

3 PROJECT DESCRIPTION

3.1 INTRODUCTION

This section of the EIR describes the actions that would occur if the Placer Retirement Residence is implemented. For the purposes of CEQA (California Environmental Quality Act), a complete project description must contain the following information: a) the precise location and boundaries of the project area, shown on a detailed map, along with a regional map of the project's location; b) a statement of the objectives sought by the project, which should include the underlying purpose of the project; c) a general description of the project's technical, economic, and environmental characteristics; and d) a statement briefly describing the intended uses of the EIR by the lead or other agencies for decision making, permits or other approvals (CEQA Guidelines section 15124). An adequate project description need not be exhaustive but should supply the information necessary for the evaluation and review of the project's effects on the environment.

3.2 PROJECT LOCATION

The proposed project is located within the Granite Bay community in the unincorporated area of Placer County. Regionally, the project site is located approximately 22 miles northeast of downtown Sacramento. Interstate 80 (I-80) is located approximately 2.5 miles northwest of the project site, U.S. Highway 50 (US-50) is located approximately 6.5 miles to the south, and Folsom Lake is located approximately 3 miles to the east. Locally, the project site is located at 3905 Old Auburn Road and is generally bounded by Sierra College Boulevard to the east, undeveloped parcels and Haskell Way to the north, residential uses to the west, and Old Auburn Road to the south. Regional access to the project site is provided by I-80 via East Roseville Parkway and Old Auburn Road. Please see **Figure 3-1: Regional Location Map** and **Figure 3-2: Vicinity Map**.

3.3 EXISTING SETTING

The project site consists of a single undeveloped parcel of approximately 9 acres and supports a mix of native and non-native habitat characterized by annual grassland, weedy, ruderal vegetation, and valley foothill riparian area. The site consists of rolling topography and contains several native oak species, particularly along the site's southern and eastern edges where there is a perennial stream.

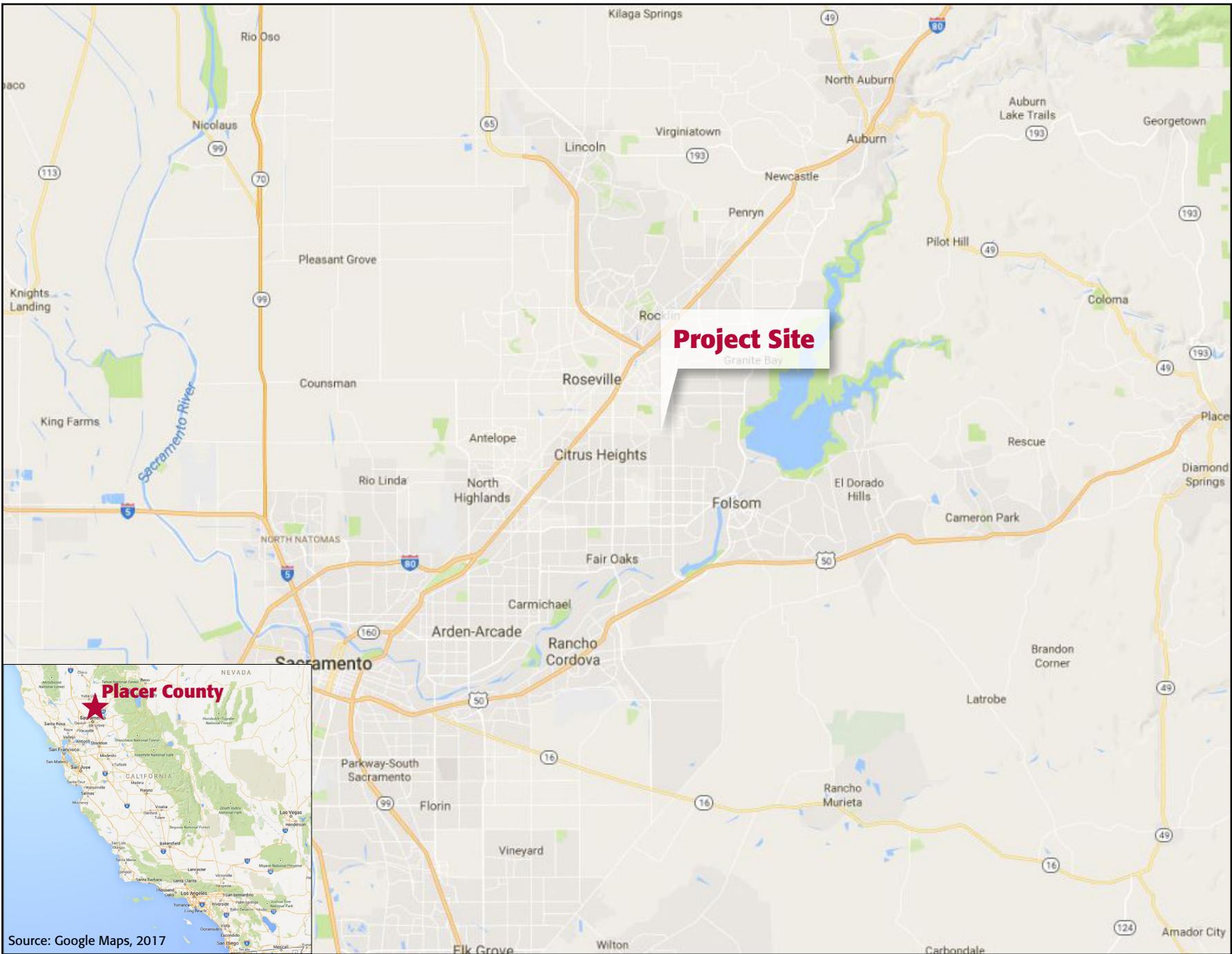
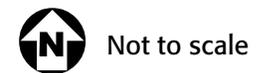


