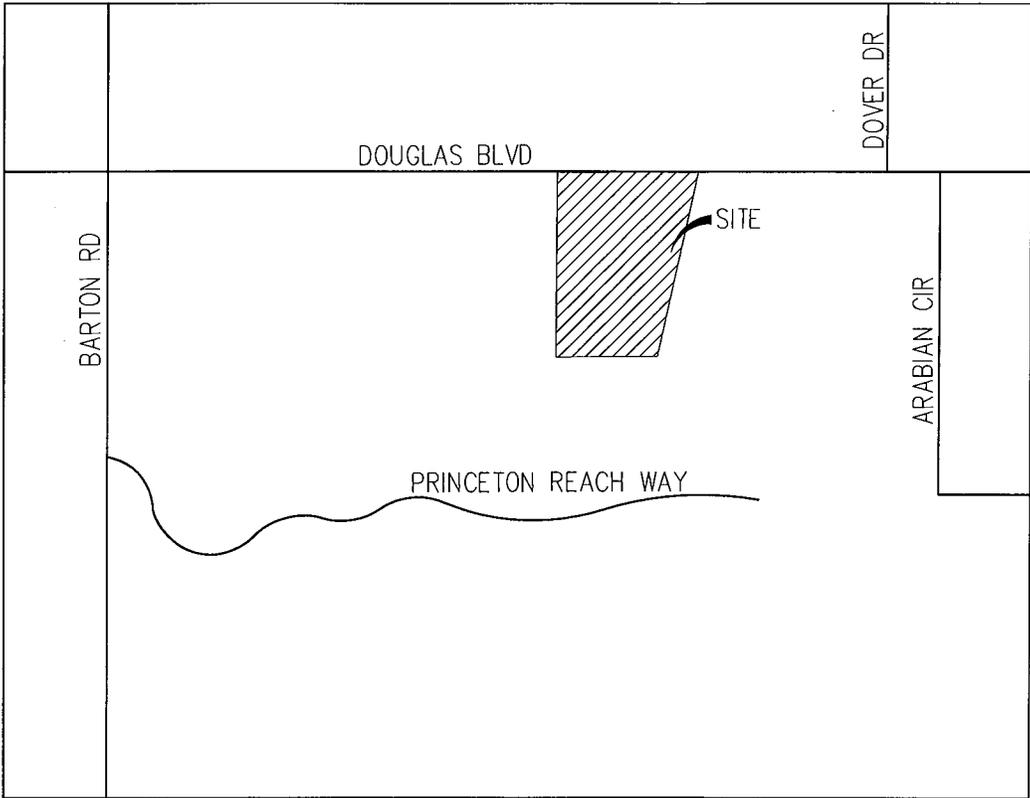
PROJECT OWNER: Granite Bay Memory Care LLC, 2400 Professional Drive, Suite 150, Roseville, CA 95661

PROJECT APPLICANT: FCM Capital Partners, 2400 Professional Drive, Suite 150, Roseville, CA 95661

The comment period for this document closes on **August 24, 2015**. A copy of the Mitigated Negative Declaration is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx> Community Development Resource Agency public counter, and at the Granite Bay Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Decision-Makers. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm. Comments may be sent to [cdraecs@placer.ca.gov](mailto:cdraecs@placer.ca.gov) or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

Published in Sacramento Bee, Friday, July 24, 2015

VICINITY MAP  
GRANITE BAY MEMORY CARE





**COUNTY OF PLACER**  
**Community Development Resource Agency**

**ENVIRONMENTAL  
COORDINATION  
SERVICES**

Michael J. Johnson, AICP  
Agency Director

Crystal Jacobsen, Coordinator

## MITIGATED NEGATIVE DECLARATION

In accordance with Placer County ordinances regarding implementation of the California Environmental Quality Act, Placer County has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment, and on the basis of that study hereby finds:

- The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.
- Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

The environmental documents, which constitute the Initial Study and provide the basis and reasons for this determination are attached and/or referenced herein and are hereby made a part of this document.

### PROJECT INFORMATION

<b>Title:</b> Granite Bay Memory Care Facility	<b>Project #</b> PLN15-00051
<b>Description:</b> The project proposes a Minor Use Permit to construct a one-story, 34,000-square-foot memory care facility on a 3.5-acre parcel. The facility would have 60 rooms and 66 beds for patients with advanced memory loss.	
<b>Location:</b> South side of Douglas Boulevard, between Barton Road and Auburn Folsom Road in Granite Bay, Placer County	
<b>Project Owner:</b> Granite Bay Memory Care LLC, 2400 Professional Drive, Suite 150, Roseville, CA 95661	
<b>Project Applicant:</b> FCM Capital Partners, 2400 Professional Drive, Suite 150, Roseville, CA 95661	
<b>County Contact Person:</b> Roy Schaefer	530-745-3061

### PUBLIC NOTICE

The comment period for this document closes on **August 24, 2015**. A copy of the Negative Declaration is available for public review at the County's web site (<http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx>), Community Development Resource Agency public counter, and at the Granite Bay Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Decision-Makers. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, please visit our Tahoe Office, 775 North Lake Blvd., Tahoe City, CA 96146.

If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references. Refer to Section 18.32 of the Placer County Code for important information regarding the timely filing of appeals.





**COUNTY OF PLACER**  
**Community Development Resource Agency**

**ENVIRONMENTAL  
COORDINATION  
SERVICES**

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Agency Director

Crystal Jacobsen, Coordinator

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## INITIAL STUDY & CHECKLIST

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the following described project application. The document may rely on previous environmental documents (see Section C) and site-specific studies (see Section I) prepared to address in detail the effects or impacts associated with the project.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.) CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an EIR, use a previously-prepared EIR and supplement that EIR, or prepare a Subsequent EIR to analyze the project at hand. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a Negative Declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect, a Mitigated Negative Declaration shall be prepared.

Project Title: <b>Granite Bay Memory Care Facility</b>	Project # PLN15-00051
Entitlement(s): Minor Use Permit	
Site Area: 3.5 acres	APN: 048-132-069-000
Location: South side of Douglas Boulevard, between Barton Road (2,000 feet east of Barton Road) and Auburn Folsom Road in Granite Bay, Placer County	

### A. BACKGROUND:

#### Project Description:

The applicant is requesting approval of a Minor Use Permit to allow for the construction of a one-story, 34,000-square-foot memory care facility on a 3.5-acre undeveloped parcel. The facility would have 60 rooms and 66 beds for patients with advanced memory loss. Site development also includes an access road off of Douglas Boulevard, 33 parking spaces, and landscaping adjacent to the building. The proposed new facility would be required to connect to the sewer system (Sewer Maintenance District 2) and the public water system.

The memory care facility building design would incorporate the "Craftsman-style village" architectural design elements as outlined in the Granite Bay Community Plan within Appendix One and under the heading of "Preferred Design Elements and Goals for the Douglas Corridor". In addition, the building would utilize solar panels on the roof and an emergency back-up generator.

Improvements to Douglas Boulevard would include a curb, gutter and sidewalk. The parking lot would be landscaped and additional trees/shrubs would be planted adjacent to the south and east property boundaries. A wrought iron fence is also proposed to be installed along the southern property boundary.

**Project Site** (Background/Existing Setting):

The project site is characterized by an open field with scattered oak trees (eastern portion of site), an area of trees and vegetation in the northwest corner that contains an unnamed perennial creek and riparian area (Wetland A), and a small seasonal drainage swale that drains into a small wetland (Wetland B) near the southwest property boundary. The open field areas contain grasses and forbs typical of the dry climate of California's Central Valley. This vegetation includes planted grasses (oats and barley) that may have been for past grazing on the site. Riparian vegetation is present along the creek channel in the north and western portions of the site.

The project site is zoned Residential Agriculture, combining a minimum building site of 100,000-square-foot and is designated Rural Residential 2.3- to 4.6-acre minimum parcel size in the Granite Bay Community Plan. The project site is approximately 2,000 feet east of the intersection of Barton Road and Douglas Boulevard. The area immediately surrounding the project site and vicinity is characterized by a residential subdivision to the south (Princeton Reach Subdivision), the Granite Bay Library on the north side of Douglas Boulevard, and undeveloped residential parcels with the same zoning to the west and east.

**B. ENVIRONMENTAL SETTING:**

Location	Zoning	Granite Bay Community Plan Designation	Existing Conditions and Improvements
Site	Residential Agriculture, combining a Building Site of 100,000 square feet (RA-B-100)	Rural Residential (2.3 to 4.6 acre minimum)	Undeveloped Parcel
North	Residential Single-Family, combining Agriculture, combining Building Site of 20,000 square feet (RS-AG-B-20)	Low Density Residential (0.4 to 0.9 acre minimum)	Granite Bay Library
South	Residential Agriculture, combining a Building Site of 4.6 acres, combining Planned Residential Development of 0.41 Dwelling Units per acre (RA-B-X 4.6 AC. MIN. PD=0.41)	Rural Residential (2.3 to 4.6 acre minimum)	Princeton Reach Subdivision - Single-Family Residence and Residential Accessory
East	Same as Project Site	Same as Project Site	Undeveloped Parcel
West	Same as Project Site	Same as Project Site	Undeveloped Parcel

**C. PREVIOUS ENVIRONMENTAL DOCUMENT:**

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigatable impacts resulting from the proposed project. Relevant analysis from the County-wide General Plan and Community Plan Certified EIRs, and other project-specific studies and reports that have been generated to date, were used as the database for the Initial Study. The decision to prepare the Initial Study utilizing the analysis contained in the General Plan and Specific Plan Certified EIRs, and project-specific analysis summarized herein, is sustained by Sections 15168 and 15183 of the CEQA Guidelines.

Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency would use a written checklist or similar device to document the evaluation of the site and the activity, to determine whether the environmental effects of the operation were covered in the earlier Program EIR. A Program EIR is intended to provide the basis in an Initial Study for determining whether the later activity may have any significant effects. It will also be incorporated by reference to address regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

The following documents serve as Program-level EIRs from which incorporation by reference will occur:

- ➔ Placer County General Plan EIR
- ➔ Granite Bay Community Plan EIR

Section 15183 states that "projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or site." Thus, if an impact is not peculiar to the project or site, and it has been addressed as a significant effect in the prior EIR, or will be substantially mitigated by the imposition of uniformly

applied development policies or standards, then additional environmental documentation need not be prepared for the project solely on the basis of that impact.

The above stated documents are available for review Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division Office, 565 West Lake Blvd., Tahoe City, CA 96145.

#### D. EVALUATION OF ENVIRONMENTAL IMPACTS:

The Initial Study checklist recommended by the State of California Environmental Quality Act (CEQA) Guidelines is used to determine potential impacts of the proposed project on the physical environment. The checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project (see CEQA Guidelines, Appendix G). Explanations to answers are provided in a discussion for each section of questions as follows:

- a) A brief explanation is required for all answers including "No Impact" answers.
- b) "Less Than Significant Impact" applies where the project's impacts are insubstantial and do not require any mitigation to reduce impacts.
- c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
- d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
- f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
  - ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
  - ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - ➔ **Mitigation measures** – For effects that are checked as "Less Than Significant with Mitigation Measures," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

**I. AESTHETICS – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista? (PLN)				X
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN)				X
3. Substantially degrade the existing visual character or quality of the site and its surroundings? (PLN)			X	
4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN)		X		

**Discussion- Item I-1:**

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

**Discussion- Item I-2:**

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

**Discussion- Item I-3:**

The proposed project will include the construction of a “Craftsman-style village” building that would be a one-story, building of approximately 34,000 sq. ft. As a result of development of the southeastern portion of the site there are riparian areas that remain (northeast corner of site) and a total of twenty (20) protected oaks trees will be removed. A new access road to the proposed new building will be constructed. The proposed project could negatively affect the visual character and quality of the site and its surroundings; however, the project will be subject to approval of a Design Review Condition of Approval, which will establish required design elements (Appendix One – Douglas Corridor Design Elements and Landscape Goals in the Granite Bay Community Plan) including landscaping, craftsman-style village architectural design features, and the overall design of the project. No mitigation measures are required.

**Discussion- Item I-4:**

The proposed project includes the construction of a memory care facility development that includes a 34,000 sq. ft. building. The project will include lighting typical of a memory care development, which could result in the creation of a new source of substantial light or glare, which will adversely affect day or nighttime views in the area. Mitigation measures below will reduce potential impacts resulting from the creation of a new source of substantial light or glare, which will adversely affect day or nighttime views in the area, to a less than significant level.

**Mitigation Measures- Item I-4:**

**MM I.1** Concurrent with submittal of Improvement Plans, a detailed lighting and photometric plan will be submitted to the DRC for review and approval, which will include the following:

- The site lighting plan shall demonstrate compliance with the Granite Bay Community Plan and the Placer County Design Guidelines. The night lighting design will be designed to minimize impacts to adjoining and nearby land uses. No lighting is permitted on top of structures.
- Site lighting fixtures in parking lots will be provided by the use of high pressure sodium (HPS), metal halide, or other as established by the Design Review Condition of Approval, mounted on poles not to exceed 14 feet in height. The metal pole color will be such that the pole will blend into the landscape (i.e., black, bronze, or dark bronze). All site lighting in parking lots will be full cut-off design so that the light source is fully screened to minimize the impacts discussed above. Wall pack or other non-cut-off lighting will not be used.

- Building lighting will be shielded and downward directed such that the bulb or ballast is not visible. Lighting fixture design will complement the building colors and materials and will be used to light entries, soffits, covered walkways and pedestrian areas such as plazas. Roof and wall pack lighting will not be used.
- Lighting intensity will be of a level that only highlights the adjacent building area and ground area and will not impose glare on any pedestrian or vehicular traffic.

Landscape lighting may be used to visually accentuate and highlight ornamental shrubs and trees adjacent to buildings and in open spaces. Lighting intensity will be of a level that only highlights shrubs and trees and will not impose glare on any pedestrian or vehicular traffic.

**II. AGRICULTURAL & FOREST RESOURCES – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)				X
2. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X
3. Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN)				X
4. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (PLN)				X
5. Involve other changes in the existing environment which, due to their location or nature, could result in the loss or conversion of Farmland (including livestock grazing) or forest land to non-agricultural or non-forest use? (PLN)				X

**Discussion- Item II-1:**

The proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use as it is proposed on an undeveloped parcel not comprised of land suitable for agricultural uses. Therefore, there is no impact.

**Discussion- Item II-2:**

The proposed project will not conflict with General Plan or other policies regarding land use buffers for agricultural operations as there are no agricultural operations within the project vicinity. Therefore, there is no impact.

**Discussion- Item II-3:**

The proposed project will not conflict with existing zoning for agricultural use, or a Williamson Act contract as there are no agricultural uses or Williamson Act contract lands within the project vicinity. Therefore, there is no impact.

**Discussion- Item II-4:**

The proposed project will not conflict with existing zoning for, or cause rezoning of, forest land, or timberland zoned Timberland Production. Therefore, there is no impact.

**Discussion- Item II-5:**

The proposed project will not involve changes in the existing environment which, due to their location or nature, could result in conversion of Farmland (including livestock grazing) to non-agricultural use as there are no agricultural uses on the project site or surrounding parcels. Therefore, there is no impact.

**III. AIR QUALITY – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan? (PLN, Air Quality)			X	
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (PLN, Air Quality)		X		
3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (PLN, Air Quality)		X		
4. Expose sensitive receptors to substantial pollutant concentrations? (PLN, Air Quality)		X		
5. Create objectionable odors affecting a substantial number of people? (PLN, Air Quality)			X	

**Discussion- Item III-1:**

The project is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (APCD). Although the SVAB is designated as nonattainment for federal and state ozone (O<sub>3</sub>) standards for the ozone precursors ROG (Reactive Organic Gasses) and NO<sub>x</sub> (Nitrogen Oxides), nonattainment for the federal particulate matter standard (PM<sub>2.5</sub>) and state particulate matter standard (PM<sub>10</sub>), the project will not contribute a significant impact to the Region given that the project related emissions are below the District's thresholds of significance. Therefore the project will not result in a significant obstruction to the Sacramento Regional Air Quality Plan. No mitigation measures are required.

**Discussion- Item III-2, 3:**

As stated above, the SVAB is designated non-attainment for the federal and state ozone standards for ROG and NO<sub>x</sub>, nonattainment for the federal particulate matter standard (PM<sub>2.5</sub>) and non-attainment for the state particulate matter standard (PM<sub>10</sub>). The project's related short-term construction air pollutant emissions will result primarily from site grading activities, diesel-powered construction equipment, trucks hauling building supplies and worker vehicle exhaust.

According to the project description, the project will result in an incremental increase in regional and local emissions from construction and operation of the memory care facility. According to the applicant, the project would include the use of only natural gas hearth(s), and low Volatile Organic Carbon (VOC) paint for both the interiors and exteriors of the building in order to reduce the levels of ROG and NO<sub>x</sub>. A preliminary air quality analysis was conducted for this project using the most recent California Emissions Estimator Model (CalEEMod) computer model program. The preliminary analysis indicated that the project would produce approximately 4.5 pounds per day (lbs/day) of ROG, 8.7 lbs/day of Nitrogen Oxides (NO<sub>x</sub>) and 4.3 lbs/day of Particulate Matter with a particulate matter size of 10 microns (PM<sub>10</sub>). Based upon the preliminary air quality analysis, the proposed project would not contribute a significant impact to the Region given that the project related emissions would be below the District's thresholds of significance. In order to further reduce construction related air emissions, associated grading/improvement plans shall list the District's Rules and State Regulations. A Dust Control Plan shall be submitted to the Placer County Air Pollution Control District for approval prior to the commencement of earth disturbing activities demonstrating all proposed measures to reduce air pollutant emissions. With the implementation of the following mitigation measures, impacts related to construction activities will be reduced to a less than significant level.

Further, the project's long-term operational emissions would chiefly result from vehicle exhaust from workers and visitors of the facility, utility usage, and water/wastewater usage. Although the project's operational emissions would not exceed the District's thresholds, the project will contribute incremental emissions of ROG and NO<sub>x</sub> to the cumulative impacts in Placer County. The implementation of the following mitigation measures would result in

further reduction of the ROG and NOx emissions and ensure the project's related cumulative impacts to be less than significant.

