

**HEARING DATE:** January 28, 2016  
**ITEM NO.:** 1  
**TIME:** 10:05

**TO:** Placer County Planning Commission

**FROM:** Development Review Committee

**DATE:** January 6, 2016

**SUBJECT: THE PARK AT GRANITE BAY  
DRAFT ENVIRONMENTAL IMPACT REPORT (PSUB 20140145)  
PUBLIC REVIEW AND COMMENT  
SUPERVISORIAL DISTRICT 4 (UHLER)**

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**COMMUNITY PLAN:** Granite Bay Community Plan

**EXISTING COMMUNITY PLAN DESIGNATION:** Rural Low Density Residential (RLDR)

**PROPOSED COMMUNITY PLAN DESIGNATION:** Medium Density Residential (MDR)

**EXISTING ZONING:** Residential-Single-Family, combining Agriculture, combining Building Site with a minimum lot area of 40,000 square feet (RS-AG-B-40).

**PROPOSED ZONING:** Residential Single-Family, combining Building Site (B-X) with a minimum lot area of 7,000 square feet (RS-B-X 7,000).

**ASSESSOR'S PARCEL NUMBERS**

468-050-016; 468-050-024; 468-050-026; 468-060-039; 468-060-040; 468-060-041; and 468-060-042.

**STAFF PLANNER:** Lisa Carnahan, Associate Planner

**LOCATION:**

The project site is located within the community of Granite Bay, west of Sierra College Boulevard, east of Eckerman Road, south of Annabelle Avenue and north of Haskell Way.

**APPLICANT:** Jon Tattersall, Maverick Partners West

**PURPOSE OF DRAFT EIR PUBLIC HEARING:**

CEQA Guidelines Section 15087 (i), Public Review of Draft Environmental Impact Report (EIR), states: "Public hearings may be conducted on the environmental

documents, either in separate proceedings or in conjunction with other proceedings of the public agency. Public hearings are encouraged...as an element of the CEQA process."

As part of the County's environmental review process, a public hearing on the Draft Environmental Impact Report is held during the public review period, which is 45 days in this instance, to encourage public comment and community participation. The public hearing provides responsible and trustee agencies, residents, civic organizations and other interested parties with an opportunity to provide comments on the Draft EIR. The 45-day public review period for this project ends February 16, 2016.

It is important to note that the purpose of this meeting is to receive comments on the Draft EIR. This meeting is not an opportunity to discuss the merits of the project, as that discussion will occur at a subsequent hearing on the project entitlements. The EIR consultant will be present at this meeting to record comments and to answer questions regarding the analysis contained in the EIR.

All parties who attend the Draft EIR public comment hearing may provide verbal or written comments. Parties who submit comments during the hearing or within the comment period will receive a written "Response to Comments" that is contained in the Final EIR. These same persons will also receive notification of the subsequent hearing to be held on the discretionary permit application.

#### **PUBLIC NOTICES AND REFERRAL FOR COMMENTS:**

Public notices were mailed to property owners of record within 300 feet of the project site and all those individuals, civic organizations and entities that specifically requested notice of this proposed Project including all persons and parties that commented on the Notice of Preparation. In addition, notice was provided to the Granite Bay Municipal Advisory Council (GBMAC), responsible agencies, and trustee agencies to which copies of the Notice of Availability of the DEIR were transmitted for review and comment. The DEIR was filed with the State Clearinghouse on December 31, 2015 (State Clearinghouse Number 2015022026). Public comments will be received during the comment period, which occurs from December 31, 2015 through February 16, 2016.

#### **PROJECT DESCRIPTION:**

The project proposes a residential subdivision of 56 single-family residential units on a 16.3-acre project site within the Granite Bay area. Ingress/egress to the project site would be provided by a single gated access at the project's midpoint along Sierra College Boulevard. The gate would remain open from dawn to dusk in order to allow public access to the privately owned and operated 0.81-acre neighborhood park proposed as part of the project. There would also be a gated secondary access point to Eckerman Road that that would be available for use