FIGURE 3-1: Regional Location Map
 Placer Retirement Residence
 Placer County



Source: Google Earth, 2017

FIGURE 3-2: Vicinity Map
Placer Retirement Residence
Placer County



The project is within the Granite Bay Community Plan boundaries (Placer County 2012), and is zoned residential single-family, combining Agriculture, combining minimum Building Site of 100,000 square feet (RS-AG-B-100). The project is located within the City of Roseville Sphere of Influence (SOI). The Assessor's Parcel Number (APN) is 468-060-052.

The site generally drains to the southeast and southwest toward Old Auburn Road, sloping from north to south. The elevation at the northern border ranges from 215 feet to 220 feet above mean sea level (MSL), while the southern portion of the site ranges from an elevation of 195 to 200 feet above MSL.

More detailed environmental setting information is provided within each section of this EIR.

SURROUNDING LAND USES

The project site is located within an unincorporated island of Placer County. The area surrounding the project site consists of the Granite Bay community, City of Roseville, and areas of unincorporated Sacramento County. The Roseville city limits are nearly adjacent to the northeastern and southeastern corners of project site with the exception of a small pocket of county land in that location (see Figure 3-2). The Granite Bay community encompasses approximately 26 square miles and had a residential population of 20,825 as of the year 2010.¹

The area surrounding the unincorporated County island consists of suburban residential uses typical of those found throughout the project vicinity. The project site is surrounded on three sides by single-family homes on large lots. This includes homes to the east and west of Dearwester Lane, and adjacent to Haskell Way on the north. To the south, across Old Auburn Road, the homes also are on large lots but are constructed within a suburban landscape. Across Sierra College Boulevard to the east, there is a single large estate style home and to the northeast is another suburban neighborhood. This surrounding area also contains scattered outbuildings associated with rural residences; the Granite Bay Montessori School; and vacant, undeveloped open space with trees and natural drainage areas. Within this area there are paved roads providing access to and through the area with the remaining vacant land largely ruderal grassland.

The Southeast Roseville Specific Plan area is east of the project site across Sierra College Boulevard and north of the unincorporated County island within the City of Roseville. Commercial uses such as a CVS pharmacy and Granite Bay Pavilions are located within the Southeast Roseville Specific Plan. Nearby educational sites include George Sargeant Elementary School to the west, Granite Bay Montessori School to the north, and Granite Bay High School to the northeast.