**Mitigation Measures- Item III-2, 3:**

**MM III.1 (Construction)**

1. Prior to approval of Improvement Plans, the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. To download the form go to [www.placer.ca.gov/apcd](http://www.placer.ca.gov/apcd) and click on Dust Control Requirements. If the APCD does not respond within twenty (20) days of the plan being accepted as complete, the plan shall be considered approved. The applicant shall provide written evidence, provided by APCD to the County, that the plan has been submitted to APCD. It is the responsibility of the applicant to deliver the approved plan to the County. The applicant shall not break ground prior to receiving APCD approval of the Construction Emission / Dust Control Plan, and delivering that approval to the County.
2. The prime contractor shall submit to the District a comprehensive inventory (i.e. make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the APCD prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.

Include the following standard notes on the Improvement Plans:

3. The contractor shall use CARB ultra-low diesel fuel for all diesel-powered equipment.
4. In order to control dust, an operational watering truck shall be on site during construction hours. In addition, dry, mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent APCD rules.
5. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall "wet broom" the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt, mud or debris is carried over to adjacent public thoroughfares.
6. The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.
7. During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less.
8. The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.
9. In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the individual jurisdiction).
10. The contractor shall suspend all grading operations when fugitive dust exceeds Placer County APCD Rule 228 (Fugitive Dust) limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed Placer County APCD Rule 228 Fugitive Dust limitations. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours.
11. Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours.
12. A person shall not discharge into the atmosphere volatile organic compounds (VOC's) caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance, unless such manufacture or use complies with the provisions of Rule 217.
13. During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.
14. During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
15. During construction, no open burning of removed vegetation shall be allowed unless permitted by the PCAPCD. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site.

**MM III.2 (Operation)**

Include the following standard notes on all Building Plans approved in association with this project:

1. Low VOC paint shall be utilized for both the interiors and exteriors of the building. To limit the quantity of volatile organic compounds in architectural coatings supplied, sold, offered for sale, applied, solicited for application, or manufactured for use within the District, all projects must comply with APCD Rule 218.
2. Wood burning or Pellet appliances shall not be permitted in multi-family developments. Only natural gas or propane fired fireplace appliances are permitted. These appliances shall be clearly delineated on the Floor Plans submitted in conjunction with the Building Permit application. *(Based on APCD Rule 225, section 302.2).*
3. Where natural gas is available, the installation of a gas outlet for use with outdoor cooking appliances, such as a gas barbecue or outdoor recreational fire pits shall be shown.

**Discussion- Item III-4:**

The project includes grading operations which would result in short-term diesel exhaust emissions from on-site heavy-duty equipment and would generate diesel PM emissions from the use of off-road diesel equipment required for site grading. Operation of the facility would include a backup diesel generator for emergency power. An Authority to Construct permit would be required for the generator. Because of the dispersive properties of diesel PM and the temporary nature of the mobilized equipment and emergency generator use, short-term construction-generated TAC emissions and long-term, intermittent use of the emergency backup generator would not expose sensitive receptors to substantial pollutant concentrations. With the implementation of the mitigation measure below for the operation of the emergency backup generator, the exposure of sensitive receptors to substantial pollutant concentrations would be less than significant.

**MM III.3**

Include the following standard note on all building plans approved in association with this project:

1. Stationary sources or processes (i.e. certain types of engines, boilers, heaters, etc.) associated with this project shall be required to obtain an Authority to Construct (ATC) permit from the Placer County Air Pollution Control District prior to the construction of these sources. In general, the following types of sources shall be required to obtain a permit: 1). Any engine greater than 50 brake horsepower, 2). Any boiler that produces heat in excess of 1,000,000 Btu per hour, or 3) Any equipment or process which discharge 2 pounds per day or more of pollutants. Developers / contactors should contact the District prior to construction for additional information.

**Discussion- Item III-5:**

The project would result in additional air pollutant emissions generated by diesel-powered construction equipment, and vehicle exhaust from worker traffic that could create odors. In addition, the long-term operational emissions (vehicle traffic) as well as the intermittent operation of the emergency backup diesel generator from this project could create odors. However, because of the temporary nature of the mobilized equipment use and emergency generator use, short-term construction-generated odors, as well as long-term odors from the project would have a less than significant effect. No mitigation measures are required.

**IV. BIOLOGICAL RESOURCES – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service or National Oceanic and Atmospheric Administration Fisheries? (PLN)		X		
2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)			X	
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)			X	
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, including oak woodlands,		X		

identified in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers or National Oceanic and Atmospheric Administration Fisheries? (PLN)				
5. Have a substantial adverse effect on federal or state protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN)			X	
6. Interfere substantially with the movement of any native resident or migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nesting or breeding sites? (PLN)			X	
7. Conflict with any local policies or ordinances that protect biological resources, including oak woodland resources? (PLN)		X		
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)				X

**Discussion- Item IV-1:**

A Biological Resources Assessment was conducted by Westech Company and is dated December of 2014. A review of resources and a field survey of the property were conducted by Westech Company. The proposed project includes the construction of a 34,000 sq. ft. memory care facility building, associated parking, and circulation areas on a 3.5-acre site. The project site is an undeveloped parcel with most of the proposed new development to be located in the southeast corner of the property.

As proposed the project could provide nesting bird habitat for a variety of resident and migratory birds. As such, the proposed project could result in an adverse effect, either directly or through habitat modifications, on species identified as candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Wildlife or U.S. Fish & Wildlife Service. Mitigation measures outlined below will reduce this impact to a less than significant level.

**Mitigation Measures- Item IV-1:**

MM IV.1

- Prior to any grading or tree removal activities, during the raptor nesting season (March 1 - September 1), a focused survey for raptor nests will be conducted by a qualified biologist. If an active raptor nest is identified appropriate mitigation measures will be developed and implemented in consultation with CDFW. If construction is proposed to take place between March 1<sup>st</sup> and September 1<sup>st</sup>, no construction activity or tree removal will occur within 500 feet of an active nest. Construction activities may only resume after a follow up survey has been conducted and a report prepared by a qualified raptor biologist indicating that the nest (or nests) is no longer active, and that no new nests have been identified. A follow up survey will be conducted 2 months following the initial survey, if the initial survey occurs between March 1<sup>st</sup> and July 1<sup>st</sup>. Additional follow up surveys may be required by the DRC, based on the recommendations in the raptor study and/or as recommended by the CDFW. Temporary construction fencing and signage as described herein will be installed at a minimum 500 foot radius around trees containing active nests. If all project construction occurs between September 1<sup>st</sup> and March 1<sup>st</sup> no raptor surveys will be required. Trees previously approved for removal by Placer County, which contain stick nests, may only be removed between September 1<sup>st</sup> and March 1<sup>st</sup>. A note which includes the wording of this condition of approval will be placed on the Improvement Plans. Said plans will also show all protective fencing for those trees identified for protection within the raptor report.
- Prior to any on-site construction a survey will be conducted by a qualified biologist to determine whether or not any special-status species occur on the site. Should any special status species occur the appropriate public agency will be notified and all requirements set forth by said agencies will be satisfied by the project proponent.

**Discussion- Items IV- 2,5:**

A Biological Resources Assessment was conducted by the Westech Company and is dated December of 2014. A review of resources and a field survey of the property have resulted in the characterization of all biological communities and the dominant plant and wildlife species were recorded for the project site. The southeast portion of the site is comprised of annual grassland and oak tree habitats and the northwest portion of the site supports a wetland area.

According to the assessment, the project will not result in any adverse impacts to any sensitive or special status species as none are known or expected to occur on the project site. The project will not substantially reduce the habitat of a fish or wildlife species, eliminate a plant or animal community, or reduce the number or restrict the range of an endangered, rare, or threatened species because none are known or expected to occur on the project site. No special-status species were observed on the project site. No mitigation measures are required.

**Discussion- Item IV-3:**

The project site to be developed contains a total of 53 native oak trees (20 oak trees are to be removed as a result of the development) that are protected under the Placer County Tree Ordinance (See Discussion item IV-7). These trees do not constitute "oak woodlands" as they do not account for at least ten percent of the canopy onsite or do they signify any significant stand of oak trees. As such, the proposed project will not result in the conversion of oak woodlands. No mitigation measures are required.

**Discussion- Item IV-4:**

Two wetlands were delineated on the site. Wetland A (northwest corner of site) is a perennial unnamed stream and riparian area which drains to the large wetland west of the property most of the year. Wetland B (southwest corner of site) is a seasonal channel which intercepts on-site storm-water and overflow from Wetland A during and after storm-water events in winter months, with the overflow exiting the property to the west. The upland grassland, where the memory care facility is proposed, lies outside of the wetland areas. Parts of the facility lie closer than the County's required 50-foot setback from the edge of the riparian vegetation. A mitigation measure has been included under Item IV-4.

Project development will occur within the riparian habitat adjacent to Wetland A (northwest corner of site). However, the mitigation measures outlined below will reduce this impact to a less than significant level.