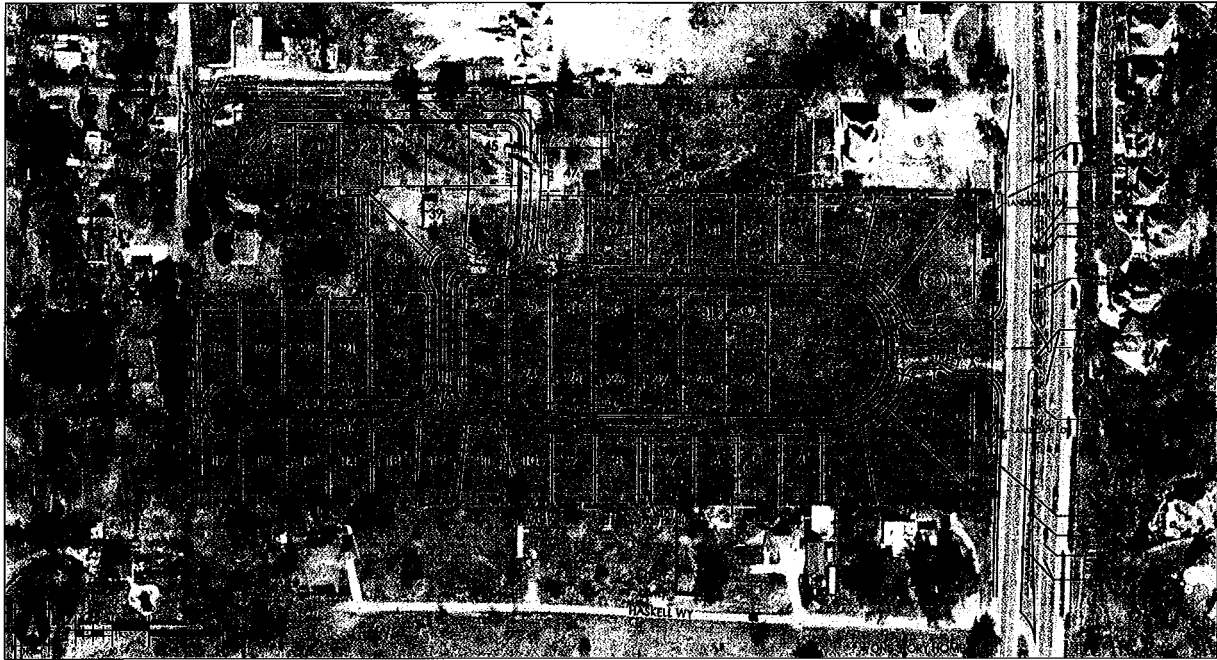
only by emergency vehicles or by area residents during an emergency. The 56 residential units would be a mix of one- and two-story homes on lot sizes ranging from 7,150 square feet to 17,196 square feet. Residential units along Sierra College Boulevard would be buffered by landscape setbacks and sound walls. The project would include a 15-foot wide landscape buffer easement on the north, south and west sides of the development to provide a visual buffer for the benefit of the existing neighboring properties. Project construction would require cut/fill grading to prepare the site for construction activities and would include installation of a water quality detention basin on the northwest side of the project to regulate peak stormwater flows from the project site.

Requested approvals and entitlements include:

- Certification of a Final Environmental Impact Report
- Amendment of the Granite Bay Community Plan (2012)
- Rezone of the project site
- Variance
- Vesting Tentative Subdivision Map

The proposed General Plan Amendment would change the project site's land use from Rural Low Density Residential (RLDR) to Medium Density Residential (MDR), and the proposed rezone would change the project site from Residential-Single-Family, combining Agriculture, combining Building Site with a minimum lot area of 40,000 square feet (RS-AG-B-40) to Residential Single-Family, combining Building Site (B-X) with a minimum lot area of 7,000 square feet (RS-B-X 7,000). The requested Variance would allow for an increase in the maximum lot coverage (the area covered by buildings and other structures) currently allowed per single story residence within the residential single-family zone district from 40 percent to approximately 50 percent on only those lots less than 8,000 square feet within the project site.

The proposed project layout is illustrated below.



**AREAS OF CONTROVERSY/ISSUES TO BE RESOLVED:**

CEQA requires that the EIR identify "areas of controversy" that have been raised by either the public or public agencies in the Notice of Preparation (NOP) process. As a part of the NOP process, the County conducted a public scoping session on February 25, 2015, to gather public input on the environmental issues that should be included as a part of this Draft EIR. Issues and concerns that were identified at the public scoping session as well as during the NOP process are listed below (The Draft EIR sections that address these concerns are provided in parentheses):

- Land use, aesthetic, and density incompatibility of the proposed project with surrounding levels of development (spot zoning), (Section 3.1, and Section 3.2);
- Inadequate landscaping buffers (Section 3.1);
- Incompatibility with the Granite Bay Community Plan policies to a) protect and preserve the unique rural character of the community, and b) requiring planning and design that ensures compatibility among neighboring land uses. (Section 3.1);
- Impacts of light from the proposed subdivision on the existing surrounding residents (Section 3.2);