¹ Granite Bay Community Plan, 2012

Nearby City of Roseville parks include Dietrich Park and Hillsborough Park, open spaces, and creeks.

3.4 PROJECT OBJECTIVES

Section 15124(b) of the CEQA Guidelines requires that an EIR include “[a] statement of the objectives sought by the proposed project. A clearly written statement of objectives will help the lead agency develop a reasonable range of alternatives to evaluate in the EIR and will aid the decision makers in preparing findings or a statement of overriding considerations, if necessary. The statement of objectives should include the underlying purpose of the proposed project.”

The proposed project objectives are described below:

1. Develop a project that is consistent with the Granite Bay Community Plan goal of providing a diversity of housing choices that can support a full range of lifestyles in the community.
2. Provide a residential care home that serves local community needs by providing the senior population of Granite Bay/Placer County and the surrounding area with a needed housing opportunity.
3. Create a senior housing opportunity that provides residents with accessible building design features, easily accessible common areas, and full-service amenities such as meals, recreation opportunities, transportation, laundry and housekeeping services.
4. Develop a residential care home that is consistent with the Granite Bay Community Plan Land Use Goals of protecting natural waterways and watersheds, wetlands, riparian areas, floodplains, and oak trees; and assure that all new buildings and residences are developed in a manner that minimizes disturbance to natural terrain and vegetation and maximizes preservation of (and/or enhances) natural beauty and open space.
5. Create a building and site design that minimizes impervious areas and grading impacts on the environment.
6. Provide a residential care home that minimizes impacts to surrounding neighbors through increased building setbacks and landscape buffering.
7. Establish a walkable site design that meets the needs of senior residents and is compatible with the surrounding neighborhood.
8. Utilize an undeveloped property on a major transportation corridor for senior housing that provides jobs and strengthens the county’s tax base.

9. Develop a residential care home that can fund the infrastructure improvements and municipal costs required of the project.
10. Develop a project that will comply with Granite Bay Community Plan policies and goals to achieve a high-quality design standard integrating design themes that will reduce grading, noise, and visual impacts to adjacent residential uses.
11. Minimize the potential for water quality issues by capturing and treating irrigation and stormwater runoff through natural, landscape-based processes where feasible.

3.5 PROJECT BACKGROUND AND PURPOSE

There are a wide variety of senior housing types that exist in the current market. The Placer County Zoning Ordinance has two definitions for housing options specifically designed for seniors. One is “Senior Housing Projects,” and the other is “Residential Care Home”. Senior Housing Projects include senior apartments and senior independent living centers which both center around age-restricted apartments or dwelling units. The Placer Retirement Residence does not include independent dwelling units for residents, therefore the Senior Housing Project use does not apply to the project.

The Placer County Code provides the following definition for a Residential Care Home:

“Residential care home” means any family home, group care facility, or similar facility as determined by the director, providing for twenty-four-hour nonmedical care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual.

The Placer Retirement Residence provides a congregate living model which consists of private resident suites centered around common amenities and services that are provided to all residents. Under this model, two couples (4 people) serve as the manager and co-manager teams. Both couples reside onsite and one or more of them are available to residents 24-hours a day. All services are provided with a monthly rent including three daily meals, all utilities (other than personal phone), housekeeping, linen service, private van transportation, and an extensive schedule of activities and classes planned by the Activity Director. No medical care is provided, and the project would not be licensed by the state to provide care. Given these characteristics, the project is consistent with the Residential Care Home definition by providing 24-hour non-medical care along with services and supervision to meet the specific needs of an aging population.

The need for this type of residential care home in Placer County is high. Existing facilities in the area are nearing capacity, yet the senior population in Placer County is expected to continue to

grow at record rates. Without new senior housing developments, there are few remaining options for seniors in the area. The target market for the Placer Retirement Residence are seniors over 75 years old that currently reside within 10 miles of the site or have family in the area.

Based on similar projects developed by the applicant in other areas of the country, approximately 80 percent of the residents of this residential care home would come from within 10 miles of the project site. This facility is proposed with the understanding that the seniors it would serve are already living in the area and the need for this type of housing is already high.