**Mitigation Measures- Item IV-4:**

MM IV.2 The encroachment allowed in the 50-foot buffer zone is 1,351 square foot. The encroachment is in a narrow area ranging from one (1) foot to no more than nine (9) foot into the 50 foot setback from the edge of the riparian area. The development is required to install a post and cable fence in this area to protect the remaining buffer from any pedestrian traffic. Replacement of the buffer is not required because the riparian vegetation does not contain any special plant and/or animal species.

**Discussion- Item IV-6:**

Two wetland features and a riparian area were identified within the project study area that were observed during the biological resources assessment field survey; however, according to Westech the project will not interfere with the movement of any known native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. No mitigation measures are required.

**Discussion- Item IV-7:**

An Arborist Report by Abacus Consulting Arborists was provided and is dated November 17, 2014. The report inventoried 53 protected native oak trees. The project will result in the removal of 20 oak trees and a proposal to save a majority of the other inventoried oak trees. As proposed the project will not conflict with the County's Tree Preservation Ordinance; trees protected by the Placer County Tree Preservation Ordinance will be removed and/or impacted. Mitigation measures outlined below will reduce this impact to a less than significant level.

**Mitigation Measures- Item IV-7:**

MM IV.3

- Provide the DRC with a tree survey and arborist report (by an ISA Certified Arborist) depicting the exact location of all trees 6" dB (diameter at breast height) or greater, or multiple trunk trees with an aggregate diameter of 10" dB or greater, within 50' of any grading, road improvements, underground utilities, driveways, building envelopes etc., and all trees 18" dB or greater, located on the entire site, and any trees disturbed from off-site improvements (*i.e.*, road improvements, underground utilities, etc.). The tree survey will include the

sizes (diameter at 4' above ground), species of trees, spot elevations, and approximate drip lines. Trees to be saved, or removed will be shown on the survey, and superimposed over the site/grading plan, as well as all proposed improvements, including any underground utilities. The survey report will be reviewed and approved by the DRC prior to the submittal of Improvement Plans or grading plans.

- The applicant will mitigate for the removal of and impacts to trees on-site by replacing trees on-site on an inch-for-inch basis. Prior to issuance of a building permit the applicant will submit to the DRC for review and approval a Planting Plan that details the tree replacement, irrigation, and monitoring plan for the mitigation of impacted trees (including removal and impacts to dripline). In lieu of replacement on-site the applicant may mitigate impacts to the trees with payment into the Tree Preservation fund at a rate of \$100.00 per inch removed.

**Discussion- Item IV-8:**

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

**V. CULTURAL RESOURCES – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially cause adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5? (PLN)				X
2. Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)			X	
3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN)			X	
4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)				X
5. Restrict existing religious or sacred uses within the potential impact area? (PLN)				X
6. Disturb any human remains, including these interred outside of formal cemeteries? (PLN)			X	

**Discussion- Item V-1:**

A Cultural Resources Assessment was prepared by the Archaeological Research Program of California State University, Chico and the report is dated December 15, 2014. The report indicated that no cultural resources (prehistoric or historic resources) were identified within the project area. In addition, no recorded sites of eligibility were identified through review of the California Office of Historic Preservation for the subject property. Therefore, there is no impact.

**Discussion- Items V-2, 3, 6:**

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

Although impacts are not anticipated to occur given the above project findings which are based on factual research and reports prepared by the North Central Information Center and the Native American Heritage Commission, construction of improvements required to vest the project could result in accidental discovery of previously unknown resources. Therefore, the following standardized condition of approval will be placed on the project in accordance

with General Plan policy in the event of accidental discovery of archaeological or paleontological resources, or human remains:

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

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

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

No mitigation measures are required.

**Discussion- Item V-4:**

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

**Discussion- Item V-5:**

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

**VI. GEOLOGY & SOILS – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)			X	
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)		X		
3. Result in substantial change in topography or ground surface relief features? (ESD)		X		
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)			X	
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)		X		
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)		X		
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (PLN, ESD)			X	
8. Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD)			X	
9. Be located on expansive soils, as defined in Chapter 18 of the California Building Code, creating substantial risks to life or property? (ESD)			X	

**Discussion- Items VI-1,4,9:**

A preliminary Geotechnical Report was prepared for the project. The site is located within the western foothills region of the Sierra Nevada Mountain Range. According to the Geologic Map of the Sacramento Quadrangle, this portion of the foothills and the project area are underlain by dioritic rocks of the Mesozoic age. Subsurface soil conditions were relatively consistent over the extent of the site and included silts and sands. The upper soil layers were generally observed to be loose to depths up to 1.5 feet across the site. The surface soils at all excavated test pits were observed to contain fill soils. The depth of fill ranged between approximately two feet across the center of the site to approximately five feet on the north side and 3.5 feet on the south side. The bedrock at the site was generally encountered at two feet below the ground surface on the east side of the site. The bedrock materials consisted of dioritic bedrock in a completely weathered and friable condition. The soil on the site is generally non-plastic, which are generally considered to be non-expansive. The Report does not identify any unique geologic or physical features for the soil that would be destroyed or modified and did not identify any severe soil limitations. The Report does not identify the site as located on a geological unit or soil that is unstable or that will become unstable as a result of the project. Construction of the proposed buildings and associated parking/site improvements will not create any significant unstable earth conditions or change any geologic substructure resulting in unstable earth. The project will be constructed in compliance with the California Building Code to address building related soil issues and will obtain grading permits as necessary to address grading issues. Therefore, this impact is less than significant. No mitigation measures are required.

**Discussion- Items VI-2,3:**

To construct the improvements proposed, potentially significant disruption of soils on-site will occur, including excavation/compaction for the on-site building and parking area/site improvements, foundations, and various utilities. Approximately 2.6 acres of the site will be disturbed by grading activities. The earthwork is proposed to include approximately 2,000 cubic yards of soil on the site. Approximately 7,000 cubic yards of soil are proposed to be imported and there is no proposed export of soil. In addition, there are potentially significant impacts that may occur from the proposed changes to the existing topography. The project proposes maximum soil cuts of approximately two feet and fills of approximately nine feet as shown on the project information. Retaining walls are proposed on the site. The project's site specific impacts associated with soil disruptions and topography changes can be mitigated to a less than significant level by implementing the following mitigation measures:

**Mitigation Measures- Items VI-2,3:**

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

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

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

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

County's Geographic Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official document of record.

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

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

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

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

**Discussion- Items VI-5,6:**

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

**Mitigation Measures- Items VI-5,6:**

Also refer to text in MM VI.1, MM VI.2

**MM VI.3** The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Department (ESD) such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions).

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

**MM VI.4** Prior to Improvement Plan approval, the applicant shall obtain a State Regional Water Quality Control Board National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit and shall provide to

the Engineering and Surveying Department evidence of a state-issued Waste Discharge Identification (WDID) number or filing of a Notice of Intent and fees.

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

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

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

**Discussion- Items VI-7,8:**

According to the Fault Activity Map of California and Adjacent Areas (Jennings, 2010) and the Peak Acceleration from Maximum Credible Earthquakes in California (CDMG, 2007), no active faults or Earthquake Fault Zones are located on the project site. Additionally, no evidence of recent or active faulting was observed. The nearest mapped potentially active and active faults are located between 11 and 98 kilometers away. Due to the absence of permanently elevated groundwater table, the relatively low seismicity of the area and the relatively shallow depth to rock, the potential for seismically induced damage due to liquefaction, surface ruptures, and settlement is considered negligible. However, there is a potential for the site to be subjected to at least moderate earthquake shaking during the useful life of any future buildings. The project will be constructed in compliance with the California Building Code, which includes seismic design standards. Therefore, these impacts are less than significant. No mitigation measures are required.

**VII. GREENHOUSE GAS EMISSIONS – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant and/or cumulative impact on the environment? (PLN, Air Quality)		X		
2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (PLN, Air Quality)		X		

**Discussion- All Items:**

Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), and nitrous oxide (N<sub>2</sub>O). Construction related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would result from motor vehicle trips generated by the workers and visitors, as well as on-site fuel combustion for landscape maintenance equipment and the emergency backup generator. Based upon the traffic study, the proposed project would generate approximately 56 vehicle trips a day.

The proposed project would result in grading of the site and subsequent construction of an approximately 33,000 square-foot building and associated circulation and parking areas for the memory care home. The applicant proposes to include the following items which will reduce the greenhouse gas emissions of the project to a less than significant level: a 3,000 to 3,500 square foot roof-mounted solar array, a bicycle rack, high efficiency lighting and appliances as well as the use of low-flow toilets and showers and the use of water-efficient irrigation systems. According to a preliminary air quality analysis prepared for the project, and with inclusion of the mitigation measures below, the construction and operation of the project would not substantially hinder the State's ability to attain the goals identified in AB 32 (i.e., reduction of statewide GHG emissions to 1990 levels by 2020), as the levels of GHG emissions would be below the APCD's recognized threshold of 1,100 Metric Tons per year Carbon

Dioxide equivalent (MTCO<sub>2e</sub>). The project as proposed would therefore have a less than significant impact with regards to GHG emissions.