- Negative impacts on local traffic conditions and intersections, and traffic safety (i.e., the “U-turn” on Old Auburn Road required to travel north), (Section 3.3);
- Construction traffic details, including where construction vehicles will access the project site and duration of construction activities (Section 3.3);
- Construction traffic, dust and debris (Section 3.3 and section 3.4);
- Air quality pollution from additional residents (Sections 3.4 and 3.5);
- Noise pollution on the existing residents of the area from the addition of the subdivision and activities at the proposed park (Section 3.6);
- Incompatibility of estimated home prices with target demographic of potential residents. CEQA Guidelines provide that “economic and social effects of a project shall not be treated as significant effects on the environment (CEQA Guidelines section 15131).” Instead, CEQA is concerned only with a project’s economic impacts where there is the potential for such impacts to result in an indirect physical impact to the environment. Therefore, home prices were not further discussed in the EIR;
- Storm water drainage and water quality and the inadequacy of downstream flood-prevention systems (Section 3.7, and Section IX, Discussion 5 of the Initial Study, Appendix A);
- Increased strain on limited water supply (Section 3.8);
- The impracticality of a publically used park being maintained and operated by the residents within the subdivision. This is not an environmental issue per the criteria established in Section 15360 of the CEQA Guidelines, and therefore was not evaluated further in the Draft EIR;
- Long-term incompatibility with neighboring agricultural-related uses including the keeping of livestock (Section X of the Initial Study, and determined to be less than significant with the implementation of mitigation measures (MM) X-1 (Appendix A);
- Protected species, wetland habitat, and raptor foraging habitat (Initial Study, section IV, “Biological Resources” and determined to be less than significant with the implementation of mitigation measures, MM IV-1 through MM IV-5 (Appendix A);

- No known maintenance plan for private roads (Initial Study, Section XIV, Appendix A). The project plan includes construction and operation of an on-site internal roadway to provide access to the proposed residences. An emergency access gate would be provided between Eckerman Road and the project site. This emergency vehicle access (EVA) would be accessible only to emergency responders and would be maintained by the proposed project's Homeowner's Association. No improvements would be made to public roadways including Eckerman Road. This item was not discussed further in the EIR.;
- This project could induce population growth in the County island area, possibly causing other rural residential lots in the area to seek rezones to allow higher density residential projects than what presently exists. (Initial Study, Section XIII, Appendix A);
- Impractical pedestrian access (Initial Study, Section X, Appendix A); and
- Lower-density design alternatives (Section 5).

**SCOPE OF THE DRAFT ENVIRONMENTAL IMPACT REPORT (EIR):**

The Environmental Review Committee (ERC) prepared and circulated a Notice of Preparation (NOP) for this Draft EIR. The Notice of Preparation, which included an Initial Study and Checklist, provided a preliminary evaluation of possible environmental impacts resulting from development and operation of the proposed project. The Draft EIR builds on the Initial Study and presents information concerning the environmental setting of the project area, identifies the project's potential impacts to the environment, and recommends mitigation measures to reduce these impacts.

The DEIR found that project impacts to the following environmental resource area would be less than significant without mitigation:

- Greenhouse Gas and Climate Change (Chapter 3.5)
- Mineral Resources (Section XI of the Initial Study)
- Population and Housing (Section XIII of the Initial Study)
- Public Services (Section XIV of the Initial Study)

The Draft EIR, which includes the information from the Initial Study, has identified potentially significant project impacts to the environmental resource areas noted below. These project impacts would be less than significant with implementation of mitigation measures identified in the Draft EIR. A summary of the impacts and mitigation measures identified in the DEIR and the Initial Study can be found in the Executive Summary of the DEIR.

- Aesthetics, Light and Glare (Chapter 3.2)
- Agriculture Resources (Initial Study, section II)
- Air Quality (Chapter 3.4)
- Biological Resources (Initial Study, section IV)
- Cultural Resources(Initial Study, section V)
- Geology and Soils (Initial Study, section VI)
- Hazards and Hazardous Materials (Initial Study, section VIII)
- Hydrology and Water Quality (Chapter 3.7, and Initial Study, section IX)
- Land Use and Planning (Chapter 3.1, and Initial Study, section X)
- Noise (Chapter 3.6 and Initial Study, section XII)
- Recreation (Initial Study, section XV)
- Transportation, Traffic and Circulation (Chapter 3.3 and Initial Study, section XVI)
- Utilities and Service Systems (Chapter 3.8)

*After implementation of all mitigation measures, there were no significant and unavoidable impacts identified in the analysis, nor were there any cumulative impacts noted.*

#### **SUMMARY OF POTENTIAL ENVIRONMENTAL IMPACTS REQUIRING MITIGATION:**

Provided below is an overview of the environmental resource areas that were identified as having the potential to be significantly impacted by the project and the mitigation measures developed to reduce those impacts. All project impacts discussed in this section can be reduced to a less than significant level. Project impacts not listed in this section are less than significant without mitigation. There are no project impacts that are significant and unavoidable.