The proposed housing concept is designed for those who are still ambulatory, but in need of some support. Private rooms afford seniors the advantages of living on their own while the services included providing assistance with daily needs, security, and friendship.

To provide support for the residents, services provided include three chef-prepared meals daily along with housekeeping and linen services. A private mini-bus would be provided to take residents shopping, to doctor's appointments and to various activities that are planned by the managers.

Staff would be onsite and available 24 hours a day. The manager and co-manager teams live onsite and see to the daily operations of the facility. For the safety of residents, emergency pull cords would be provided in the bathrooms and near beds and the building would be fully fire sprinklered. Medical services would not be provided by staff.

A typical resident would be a single person in their late 70's or 80's. Approximately 10% of rooms are anticipated to be rented by couples, resulting in an expected building population of 160 residents. The monthly rent payment covers the private suite, all services, and all utilities other than personal phone. The facility would operate as a month-to-month tenancy, and there are no upfront "buy-in" costs.

3.6 PROJECT DESCRIPTION

The project proposes a Residential Care Home for seniors. The project would consist of a single, three-story building with a height of 34'-4", containing 145 congregate living suites with two manager dwelling units and an overall building footprint of approximately 51,000 square feet. The proposed building design is shown in **Figure 3-3: Conceptual Site Plan**. Illustrative images of the proposed project are shown in **Figure 3-4: Conceptual Building Elevations at Residence Entry**, **Figure 3-5: Conceptual Building Elevation at Corner of Old Auburn Road and Sierra College Blvd** and **Figure 3-6: Conceptual Building Elevation at Old Auburn Road Entry**. The project includes a change to the existing zoning classification from Residential Single-Family (RS-AG-B-100) to Residential Agriculture (RA-B-100) and removing the Agricultural combining district.

Building Design Features

The three-story building layout is designed to minimize travel distances from residential suites to shared common areas. This is achieved by minimizing distances from suites to the elevators that lead to common areas on the first and second floor. This building design minimizes the building footprint and provides increased building setbacks from the property lines. As shown in Figure 3-3, the project provides the following increased setbacks:

Property Boundary	Proposed Setback	Required Setback
Eastern property line - Sierra College Boulevard	222 feet	50 Feet
Southern property line - Old Auburn Road	144 Feet	50 Feet
Western property line	75 Feet	30 Feet
Northern property line	85 Feet	30 Feet

The design of the building includes shared common space central to the building layout with private suites extending out from the central core. The square footage of suites varies from a minimum of 350 square feet for smaller studios to over 1,000 square feet for larger two-bedroom suites. Each private suite contains a full bathroom, a sleeping area, and an area with a sink and a small refrigerator. Two-bedroom suites have an additional sleeping area and a second full bathroom. The private suites do not have cooking facilities or dishwashers and are not apartments or dwelling units.

Shared common areas are in the central core of the building. On the main floor, the shared space contains the main entry, reservation office, marketing office and managers units. As the suites do not provide cooking facilities, a commercial kitchen on the first floor serves three daily meals. Meals are served restaurant style in the adjacent central dining room. A private dining room is also available for residents to accommodate visiting family and friends. The main floor is also proposed to include amenities such as a coffee lounge, activity area, beauty salon, and a media room. The main floor core provides direct access to the outdoor amenity space on the northeast side of the building. The main floor plan is shown in **Figure 3-7: First Level Floor Plan**.

Building Setbacks from Property Line:

	Distance	Required
Old Auburn Road	222'-4"	50'
Sierra College Blvd	144'-1"	50'
West Property Line	74'-7"	30'
North Property Line	85'-10"	30'



Source: Lenity Architecture, Inc. 2018

FIGURE 3-3: Conceptual Site Plan
Placer Retirement Residence
Placer County



Not to scale

Kimley & Horn



Source: Lenity Architecture, Inc., 2018

FIGURE 3-4: Conceptual Building Elevations at Residence Entry
Placer Retirement Residence
Placer County



Source: Lenity Architecture, Inc., 2018

FIGURE 3-5: Conceptual Building Elevation at Corner of Old Auburn Road and Sierra College Blvd
Placer Retirement Residence
Placer County



Source: Lenity Architecture, Inc., 2018

FIGURE 3-6: Conceptual Building Elevation at Old Auburn Road Entry
Placer Retirement Residence
Placer County

Much of the second-floor common area is open to the main floor, and proposes a large multipurpose room, pool table and gaming tables. A media room, computer room and reading room are also proposed on this level. The third-floor common area contains a gym for exercise equipment and an exercise room for group classes. See **Figure 3-8: Second Level Floor Plan** and **Figure 3-9: Third Level Floor Plan**.