**Mitigation Measures- All Items:**

**MM VII.1**

The Building Plans shall include a 3,000 to 3,500-square-foot roof-mounted solar array, a bicycle rack,

1. Prior to the issuance of a Building Permit, the floor plans and exterior elevations submitted in conjunction with the Building Permit application shall show that the applicant has included a 3,000 to 3,500-square-foot roof-mounted solar array.
2. Prior to the issuance of a Building Permit, the applicant shall show that an on-site bicycle rack, high efficiency lighting and appliances, as well as the use of low-flow toilets and showers and the use of water-efficient irrigation systems, have been included on the site plan.

**VIII. HAZARDS & HAZARDOUS MATERIALS – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS)			X	
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS)			X	
3. Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school? (PLN, Air Quality)				X
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS)			X	
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN)				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				X
7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)				X
8. Create any health hazard or potential health hazard? (EHS)			X	
9. Expose people to existing sources of potential health hazards? (EHS)			X	

**Discussion- Items VIII-1,2:**

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

**Discussion- Item VIII-3:**

There are no known existing or proposed schools within one-quarter mile of the proposed use. The closest known school is Eureka Union Elementary School, which is approximately 0.6 miles southwest of the parcel. Therefore, there is no impact.

**Discussion- Item VIII-4:**

The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. A Phase 1 Environmental Site Assessment by Youngdahl Consulting Group, Inc. dated November 2014 did not reveal any evidence of recognized environmental conditions in connection with the property. No mitigation measures are required.

**Discussion- Item VIII-5:**

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

**Discussion- Item VIII-6:**

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

**Discussion- Item VIII-7:**

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

**Discussion- Item VIII-8:**

Mosquito breeding is not expected to significantly impact this project. Common problems associated with over watering of landscaping have the potential to breed mosquitoes. As a standard condition of approval for this project, the project will be required to adhere to the guidelines provided by the Placer Mosquito and Vector Control District. No mitigation measures are required.

**Discussion- Item VIII-9:**

The Phase 1 Environmental Site Assessment did not reveal any evidence of recognized environmental conditions (RECs), no evidence of historic RECs and no evidence of controlled RECs in connection with the property. Therefore the potential for the project to expose people to existing sources of potential health hazards is considered to be less than significant. No mitigation measures are required.

**IX. HYDROLOGY & WATER QUALITY – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any federal, state or county potable water quality standards? (EHS)				X
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)				X
3. Substantially alter the existing drainage pattern of the site or area? (ESD)			X	
4. Increase the rate or amount of surface runoff? (ESD)		X		
5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)		X		

6. Otherwise substantially degrade surface water quality?(ESD)		X		
7. Otherwise substantially degrade ground water quality? (EHS)			X	
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)		X		
9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)		X		
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)		X		
11. Alter the direction or rate of flow of groundwater? (EHS)				X
12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)		X		

**Discussion- Item IX-1:**

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

**Discussion- Item IX-2:**

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

**Discussion- Item IX-3:**

A preliminary drainage report was prepared by the applicant's engineer. The existing site is undeveloped and consists of an open field with scattered oak trees, a wooded area containing an unnamed perennial creek and a riparian area, and a small seasonal drainage swale near the south west property boundary. The site has a 48 inch storm drain outlet at the northwest corner of the property conveying approximately 214 acres of offsite flows into and through the property. The adjacent property to the east drains onto the site. There is an approximately 1.6 acre property to the south of the site that drains onto the site via three 6 inch pipes. Drainage on the site generally flows to the west via the season drainage and the perennial creek. The project site encompasses approximately 3.5 acres.

The proposed drainage system will consist of a pipe network with drain inlets, manholes, pipes, and a vegetated swale. The drainage system will pick up on site drainage as well as offsite drainage and route the drainage through the site and then release the consolidated flows at the current outlet point on the western side of the property.

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

**Discussion- Item IX-4:**

The proposed project has the potential to increase the stormwater runoff amount and volume. The potential for increases in stormwater runoff have the potential to result in downstream impacts. A preliminary drainage report was prepared for the project. The existing ten and 100 year peak flows from the site are identified as approximately 63.9 and 119.5 cubic feet per second, respectively. The post development ten and 100 year peak flows from the site are identified as approximately 64.5 and 119.9 cubic feet per second, respectively. The project site is not located in an area identified in the Granite Bay Community Plan as recommended for local stormwater detention. Because the project is not recommended for local stormwater detention and the existing natural drainageway flows

are increased by an anticipated ten and 100 year flow of approximately 0.6 cfs and 0.4 cfs (less than one percent), no significant off site drainage impacts will occur.

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

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

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

**Mitigation Measures- Item IX-4:**

Also refer to text in MM VI.1, MM VI.2

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

MM IX.2 This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code.) The current estimated development fee is \$6,825 (\$1,950 per gross parcel acreage), payable to the Engineering and Surveying Department prior to Building Permit issuance. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete.

MM IX.3 This project is subject to payment of annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code). Prior to Building Permit issuance, the applicant shall cause the subject property to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting these annual assessments. The current estimated annual fee is \$882 (\$252 per gross parcel acreage).

**Discussion- Items IX-5,6:**

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

**Mitigation Measures- Items IX-5,6:**

Also refer to text in MM VI.1, MM VI.2, MM VI.3, MM VI.4, MM VI.5, and MM IX.1

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

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Department (ESD). BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to: Vegetated Swales (TC-30), Water Quality Inlets (TC-50), Storm Drain Signage (SD-13), Pervious Pavements (SD-20), Sweeping and Vacuuming Pavement (SE-7), etc. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

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

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

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

**Discussion- Item IX-7:**

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

**Discussion- Items IX-8,9,10:**

The project site is not located within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). The ultimate project improvements are not proposed within a local 100-year flood hazard area and no flood flows will be redirected after construction of any improvements. The project does not propose any housing within a 100-year flood hazard area. The project site is not located within any levee or dam failure inundation area.

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

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

Also refer to text in MM VI.1, MM VI.2, and MM IX.1

**MM IX.7** On the Improvement Plans, show the limits of the future, unmitigated, fully developed, 100-year flood plain (after grading) for the existing drainageway in the north western corner of the project site and designate same as a building setback line unless greater setbacks are required by other conditions contained herein.

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

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

**Discussion- Item IX-11:**

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

**Discussion- Item IX-12:**

The project has the potential to increase water quality impacts to local drainageways, and therefore, local watersheds. The proposed project is located within the Dry Creek watershed. The proposed project's impacts associated with impacts to surface water quality within this watershed can be mitigated to a less than significant level by implementing the following mitigation measures:

**Mitigation Measures- Item IX-12:**

Refer to text in MM VI.1, MM VI.2, MM VI.3, MM VI.4, MM VI.5, MM IX.1, MM IX.4, MM IX.5, and MM IX.6.

**X. LAND USE & PLANNING – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)				X
2. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect? (EHS, ESD, PLN)				X
3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)				X
4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)				X
5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)				X
6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)				X

7. Result in a substantial alteration of the present or planned land use of an area? (PLN)				X
8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)				X

**Discussion- Item X-1:**

The project will not divide an established community because the project and surrounding area (Granite Bay Douglas Corridor) have already been developed with residential, commercial, and professional office land uses. This project would add one new building, associated parking and circulation areas, and landscaping etc. This development is under the County's Zoning Ordinance land use category of "Residential Care Homes – 7 or more clients" and would require the approval of a Minor Use Permit with a Design Review Condition of Approval in order to be deemed compatible with the established Granite Bay community and consistent with the Placer County Zoning Ordinance. Therefore, there is no impact.

**Discussion- Item X-2:**

The project does not conflict with General Plan/Granite Bay Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect as the property is already zoned for the proposed new land use and "Residential Care Homes – 7 or more clients" is an allowable land use with the approval of a Minor Use Permit. Therefore, there is no impact.

**Discussion- Item X-3:**

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

**Discussion- Item X-4:**

The project will not result in the development of incompatible land uses or create land use conflicts as the project is consistent with the Granite Bay Community Plan, Placer County Zoning Ordinance and is compatible (Craftsman-style village architectural design is required for this building in the Douglas Corridor) with surrounding land uses. Therefore, there is no impact.

**Discussion- Item X-5:**

The project site does not include any commercial agricultural use and does not include timber resources. This allowed land uses will not result in significant impacts to agricultural or timber resources as the parcels allow for hobby farms and small scale agricultural activities. Therefore, there is no impact.

**Discussion- Item X-6:**

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

**Discussion- Item X-7:**

The project will not result in any alteration of the present or planned land use of the project area. The existing allowable land use for this site allows for the proposed memory care facility.

The project site is located in an area that allows for commercial and professional office uses adjacent to residential land uses. This portion of the Douglas Boulevard corridor is currently developed with commercial uses to the east and commercial/professional office uses to the west, as well as the Granite Bay Library and single-family residential uses to the north. The overall effect of this will not result in the substantial alteration of the present or planned use in the area. Therefore, there is no impact.

**Discussion- Item X-8:**

The proposed project includes the construction of the memory care facility building that will not cause economic or social changes that will result in significant adverse physical changes to the environment such as urban decay or deterioration. Therefore, there is no impact.