#### Chapter 3.1 Land Use

**Impacts II.2, II.3, II.5 and X.5 from the Initial Study, related to the need for land use buffers for existing agricultural operations, as detailed in Chapter 3.1 of the Draft EIR.**

While there are no active agricultural production activities in the project vicinity, such use is permitted within the combining Agricultural zone district. To reduce potential impacts resulting from existing or future animal-raising/keeping, crop production, equestrian facilities, or the construction of agricultural accessory structures by surrounding residents, the Initial Study included Mitigation Measure II-1, which requires the project applicant to notify all future property owners within the project site of Placer County's Right to Farm Ordinance and include this information in the proposed project's Conditions, Covenants, and Restrictions (CC&Rs). With implementation of Mitigation Measure MM II-1, the impact would be reduced to a less-than-significant level for Impacts II.2, II.3, II.5 and X.5 in the Initial Study. This information was included within the Draft EIR, and the issue was not further analyzed in the EIR.

### Chapter 3.2 Aesthetics

**Impact 3.2-2: Implementation of the proposed project could create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area.**

The primary source of lighting that would be associated with the proposed project would be related to the internal residential roadway system. To ensure that street lighting would not adversely affect nighttime views in the area, Mitigation Measure 3.2-2 was included, and requires all street lighting to have fully-cut off and fully-shielded light fixtures, and limits the height of the poles to 14 feet. With the implementation of Mitigation Measure 3.2-2, impacts related to light would be considered less than significant.

### Chapter 3.3 Transportation, Traffic and Circulation

**Impact 3.3-1: The proposed project could cause 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).**

Construction of the proposed median break and acceleration and deceleration lanes along Sierra College Boulevard adjacent to the project site would require temporary lane closures that would be anticipated to last approximately one month. While temporary, lane closures for construction activity in the roadway would cause congestion and delays that could not be avoided through detours or traffic direction. Impacts from lane closures would be temporary and would be managed through the implementation of Mitigation Measures 3.3-1(a) and 3.3-1(b), which would require the project applicant to submit a formal Traffic Control Plan, and would require at least one dedicated lane to remain open for traffic. Implementation of a Traffic Control Plan and maintaining open lanes for traffic in each direction would minimize the temporary impacts from project construction to a less than significant level.

**Impact XVI-3 (from the Initial Study): Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).**

The proposed project would be accessed from one ingress/egress on Sierra College Boulevard and would be limited to right- and left-turn ingress and right-turn egress only. The right turn ingress and right turn egress areas along Sierra College Boulevard would include areas for deceleration and acceleration to allow for safe entry and exit from the project site. Left turn ingress movement would be provided for by a protected deceleration lane to be constructed within



the median of Sierra College Boulevard. Project impacts associated with vehicle safety would be less than significant through the implementation of the following Mitigation Measures: Mitigation Measure XVI-1, which would require the project to submit Improvement Plans to the County that include the construction of a left-turn, ingress-only lane/pocket at the project entrance at Sierra College Boulevard; Mitigation Measure XVI-2, which would require a construction signing plan, striping and signing plan and all on- and off-site traffic control devices; and Mitigation Measure XVI-3, which would require the project applicant to pay traffic impact fees.

#### Chapter 3.4 Air Quality

**Impact 3.4-2: Construction of the proposed project could generate emissions of ROG, NO<sub>x</sub>, and PM<sub>10</sub> that would violate an air quality standard or contribute substantially to an existing or projected air quality violation.**

The proposed project is required to comply with all Placer County Air Pollution Control District (PCAPCD) rules and regulations for construction. Should the project be approved, standard conditions of approval would be included to ensure compliance with PCAPCD's rules and regulations. Additionally, implementation of Mitigation Measure 3.4-2(a) would ensure any asbestos-laden materials from the existing on-site buildings slated for removal would be properly handled and disposed of during construction. Implementation of Mitigation Measure 3.4-2(b), which requires paint with low volatile organic compound emissions to be used on the project, prohibits the use of wood burning or pellet appliances, and where natural gas is available, requires gas outlets for use with outdoor cooking, would ensure air emissions are reduced below PCAPCD thresholds. Therefore, the impact would be less than significant.

#### Chapter 3.6 Noise

**Impact 3.6-1 (and Impact XII-3 from the Initial Study): Construction of the proposed project could result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.**

Construction activity noise levels at and near the project site would fluctuate depending on the particular type, number, and duration of uses of various pieces of construction equipment. At the adjacent existing residences within the project area, short-term increases in ambient noise levels due to construction noise could be substantial. Mitigation Measures 3.6-1(a), 3.6-1(b) and 3.6-1(c) from the Draft EIR, and Mitigation Measures XII-1a and XII-1b from the Initial Study were included to ensure that construction would be in compliance with the County Code and that noise levels would be reduced to the extent feasible. As such, noise impacts from construction activities would be less than significant.