Each floor would also contain laundry facilities, linen storage, and private resident suites. The building would be fully fire sprinklered and is served by a fire lane that loops around the structure.

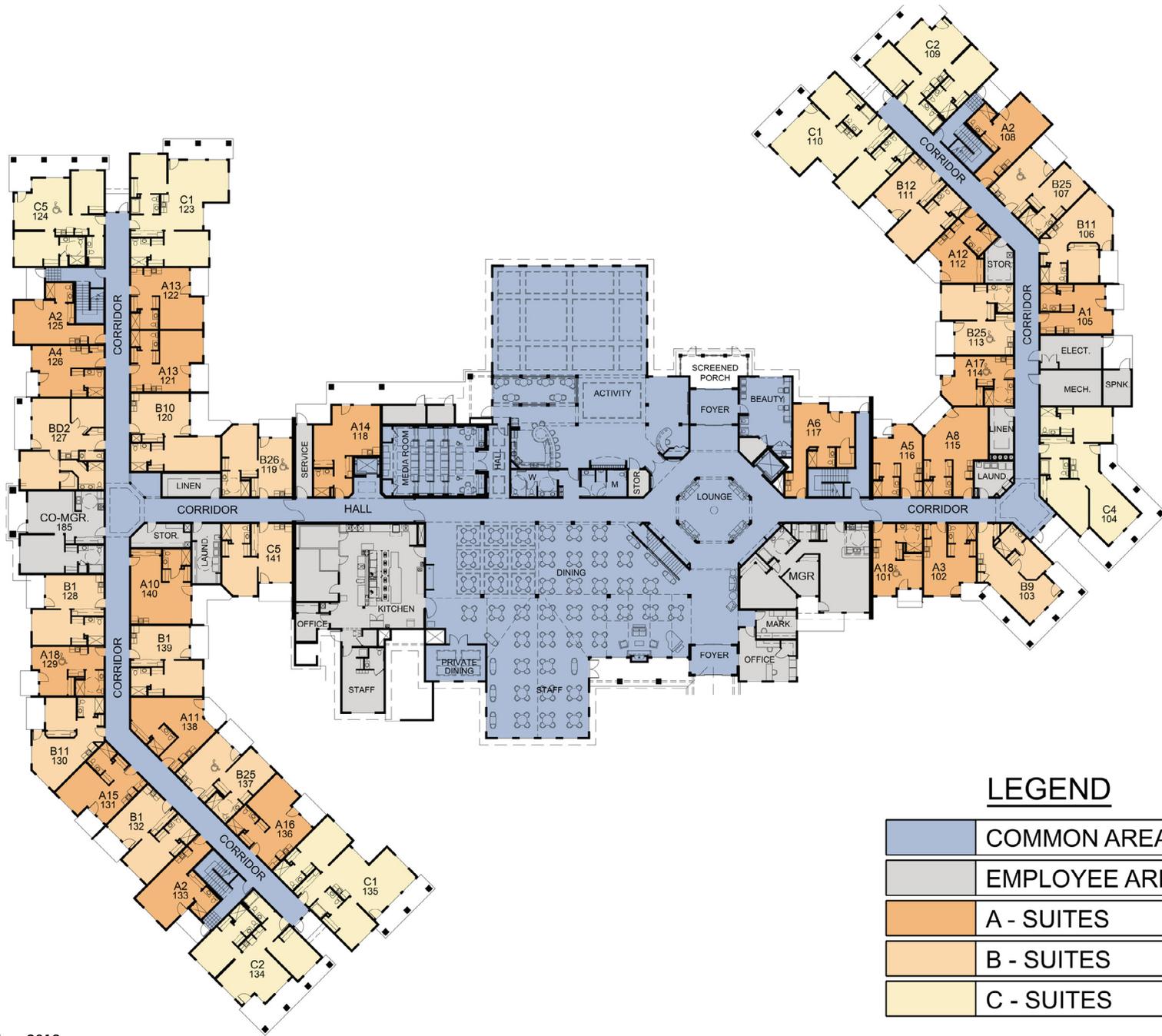
PROJECT OPERATIONS

The project is a residential care home for seniors proposed to meet a growing demand for senior housing in Placer County and the Granite Bay area in particular.² The proposed project would be managed by two teams who reside onsite and oversee the daily operations of the facility. The manager and co-manager teams consist of two couples who work together to manage the residential care home. The management team would be an experienced couple brought in from an existing operating facility owned by the applicant. The co-manager team and all other employees would be hired locally. Approximately 80 percent of the residents (approximately 128 persons) are expected to come from the surrounding community. As such, with the one management team coming from outside the area, the total expected population increase is approximately 34 persons.

The proposed project would employ approximately 30 people, 18 of which are full-time staff. A typical shift would have 8 to 12 staff on shift at one time. This would usually be the manager on duty, kitchen staff, cleaning staff, and activity directors.

The main building entry would be open from 8:00 am to 8:00 pm and is otherwise access controlled by keypad. Other entrances and exits are available at all hours for residents and their guests with key cards. For resident's safety and security, exiting the building would always be possible without a key card.

² Placer County, California, Senior Overview and Demand Analysis – September 2018, prepared by the Davis Company. This report is included as Appendix M of this EIR.