**XI. MINERAL RESOURCES – Would the project result in:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. The loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN)				X
2. The loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN)				X

**Discussion- All Items:**

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

**XII. NOISE – Would the project result in:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (PLN)			X	
2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)			X	
3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)			X	
4. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X
5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X

**Discussion- Items XII-1, 2:**

An Acoustical Analysis was conducted by G. Bradford Shea, Ph.D. of the Westech Company and is dated December of 2014. Specifically, the analysis focused on noise generated by the memory care building mechanical equipment (HVAC), parking lot operations, traffic noise (Douglas Boulevard traffic noise), and project related construction noise. Future Douglas Boulevard traffic noise levels at the entry area of the proposed Granite Bay memory care facility project are predicted to be well below the Placer County exterior noise level standard for residential care homes. In addition, future Douglas Boulevard traffic noise levels within the interior spaces of the proposed project are predicted to satisfy the Placer County interior noise level standard for residential care homes. On-site generating activities of the project (parking lot movements, voices and mechanical landscaping equipment) are predicted to generate noise levels which satisfy the Placer County noise level criteria. Furthermore, completion of the project would result in one new 34,000 sq. ft. memory care building, associated parking and circulation areas, and construction of off-site road improvements, which will not result in a substantial increase in ambient noise levels. As a result, no noise impacts are identified and no mitigation measures are required.

**Discussion- Item XII-3:**

The project may result in a moderate temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project resulting from construction of required project improvements such as one new memory care facility with an access driveway and off-site road improvements. This temporary increase due to limited short term construction activities will be less than significant. A condition of approval for the project will be recommended that limits construction hours so that early evening and early mornings, as well as all day Sunday, will be free of construction noise. No mitigation measures are required.

**Discussion- Item XII-4:**

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

**Discussion- Item XII-5:**

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

**XIII. POPULATION & HOUSING – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Induce substantial population growth in an area, either directly (i.e. by proposing new homes and businesses) or indirectly (i.e. through extension of roads or other infrastructure)? (PLN)				X
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (PLN)				X

**Discussion- Item XIII-1:**

The project will not directly or indirectly result in substantial population growth in the area. The potential development of the memory care facility is an allowable land use in the Placer County zoning ordinance. This type of facility has already been anticipated in the Granite Bay Community Plan (zoning and land use designation). Therefore, there is no impact.

**Discussion- Item XIII-2:**

The project will not displace existing housing (project site is an undeveloped parcel) necessitating the construction of replacement housing elsewhere. Therefore, there is no impact.

**XIV. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Fire protection? (ESD, PLN)			X	
2. Sheriff protection? (ESD, PLN)			X	
3. Schools? (ESD, PLN)			X	
4. Maintenance of public facilities, including roads? (ESD, PLN)			X	

5. Other governmental services? (ESD, PLN)			X	
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**Discussion- Item XIV-1:**

The project could result in a modest incremental increase in the need for fire protection services due to one new 34,000 square foot, memory care facility with 66 beds. The newly constructed facility will be required to comply with California Building Code Chapter 7A which, among other more specific requirements, requires new buildings to be constructed with fire resistive exterior materials and prohibits unprotected exterior wall openings. Therefore, the project will not require the provision of new or physically altered fire protection facilities nor significantly impair service ratios, response times or other performance objectives. This would result in a less than significant impact to the provision of fire protection services. No mitigation measures are required.

**Discussion- Item XIV-2:**

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

**Discussion- Items XIV-3,4,5:**

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

**XV. RECREATION – Would the project result in:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (PLN)			X	
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN)			X	

**Discussion- All Items:**

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

**XVI. TRANSPORTATION & TRAFFIC – Would the project result in:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD)		X		

2. Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD)		X		
3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)		X		
4. Inadequate emergency access or access to nearby uses? (ESD)			X	
5. Insufficient parking capacity on-site or off-site? (ESD, PLN)				X
6. Hazards or barriers for pedestrians or bicyclists? (ESD)			X	
7. Conflicts with adopted policies, plans, or programs supporting alternative transportation (i.e. bus turnouts, bicycle lanes, bicycle racks, public transit, pedestrian facilities, etc.) or otherwise decrease the performance or safety of such facilities? (ESD)				X
8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (PLN)				X

**Discussion- Items XVI-1,2:**

The proposed project will result in the construction of approximately 33,000 square foot memory care building with 60 rooms and 66 beds. A traffic impact analysis was prepared for the project.

The traffic study includes the existing plus project analysis and a cumulative analysis. The proposed project will generate approximately 176 daily vehicle trips. Approximately 15 trips will be generated during the PM peak hour.

The proposed project's traffic was superimposed onto existing background volumes. The following intersections were analyzed: Douglas Blvd./Barton Road, Douglas Blvd./Granite Bay Library Access/Proposed Project Access, Douglas Blvd./Dover Drive, and Douglas Blvd./Arabian Circle.

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

**Cumulative:** The traffic study analyzed the weekday peak hour Levels of Service under the Year 2025 conditions with and without the proposed project. As the background traffic volume at the analyzed intersections increases in the future, the length of delays for motorists will increase. However, the addition of project traffic to the cumulative traffic at the intersection of Douglas Blvd./Granite Bay Library Access/Proposed Project Access, Douglas Blvd./Dover Drive, and Douglas Blvd./Arabian Circle does not result in the operation of an intersection at a Level of Service that exceeds the minimum established by the Granite Bay Community Plan (LOS E) during the PM peak hour. All of these intersections satisfy the minimum LOS E requirements established by the Granite Bay Community Plan. Therefore, the impact to these intersections is not significant.

The Douglas Blvd./Barton Road intersection is forecast to drop to a LOS F both with and without the project. The LOS F exceeds the minimum requirements of the Granite Bay Community Plan. In this circumstance, the significance of the project's impact is based on the incremental increase in delay associated with the project. In this case, the average delay per vehicle is projected to increase by 1.7 seconds. The Placer County methodology of assessment accepts an increment of 4.0 seconds before making a finding of significance, therefore the project's impact to this intersection is less than significant.

For potential cumulative traffic impacts within the Granite Bay Community Plan area, the Community Plan includes a fully funded Capital Improvement Program, which with payment of traffic mitigation fees for the ultimate construction of the CIP improvements, would help reduce the cumulative traffic impacts to less than significant

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

**Mitigation Measures- Items XVI-1,2:**

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

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

The current total combined estimated fee is \$40,431.11. The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The actual fees paid shall be those in effect at the time the payment occurs.

**Discussion- Item XVI-3:**

The traffic impact analysis analyzed the impacts on vehicle weaving across eastbound Douglas Blvd. The project's access on Douglas Blvd. opposite the Library is roughly 400 feet from the next median break on Douglas Blvd. at Dover Drive. To use that opening for U-turns, exiting motorists will initially accelerate and then quickly decelerate as they enter the left turn lane and approach the end of the left turn lane. The traffic study concluded that motorists currently have to adjust their speed in the through lanes to use the turn lane. The number of turning vehicles is low and the speed adjustment has not been an appreciable safety problem in the past. The analysis concluded that the increase in approximately five vehicles from the project to the current left turn volume is not sufficient to significantly impact the existing condition.

Left turn movements into and out of the proposed project access were considered. A median break exists that currently allows vehicles to turn left into and out of the Library access. This median break could allow vehicles to turn left into and out of the proposed project site. However, a westbound left turn lane on Douglas Blvd. into the site does not meet County design standards for length and the left turning movement out of the site onto westbound Douglas Blvd. is not a safe vehicle maneuver. Therefore, the project will be required to construct a median barrier that will restrict left turning movements into the project site from Douglas Blvd. and restrict left turning movements out of the project site onto Douglas Blvd. while continuing to allow left turn movements into and out of the existing Library access.

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

**Mitigation Measures- Item XVI-3:**

MM XVI.2 The Improvement Plans shall show the construction of a raised median ("gull wing") as show on the Preliminary Grading Plan submitted with the project. The raised median shall restrict left turning movements into the project site from Douglas Blvd. and restrict left turning movements out of the project site onto Douglas Blvd. while continuing to allow left turn movements into and out of the existing Library access. The design shall be to the satisfaction of the Department of Public Works and shall conform to any applicable criteria specified in the latest version of the Caltrans *Highway Design Manual* for a design speed of 55 miles per hour (mph), unless an alternative is approved by the Department of Public Works.

**Discussion- Item XVI-4:**

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

**Discussion- Item XVI-5:**

The proposed project would construct a new memory care facility with 66 beds, which would typically be required to provide off-street parking at a ratio of one parking space per each two persons cared for in conformance with Section 17.54.060 of the Placer County Zoning Ordinance (Parking Standards). As such, the on-site parking for this project is for 33 parking spaces. Therefore, there is no impact.

**Discussion- Item XVI-6:**

The proposed project will be constructing site improvements that do not create any significant hazards or barriers for pedestrians or bicyclists. The Placer County Street Improvement Ordinance requires that the Douglas Blvd.

frontage improvements be constructed and include a shoulder and a six foot sidewalk. Therefore, this impact is less than significant. No mitigation measures are required.

**Discussion- Item XVI-7:**

The project will be constructing frontage improvements along Douglas Blvd. that include a shoulder and a pedestrian sidewalk. The proposed project will not conflict with any existing policies or preclude anticipated future policies, plans, or programs supporting alternative transportation. Therefore, there is no impact.