**Impact 3.6-4: Implementation of the proposed project could expose new noise-sensitive land uses to noise levels in excess of the Placer County noise standards.**

With respect to new (proposed) on-site sensitive land uses, the Placer County General Plan Policy 9.A.8 requires that outdoor areas of new projects are constructed such that they are not exposed to noise levels that exceed the County's noise standard. A noise analysis conducted for the proposed project indicated that traffic noise from Sierra College Boulevard would result in noise levels exceeding the Placer County's exterior noise standard for those homes within the project closest to Sierra College Boulevard. To reduce these impacts to a less than significant level, the project would implement Mitigation Measure 3.6-4, which requires solid noise barrier to be constructed in the backyards of lots 1, 2, 55 and 56, requires upgraded second-floor windows for residences constructed on Lots 1, 2, 55, and 56, and requires air conditioning to be provided for all residences in this development to allow the occupants to close doors and windows as desired to achieve compliance with the applicable interior noise level criteria.

**Impact 3.6-5: Increases in traffic from the proposed project, in combination with other development, could result in cumulatively considerable noise increases.**

Regional traffic noise levels along Sierra College Boulevard are expected to increase due to the additional traffic generated by the proposed project and other future developments in the surrounding area. Interior noise levels at the second story of the residential homes within the proposed project facing Sierra College Boulevard would not achieve Placer County noise standards. Although the proposed project would not result in a cumulatively considerable increase in traffic noise, it would locate new noise-sensitive residences in a noise environment that exceeds the land use compatibility noise criteria. Implementation of Mitigation Measure 3.6-4 would reduce the project's cumulatively considerable contribution to traffic noise levels at the noise-sensitive land uses to be developed under the proposed project to a less than significant level.

Chapter 3.7 Hydrology and Water Quality

**Impact 3.7-1 (and Impact IX.5 and IX.6 from the Initial Study): Implementation of the proposed project could degrade surface water quality or contribute runoff water which could include substantial additional sources of polluted water.**

The delivery, handling, and storage of construction materials and wastes, as well as the use of construction equipment, could result in stormwater contamination that could degrade water quality and result in the violation of a water quality standard. In addition, development of the proposed project would result in the conversion of rural residential land to medium-density residential uses and associated amenities, such as parks and landscaping. These new land uses would result in new stormwater pollutants being introduced to the plan area. Operation

of the project would be subject to the requirements contained in Placer County's municipal stormwater quality permit, pursuant to the National Pollutant Discharge Elimination System (NPDES) Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit. Although water quality impacts during construction and from long-term operational activities would be less than significant with the implementation of the proposed project, the following mitigation measures were included to further reduce less than significant water quality impacts during construction and operational activities: Implementation of Mitigation Measure 3.7-1(a), which requires the Improvement Plans to show that drainage facilities are designed to comply with applicable standards; Mitigation Measure 3.7-1(b), which requires the project to comply with Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit; Mitigation Measure 3.7-1(c), which requires a final drainage report to be submitted to the County for review and approval; and Mitigation Measure 3.7-1(d), which requires that water quality treatment facilities/BMP's are properly designed.

**Impact 3.7-3: Implementation of the proposed project could substantially alter the existing drainage pattern of the site or area.**

Project construction would involve grading, excavation, building construction, and other activities that would alter the natural flow and volume of runoff in the area during construction activities. Currently, stormwater drains to the middle of the site and a natural drainage outfall to the northwest. After leaving the project site, runoff flows north alongside Eckerman Road to a natural drainage channel near the intersection of Annabelle Avenue and Eckerman Road. There are two minor tributary drainage sheds where runoff flows from adjacent parcels to the north and south of the project area onto the site. With implementation of Mitigation Measure 3.7-3, which requires the project applicant to prepare and submit drainage plans for construction activities, and requires the construction of an on-site, temporary detention basin, construction impacts related to an increase in stormwater rate or amount of surface runoff would be less than significant.

**Impact 3.7-4: Implementation of the proposed project could increase the rate or amount of surface runoff.**

Project construction could increase the rate and potentially the amount of surface water conveyed on the project site and exiting the project site due to grading, excavation, building construction and other construction activities. With the implementation of Mitigation Measure 3.7-4(a), which requires implementation of Mitigation Measure 3.7-3 (above), construction impacts on surface runoff would be less than significant.

Although operational impacts to surface runoff were determined to be less than significant, Mitigation Measures 3.7-4(b) and 3.7-4(c), which require payment of

drainage improvement and flood control fees, were included in order to further reduce the project's less than significant impact during operational activities.

#### Chapter 3.8 Utilities and Service Systems

**Impact 3.8-8: Implementation of the proposed project could require or result in the construction of new facilities or expansion of existing facilities, the construction of which could cause significant cumulative environmental effects.**

The majority of wastewater from the proposed project would be conveyed east of the project site with a connection in Sierra College Boulevard and ultimately conveyed into the Old Auburn Road Trunk Sewer main. Implementation of Mitigation Measure 3.8-8, requiring the project to pay a fair share fee to contribute to the required capacity improvements to the Trunk Sewer main line, would reduce this impact to less than significant.