**Discussion- Item XVI-8:**

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

**XVII. UTILITIES & SERVICE SYSTEMS – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (ESD)			X	
2. Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD)			X	
3. Require or result in the construction of new on-site sewage systems? (EHS)				X
4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (ESD)			X	
5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS)			X	
6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD)			X	
7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws? (EHS)				X

**Discussion- Items XVII-1,2,6:**

The proposed project is located within the South Placer Municipal Utility District (SPMUD). The project proposes to connect to the existing sewer line within Douglas Blvd. along the project frontage. The proposed project will contribute additional wastewater flows to the existing conveyance system. SPMUD has provided comments that the proposed project is eligible for sewer service and will have to construct the sewer improvements to SPMUD standards. Wastewater treatment service is provided by the District through a series of regional agreements between the South Placer Wastewater Authority, SPMUD, the City of Roseville, and Placer County. No prohibitions or restrictions on wastewater treatment service for the proposed project currently exist. Therefore, this impact is less than significant. No mitigation measures are required.

**Discussion- Item XVII-3:**

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

**Discussion- Item XVII-4:**

The storm water will be collected in the onsite drainage facilities and conveyed into existing discharge point locations and drainageways. The existing drainage system on and off site is not significantly impacted by the proposed project and has the capacity to accept flows from the proposed project. This project proposes the

construction a drainage system to Placer County standards. The construction of these facilities will not cause significant environmental effects. Therefore, this impact is less than significant. No mitigation measures are required.

**Discussion- Item XVII-5:**

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

**Discussion- Item XVII-7:**

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

**E. MANDATORY FINDINGS OF SIGNIFICANCE:**

Environmental Issue	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially impact biological resources, or eliminate important examples of the major periods of California history or prehistory?		X
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		X
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		X

**F. OTHER RESPONSIBLE AND TRUSTEE AGENCIES** whose approval is required:

<input type="checkbox"/> California Department of Fish and Wildlife	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input type="checkbox"/> U.S. Army Corp of Engineers
<input type="checkbox"/> California Department of Transportation	<input type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/> _____

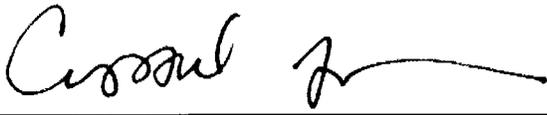
**G. DETERMINATION** – The Environmental Review Committee finds that:

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

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

Planning Services Division, Roy Schaefer, Chairperson  
 Planning Services Division, Air Quality, Lisa Carnahan

Engineering and Surveying Division, Phillip A Frantz  
 Environmental Engineering Division, Heather Knutson  
 Department of Public Works, Transportation  
 Environmental Health Services, Mohan Ganapathy  
 Flood Control Districts, Andrew Darrow  
 Facility Services, Parks, Andy Fisher  
 South Placer Fire District, Mike Ritter

Signature  Date July 21, 2015  
 Crystal Jacobsen, Environmental Coordinator

**I. SUPPORTING INFORMATION SOURCES:** The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division office, 775 North Lake Blvd., Tahoe City, CA 96145.

<b>County Documents</b>	<input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations	
	<input checked="" type="checkbox"/> Community Plan	
	<input checked="" type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input checked="" type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input type="checkbox"/> Tree Ordinance	
	<input type="checkbox"/> _____	
<b>Trustee Agency Documents</b>	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/> _____	
<b>Site-Specific Studies</b>	Planning Services Division	<input checked="" type="checkbox"/> Biological Study
		<input checked="" type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input checked="" type="checkbox"/> Lighting & Photometric Plan
		<input checked="" type="checkbox"/> Paleontological Survey
		<input checked="" type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input checked="" type="checkbox"/> Wetland Delineation
		<input checked="" type="checkbox"/> Acoustical Analysis
	<input type="checkbox"/> _____	
	Engineering & Surveying Division, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input checked="" type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		Traffic Study
<input type="checkbox"/> Sewer Pipeline Capacity Analysis		

		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input type="checkbox"/> Utility Plan
		<input type="checkbox"/> Tentative Map
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
		<input type="checkbox"/> _____
	Planning Services Division, Air Quality	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input checked="" type="checkbox"/> CalEEMod Model Output
		<input type="checkbox"/> _____
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic & Circulation Plan
		<input type="checkbox"/> _____

**Mitigation Monitoring Program –  
Mitigated Negative Declaration #PLN15-00051  
Project – Granite Bay Memory Care Facility**

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

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

**Standard Mitigation Monitoring Program (pre project implementation):**

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

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

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

**Project Specific Reporting Plan (post project implementation):**

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

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

## Maywan Krach

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**From:** Tom Markin <tomamarkin@aol.com>  
**Sent:** Tuesday, August 11, 2015 10:51 AM  
**To:** Placer County Environmental Coordination Services  
**Subject:** Granite Bay Memory Care Project PLN 15-00051

To whom it may concern -

My name is Tom Markin and I reside at 6017 Princeton Reach Way Granite Bay CA 95746. The proposed Granite Bay Memory Care Facility project is in close proximity to my residence, and is located on my morning commute to work, both of which form the basis for my comments on the proposed Negative Declaration finding for the project's Environmental Impact Report.

Firstly, the lighting plans for the facility are a concern to me. The proposed facility would be behind my home and in an area which is currently unlighted. The addition of lighting both for the facility and for the parking lot, both of which would be on elevated light poles, may be seen from my backyard and would create a nuisance for both myself and my neighbors.

Second, the addition of a new multi bed care facility would further stretch the County Fire Station on Eureka Road for regular medical emergencies. As I'm sure you are aware, the Eskaton Facility and other existing and proposed facilities in the immediate area are already a regular demand on the fire station's resources. The construction of another high demand facility that will surely require regular assistance from the Fire Station will unnecessarily burden the station and create the possibility of multiple consecutive emergencies where a car accident, a home fire, or a homeowner medical emergency will experience a response delay. This is entirely preventable.

Lastly, the traffic impacts study is (In my opinion) under representing the likelihood of traffic accidents that will be caused by the location of this facility. I drive this stretch of Douglas Boulevard every morning and I can attest that traffic speeds in that area are often far in excess of 55 mph as noted in the traffic study conclusions. In addition, I also live near and drive by the Eskaton facility daily and I can also attest to the poor driving skills of many of the visitors to that facility. No fault of their own, but many of the visitors to the proposed Memory Car Facility will be the spouses and friends of residents there and will be elderly with vision and hearing and coordination difficulties. Match this with traffic speeds in that stretch of Douglas Boulevard that routinely exceed 65 mph and I fear for the resulting traffic accidents that might occur. This location will create many potential problems with drivers braking hard to turn into the facility, drivers pulling out onto Douglas Boulevard with traffic traveling at high speed, and drivers exiting the facility trying to quickly cross lanes of traffic to make a U turn while at mismatched speeds to cars in the left lane. This is a high risk placement of a facility where many of the visitors are likely to be challenged by the traffic speeds and congestion at the entrance/exit of the facility. Again, this is preventable simply by requiring the facility to be located on a quieter stretch of road more compatible with the likely visitors to the facility. I believe it would be a severe disservice to the visitors of this facility to routinely put them in harm's way simply because of the poor location of this project.

Thank you in advance for your attention to this matter.

I can be reached at [tomamarkin@aol.com](mailto:tomamarkin@aol.com) if required.

Regards -- Tom Markin

## Julie Leipsic

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**From:** Maywan Krach  
**Sent:** Tuesday, August 25, 2015 4:13 PM  
**To:** Julie Leipsic  
**Subject:** FW: Granite Bay Memory Care (PLN15-00051)  
**Attachments:** comment\_GBCA.docx; comment\_Markin.pdf

Forgot to copy you...please include these two in your noticing for the hearing. Thanks.

---

**From:** Maywan Krach  
**Sent:** Tuesday, August 25, 2015 4:08 PM  
**To:** [bob@fcmcapitalpartners.com](mailto:bob@fcmcapitalpartners.com)  
**Cc:** Roy Schaefer  
**Subject:** Granite Bay Memory Care (PLN15-00051)

Good Afternoon, Bob & Team,

The public review period for the Mitigated Negative Declaration ended on August 24, 2015. We have received the attached comments for your information. Staff will be reviewing them to determine if any issues raised have not been fully addressed in the MND. In the meantime, please contact your planner, Roy Schaefer, to get ready for the 9/17/15 hearing to complete CEQA process.

Attachment(s):

1. GBCA, Sandra Harris
2. Markin, Tom

*- sandyhar@surrewest.net*

Feel free to contact our office for a hardcopy.

Thanks,  
Maywan  
530-745-3132

Granite Bay Community Association

P.O. Box 2704

Granite Bay, CA 95746

Project: Granit Bay Memory Care Facility (PLN15-00051)

The following comments are in response to Notice of Intent to Adopt a Mitigated Negative Declaration.

The project proposes a 66 bed facility for advanced memory loss patients on a 3.5 acre parcel zoned Rural Residential - 2.3 to 4.6 acre minimum. Even though this is an allowed use with an MUP for care homes of over 7, the figure of 66 is a huge jump and most would consider this a commercial use rather than residential since the main purpose is to make money which is commercial. This could have a negative impact on area.