#### Section IV (of the Initial Study) – Biological Resources

**Impact IV.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?**

**Impact IV.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 or restrict the range of an endangered, rare, or threatened species?**

**Impact IV.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?**

Biological resources within the study area were identified on December 12, 2013, March 25, 2014, and July 1, 2014 through field reconnaissance, a review of pertinent literature, and database queries. A formal wetland delineation and arborist survey were also conducted within the project site. Implementation of pre-construction surveys consistent with Mitigation Measure IV-1 would mitigate potential impacts to species protected by the Migratory Bird Treaty Act and other raptors (including Swainson's hawk). Mitigation Measure IV-2 would require the project applicant to conduct a burrowing owl survey no more than 30 days prior to the onset of project-related disturbance activities. Lastly, Mitigation Measure IV-3 would require a pre-disturbance survey to determine if active nests are present on the project site if vegetation removal is to occur during the nesting season. Implementation of the preceding mitigation measures would ensure the impact to

migratory birds, burrowing owls, and nesting birds would be less-than-significant, and the issue was not discussed further in the Draft EIR.

**Impact IV.4: Have a substantial adverse effect on any riparian habitat or other sensitive natural community, including oak woodlands, 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?**

**Impact IV.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?**

A formal delineation of jurisdictional waters on the project site was conducted in December 2013, March 2014, and July 2014. A total of 0.151 acres of potential Waters of the U.S. were identified on site, including 0.013 acres of seasonal stock pond, 0.065 acres of depressional seasonal wetlands, and 0.073 acres of seasonal swales. Implementation of Mitigation Measure IV-4 would mitigate potential impacts to these sensitive natural communities by requiring the project applicant to obtain all required permit approvals from the US Army Corps of Engineers (USACE), and to compensate for impacts to wetlands by purchasing mitigation credits from a USACE-approved local mitigation bank. Therefore, the impact to the seasonal stock pond, seasonal wetlands and seasonal swales on site would be less-than-significant with incorporation of mitigation and this issue was not discussed further in the EIR.

**Impact IV.7: Conflict with any local policies or ordinances that protect biological resources, including oak woodland resources?**

The Placer County Tree Preservation Ordinance regulates both the removal of protected trees and the encroachment of construction activities within their driplines. The proposed project would remove a total of 45 trees from the project site, including 28 protected trees (20 native oak trees, 3 native willow trees, and 5 native ash trees). Implementation of Mitigation Measure IV-5 would require the project applicant to obtain a Tree Permit and provide mitigation for the loss of the on-site, native oak trees protected under the Placer County Tree Ordinance which are five inches or greater diameter at breast height as single stemmed trees, or 10 inches DBH or larger in aggregate for multiple stemmed trees. This would reduce the impacts to protected trees to less than significant, and this issue was not discussed further in the EIR.

Section V (of the Initial Study) – Cultural Resources

**Impact V.1: Substantially cause adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5?**

**Impact V.2: Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5?**

**Impact V.4: Have the potential to cause a physical change, which would affect unique ethnic cultural values?**

**Impact V.6: Disturb any human remains, including those interred outside of formal cemeteries?**

A cultural resources investigation was prepared in July 2014. The investigation concluded that there was no evidence of prehistoric or historic sites on the project site and that no historical resources are present on the project site. The archival and field studies did not indicate any evidence of human burials or burial grounds within the project site. As such, it is highly unlikely that the proposed project would disturb any known human remains. Nevertheless, the potential exists that despite the lack of current evidence, there could be a discovery of unknown remains that could be buried on the project site, and thus this impact would be considered potentially significant. Implementation of Mitigation Measure V-1 and V-2 were included to reduce potential impacts from previously unknown archaeological resources and human remains. Mitigation Measure V-1 requires work to stop if any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities and requires a qualified archaeologist to be retained to evaluate the deposit. Mitigation Measure V-2 would require all construction personnel to be trained on proper procedures, should any artifacts be discovered during site work. Implementation of these Mitigation Measures would reduce these impacts to a less-than-significant level, and these issues were not discussed further in the Draft EIR.

**Impact V.3: Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

A paleontological report dated July 2014 evaluated the potential for the geologic formations underlying the project site and that could be disturbed during earth moving activities, and concluded that the project site is underlain by formation that could contain significant paleontological resources. Implementation of Mitigation Measures V-3 through V-8 would reduce the potentially significant adverse environmental impact of project-related ground disturbance and earth-moving on paleontological resources to a less-than-significant level by allowing for the salvage of fossil remains and associated specimen data and corresponding

geologic and geographic site data that otherwise might be lost to earth-moving and to unauthorized fossil collecting. This issue was not further discussed in the EIR.

Section VI (of the Initial Study) – Geology and Soils

**Impact VI.1: Expose people or structures to unstable earth conditions or changes in geologic substructures?**

**Impact VI.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?**

**Impact VI.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?**

**Impact VI.9: Be located on expansive soils, as defined in Chapter 18 of the California Building Code, creating substantial risks to life or property?**

The geotechnical report for the project provided site-specific recommendations for site preparation, excavation, foundation design, and other project construction activities. Because these recommendations are based on generally accepted construction practices and have been formulated specifically to address the proposed project, implementation of Mitigation Measures VI-1(a) through (d), which would require the project applicant to submit Improvement Plans conforming to Placer County standards, submit a final geotechnical engineering report, and provide for staging areas, would ensure that these impacts would be less than significant. These issues were not further discussed in the EIR.

**Impact VI.2: Result in significant disruptions, displacements, compaction or overcrowding of the soil?**

The geotechnical report prepared for the project concluded that the construction of the proposed improvements is feasible from a geotechnical standpoint, given that the recommendations of a registered geotechnical engineer are incorporated into the design plans and implemented during construction. Implementation of Mitigation Measures VI-1(a) through (d) would ensure that the proposed project's impacts associated with soil disruptions, displacements, and compactions of the soil will be mitigated to a less-than-significant level. This issue was not further discussed in the EIR.

**Impact VI.5: Result in any significant increase in wind or water erosion of soils, either on or off the site?**

Construction activities could increase the risk of erosion by exposing dirt to wind, rain, and runoff. The proposed project would be required to adhere to the conditions of the National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges of Storm Water Associated with Construction Activity (General Construction Permit). Conditions of the permit would require the preparation of a Stormwater Pollution Prevention Plan (SWPPP) that would document implementation of construction period best management practices (BMPs), monitoring, and other measures designed to minimize the release of construction related water pollutants and sediment from the project site. Adherence to these measures would minimize construction period effects on water quality. The project's site-specific impacts associated with erosion would be mitigated to a less-than-significant level by implementing Mitigation Measure VI-3(a) through (c), which would require the Improvement Plans to implement BMP's, demonstrating that all excavations and fill slopes are protected from concentrated storm water run-off to minimize potential erosion, and that the project applicant shall obtain a State Regional Water Quality Control Board National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit. This issue was not further discussed in the EIR.

Section VIII (of the Initial Study) – Hazards and Hazardous Materials

**Impact VIII.8: Create any health hazard or potential health hazard?**

**Impact VIII.9: Expose people to existing sources of potential health hazards?**

The proposed project would include the removal of an existing septic system. The septic system would be removed during initial grading work. Mitigation Measures VIII-1 and VIII-2 would require the complete removal or destruction of the septic system. Compliance with all applicable local, state, and federal requirements and implementation these mitigation measures reduce impacts to less than significant. These issues were not further discussed in the EIR.

Section XV (of the Initial Study) – Recreation

**Impact XV.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?**

**Impact XV.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?**

The proposed project would create an additional demand for park facilities due to the resulting increase in population. The proposed project would include a 0.81-acre privately owned and maintained park that would be accessible to the public during daylight hours. The County requires provision of 5 acres of parks per



1,000 residents. Mitigation Measure XV-1 requires that the project applicant provide onsite active and passive recreational land to meet those requirements, and to pay in-lieu fees in the event that onsite provision of sufficient active and passive parkland cannot be provided on site. With the implementation of this mitigation measure, impacts to recreation were reduced to less than significant, and no further discussion was included in the Draft EIR.

### **CUMULATIVE IMPACTS:**

There were no cumulative impacts which resulted from the proposed project which could not be mitigated to less than significant levels.

### **GROWTH INDUCING IMPACTS:**

The Draft EIR determined that the proposed project would not induce growth because it would not oversize infrastructure to serve other areas, create job centers that would cause people to seek housing in nearby areas, or pre-zone adjacent or other nearby areas for more intensive development. The incremental increase in the number of residential units and population in the proposed project compared to the units and population that could be accommodated under the existing land use designation would not be substantial in light of the overall population of the project area, including the Granite Bay community and the nearby City of Roseville.