The footprint of the proposal should be reduced so that it would not encroach on the adjacent wetlands or the 300 foot setback as it is a stretch to consider it a residential use as opposed to a commercial use. A similar project was discouraged around 2006 because the parking lot was in the 300 ft. set back. A facility to fit the site should be considered. Also, splitting the lot creates an orphan lot to the west that could also request a commercial use and create more impacts to the area.

**Aesthetics**

Item 1-2 – Believe it is incorrect to state not within a scenic highway. Page 121 of the GBCP noted Douglas Boulevard is a designated Scenic Road.

Does removing 20 protected oak trees have no impact? Has the long term impact on avian population been considered? Especially raptors which may depend on marsh as a food source and the trees for an observation site. If raptors are displaced, then chain of life in marsh could be unbalanced. This would be a permanent impact to the health of marsh and the aesthetic value of the preserved open space.

Item 1-4 – Lighting should be compatible with residences around the project. There are at least 9 street lights noted on the plan which surround the building. In addition there will be lighting in the parking lot, entrance, etc. Perhaps motion sensitive lighting could be used in some areas. Excessive lighting on the west side could disrupt wildlife in protected open space marsh area. The lighting issues should be given more study.

**Biological resources**

MM IV.1 – Protecting trees during raptor nesting season is a short term mitigation measure. The protected open space is the largest emerging marsh in south Placer County with a sensitive chain of wildlife. Once developed, the raptors will not return which could upset the remaining population. This should be considered an impact and further addressed.

Item IV-4- Allowing encroachment in 50 foot buffer zone and the 300 foot setback with hardscape changes the quality and amount of runoff into the marsh. Will the marsh continue to have the necessary runoff to sustain it?

### **Greenhouse Gas Emissions**

It is important that the marsh to the west of project be sustained in order to cut down on greenhouse gas. Adding this intense use of the parcel will in itself contribute greenhouse gases that could be offset by the healthy open space marsh area.

### **Hydrology and Water Quality**

The final drainage report should address the effect of increased runoff from hardscape on the health of the marsh. The report should also include how much and the quality of the runoff that will be generated by a curb and gutter to be placed along the Douglas Boulevard road frontage of the project and draining into the marsh. Particularly since there will be pollutants from the road surface in this runoff. Also, the health of the marsh should be monitored on a regular basis by a County agency.

### **Land Use Planning**

Granting a MUP permit to allow this project is an impact on the GBCP.

Designating the parcel for a 66 bed Memory Care facility sets precedent as the project creates a vacant parcel also zoned residential between the care facility and the vet on the east. If the parcel is developed, how will it access Douglas as this project has eliminated a shared entrance with that parcel?

### **Public Safety**

Eskaton is a high use of medical services of South Placer Fire District. The cumulative impact of this facility, the proposed 48 bed memory care facility on Barton, the proposed memory care for a 110 patients on Sierra College, the Eskaton facility, and the approximately 25 residential care homes scattered throughout the community are impacts that stretch the resources when 75% of calls are already medical. Providing trained personnel and expensive equipment is costly. Financing for the fire district could be an impact on residents and is not a less than significant impact.

### **Transportation and Traffic**

Item XVI-3 – Unclear how vehicles exiting east to make “U” turn west is envisioned. It seems that traffic study concluded that motorists currently have to adjust their speed in the through lanes to use the existing turn lanes. In most instances, there are long stretches for vehicles to merge into the fast lane to eventually reach the turnout for left and “U” turns. The analysis envisions vehicles weaving across eastbound Douglas, quickly accelerating and then quickly decelerating to make the opening at Dover Drive for a turn. Did the study note the speed eastbound Douglas traffic is usually moving at 55 mph and how this could be accomplished safely?

### **Utilities and Service Systems**

Item SVII-5 – Even though the agency charged with providing treated water might issue a Will Serve Letter, it should be noted that this is based on water rights on paper and not what is actually available in drought years. This is the second major drought in less than 35 years and no new storage facilities are in the works. Rather, the BDCP, if adopted, proposes that Folsom Lake, Granite Bay’s only water source, will be a dry pool every 8 or so years. Unfortunately the overwhelming population with all the political power is in the southern part of the state, while the water source is in the less politically powerful northern part of the state. The water agency should be using the base line of water availability in

drought years since this is a recurring fact and might be more permanent than residents know. The population is growing while water supplies are shrinking. The residents in Granite Bay have been mandated to cut water usage by 36%. This project should be reduced in size to fit the parcel and decrease the amount of water necessary. Existing residents who were promised water developed properties accordingly. Now mature vegetation has to die in order to make water available to increase the number of people on a parcel zoned for one dwelling unit on 2.3 acres to increase the use for 66 residents plus staff and visitors. This should be considered an impact.

Granite Bay Community Association

Sandra H. Harris

## Julie Leipsic

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**From:** Roy Schaefer  
**Sent:** Friday, September 04, 2015 12:33 PM  
**To:** 'Tiger Edwards'  
**Cc:** George Rosasco; Julie Leipsic  
**Subject:** RE: Fwd: 6785 Miners Ravine Road

Tiger,

I have requested that this be put in the Zoning Administrator file and I would provide an update regarding this at the next Zoning Administrator meeting @ 9:00 A.M. on September 17<sup>th</sup>.

Roy

**From:** Tiger Edwards [<mailto:tiger.edwards@gmail.com>]  
**Sent:** Friday, September 04, 2015 11:43 AM  
**To:** Roy Schaefer  
**Subject:** Re: Fwd: 6785 Miners Ravine Road

Can we get this in the staffreport

On Sep 4, 2015 11:41 AM, "Tiger Edwards" <[tiger.edwards@gmail.com](mailto:tiger.edwards@gmail.com)> wrote:

----- Forwarded message -----

**From:** "Richard O'Connor" <[roconnor\\_sgi@surewest.net](mailto:roconnor_sgi@surewest.net)>  
**Date:** Sep 4, 2015 10:51 AM  
**Subject:** 6785 Miners Ravine Road  
**To:** "Tiger Edwards" <[tiger.edwards@gmail.com](mailto:tiger.edwards@gmail.com)>  
**Cc:**

Hello Tiger,

Surveyors Group, Inc. was hired to provide a Site Plan/Topographic Survey.

When Surveyors Group, Inc. provided Balas - Irmescu with the Site Plan of their property, we noticed a fence encroachment in the rear of the property.

Attached is the Proposal that was accepted by Chris and Dee Balas - Irmescu to proceed with the Record of Survey at 6785 Miners Ravine Road in order to Resolve their Boundary location.

We plan on being on-site to get started on the 8-9th of September.

Thank you  
Richard O'Connor  
Surveyors Group, Inc.  
916-789-0822p

## Julie Leipsic

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**From:** Roy Schaefer  
**Sent:** Monday, September 14, 2015 9:12 AM  
**To:** Julie Leipsic  
**Cc:** Phil Frantz; 'Bob Keil'; George Rosasco  
**Subject:** FW: Minor Use Permit (PLN15-00051) Granite Bay Memory Care

Julie,

Can you please put a copy of this email in the ZA File.

Thanks,

RS

-----Original Message-----

**From:** Kally Keding-Cecil  
**Sent:** Monday, September 14, 2015 8:44 AM  
**To:** Roy Schaefer  
**Subject:** FW: Minor Use Permit (PLN15-00051) Granite Bay Memory Care

Hi Roy,

The below email is in regards to the Memory Care MUP.

Thanks,

Kally

-----Original Message-----

**From:** Jane Coombs [<mailto:dwjmcoombs@gmail.com>]  
**Sent:** Sunday, September 13, 2015 2:50 PM  
**To:** Placer County Planning  
**Subject:** Minor Use Permit (PLN15-00051) Granite Bay Memory Care

Dear Placer County Zoning Commission,

We as the property owners of the Granite Bay Veterinary Clinic request that the following items be brought up during the Zoning Meeting on Sept. 17, 2015. Several years ago, we called the county due to the fact that the previous owner of said property had built an access road along the chain link fence line that altered the natural flow of water off our property and onto his. Water was backing up on our property due to this change which was negatively effecting the natural flow of water through his land and into the creek across from the Lutheran Church. The previous owner would not correct this matter, so we feel a culvert or equivalent should be installed on their property to re-establish normal drainage. The new owners also need to be aware at this time that they are constructing their memory care facility adjacent to a functioning Veterinary Hospital with its inherent traffic of clients, night traffic for occasional emergency calls, and has hospitalized and boarding animals which at times can make some noise. All animals are housed indoors, but when weather permits, small kennel windows are left open at night for air circulation. Other than the

*aforementioned drainage issue, we stand in favor of this addition to our community, and have no objections to the issuance of a use permit for GBMemory Care, LLC.*

*Future mailings should be sent to Dan and Jane Coombs at the address listed below. We are the property owners of the Granite Bay Veterinary Clinic at 6500 Douglas Blvd. and not Dr. Robert Mansfield, who is our tennant. Please correct your records.*

*Dan and Jane Coombs  
1063 Sterk Ln.  
Bellingham, WA 98226  
360 398-1637  
[dwmcoombs@gmail.com](mailto:dwmcoombs@gmail.com)*