### **ALTERNATIVES:**

This section presents a summary of the alternatives considered for the proposed project and their ability to achieve or partially achieve the fundamental project objectives. In determining what alternatives should be considered in the EIR, it is important to consider the objectives of the project, the project's significant effects, unique project considerations, and the feasibility of proposed alternatives. The alternatives evaluated for this project include the following, which are described below:

- No Project/No Build Alternative
- Existing Zoning
- Reduced Density Alternative

#### Alternative 1 - No Project/No Build

CEQA requires the evaluation of the comparative impacts of the "No Project" alternative (CEQA Guidelines Section 15126.6[e]). Analysis of the No Project Alternative "[...] shall discuss [...] existing conditions [...] as well as what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services." (*Id.*, subd. [e][2]) "If the project is other than a land use or regulatory plan, for example a development project on identifiable property, the 'no project' alternative is the circumstance under which the project does not

proceed. Here the discussion would compare the environmental effects of the property remaining in the property's existing state versus environmental effects that would occur if the project were approved." (*Id.*, subd. [e][3][B])

Consistent with CEQA, the No Project/No Build Alternative is evaluated in the DEIR. The No Project/No Build Alternative would not result in any of the impacts that would occur if the project were constructed and operated because, under this scenario, the project would not be built. The site is assumed to remain in its existing condition, including the existing single-family residence and barn. Overall, this project would not result in any of the project impacts. However, the No Project/No Build Alternative would not meet any of the project objectives.

#### Alternative 2 - Existing Zoning

Under Alternative 2, the project site would be developed under the existing zoning for Residential Single-Family, combining Agriculture, with a minimum lot size of 40,000 square feet (RS-AG-B-40). With 16 lots sized at approximately 0.9 acres each, this alternative would develop the project site at a lower density than the proposed project. Up to 16 secondary dwellings could also be included, subject to minimum lot size, maximum floor area, and setback requirements, as set forth in section 17.56.200 of the County Code. No park would be constructed or made available to the public under Alternative 2.

Under Alternative 2, five of the lots (Lots 9-13) would likely require individual grinder pumps that would feed into a four-inch sewer force main that would connect to a six-inch sewer line that would serve the remaining lots. The sewer line would connect to existing sewer lines beneath Sierra College Boulevard.

Drainage for the site under Alternative 2 would consist of flows to existing ditches along Eckerman Road to the west of the project site. This alternative would not include any drainage swales or detention basins. This alternative would include two landscape buffer lots to screen the soundwall along Sierra College Boulevard.

Alternative 2 could meet the project applicant's stated objectives related to replacing undeveloped property with market ready uses and establishing a walkable residential development. However, Alternative 2 would not meet the project applicant's remaining project objectives. Many of the project objectives are based on providing the Granite Bay community with a mix of housing types and recreational opportunities, and Alternative 2 would not provide those features.

#### Alternative 3 - Reduced Density Alternative

Alternative 3 would develop the project site at a reduced density with 40 units (a reduction in units of approximately 25 percent compared to the proposed project), with a minimum lot size of 11,385 square feet, and an average lot size of

13,612 square feet. This alternative would include a 15-foot landscape buffer easement around the perimeter and a 0.2-acre tot lot that would be for resident use only. A general park area open to the general public would not be included as part of Alternative 3.

Alternative 3 would meet many of the project objectives, including providing residential units geared toward young families and empty nesters and generating new students for area schools, although not to the same degree as the proposed project. While Alternative 3 would construct 16 fewer residences (a reduction of approximately 25 percent) than the proposed project, this alternative would not include the larger park open to the public due to minimum lot sizes.

Alternative 3 would have fewer impacts than the proposed project on Land Use and Planning, Aesthetics, Transportation Traffic and Circulation, Air Quality, Greenhouse Gas Emissions, Utilities and Service Systems, and Noise. Although Alternative 3 would not improve the existing localized flood problems near the site, Alternative 3 would be subject to the same storm water quantity and quality requirements (e.g., NPDES/MS4) as the proposed project, and would maintain existing peak flows that leave the site. Although Alternative 3 would create less environmental impacts than the proposed project in most areas, Alternative 3 would not meet the applicant's stated project objective specifically related to an on-site park open to the public and of a sufficient size to accommodate youth sports practices.

**TIME FRAMES:**

The 45-day public comment period for The Park at Granite Bay Draft EIR will close at 5:00 p.m. on February 16, 2016.

**RECOMMENDATION:**

The Environmental Review Committee recommends that the Planning Commission receive public comments on the Draft EIR and direct staff to respond to all written and oral comments in the Final EIR.

Respectfully submitted,



Lisa Carnahan, Chairperson  
Environmental Review Committee

**ATTACHMENTS:**

The Park at Granite Bay Draft Environmental Impact Report (under separate cover)

cc: Michael Johnson - CDRA Director  
EJ Ivaldi - Deputy Director  
Crystal Jacobsen - Environmental Coordinator  
Karin Schwab - County Counsel  
Sarah Gillmore - Engineering and Surveying Division  
Laura Rath - Environmental Health Services  
Angel Green - Air Pollution Control District  
Andy Fisher - Parks Department  
Huey Nham - Environmental Engineering  
Applicant - Jon Tattersall, Maverick Partners West  
Christina Erwin - ESA  
Luke Evans - ESA  
Granite Bay Municipal Advisory Council  
NOP Commenters