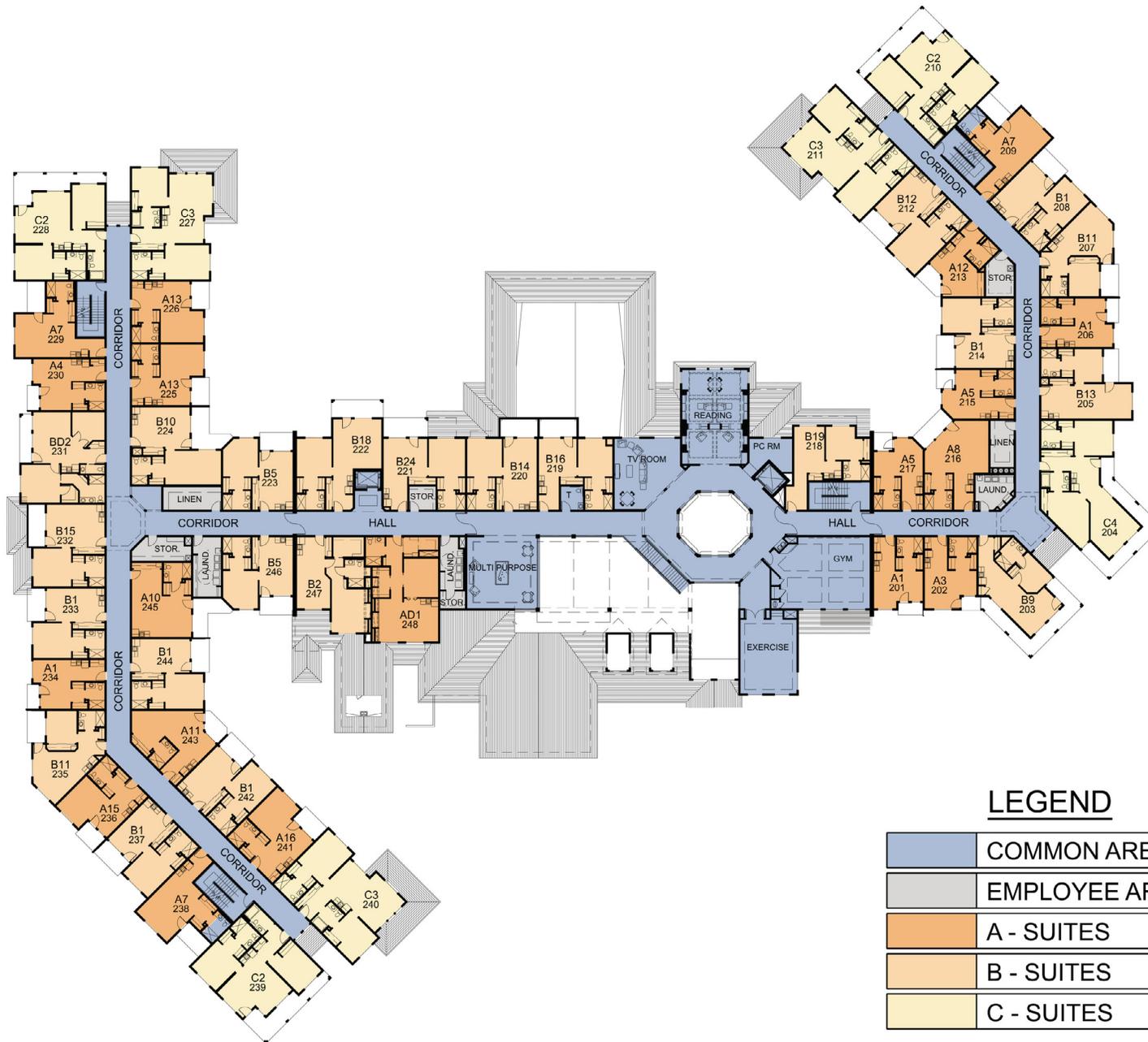


LEGEND

	COMMON AREAS
	EMPLOYEE AREAS
	A - SUITES
	B - SUITES
	C - SUITES

Source: Lenity Architecture, Inc., 2018

FIGURE 3-7: First Level Floor Plan
 Placer Retirement Residence
 Placer County



LEGEND

COMMON AREAS
EMPLOYEE AREAS
A - SUITES
B - SUITES
C - SUITES

Source: Lenity Architecture, Inc., 2018

FIGURE 3-8: Second Level Floor Plan
Placer Retirement Residence
Placer County

Employees & Shift Schedule

The proposed project does not include medical services, only the services as specified in the project description. A member of the management staff would be on the premises 24 hours a day.

Weekday staffing is anticipated as follows based on similar projects:

- 4 managers permanently reside on-site.
- Chef – 6:00 am to 2:30 pm
- Kitchen Helper – 7:00 am to 3:30 pm
- Housekeepers (3 average) – 8:00 am to 4:30 pm
- Maintenance Person – 8:00 am to 4:30 pm
- Activity Coordinator – 8:30 am to 5:00 pm
- Bus Driver – 9:00 am to 4:00 pm
- Evening Chef – 10:30 am to 7:00 pm
- Kitchen Helper – 11:30 am to 8:00 pm
- Evening servers (average 3) – 5:30 pm to 7:30 pm

Weekends would have the same kitchen help but no housekeepers, maintenance, bus driver or activity staff. Weekend staff includes:

- 3 servers from 8:00 am to 10:00 am
- 3 servers from 12:30 pm to 2:30 pm, and
- 3 servers from 5:30 pm to 7:30 pm.

Deliveries

Deliveries via van or truck would generally take place during business hours. Deliveries would be scheduled during these hours in consideration for both onsite residents and the surrounding community. Standard delivery activity typically consists of the following:

- Food deliveries – Twice per week, normally a 20 to 30-foot truck;
- Trash – Typically one pick-up per week, regular garbage truck;
- Bread Delivery – Twice a week, panel truck; and,
- UPS delivery – Standard Monday thru Friday schedule.

Resident Shuttle

A private 21-seat luxury minibus would be provided for the residents. The shuttle operation would generally consist of the following:

- The shuttle service runs a minimum of four days per week. Additional trips may be scheduled for activities such as movies, plays, sporting events, and other local events. Weekend outings are scheduled as requests are submitted;
- The shuttle serves an approximate 15-mile radius;
- Trips are typically scheduled between 9:00 a.m. to 11:00 a.m. and 2:00 p.m. to 4:00 p.m. These trips are typically to doctor's offices, banks, and shopping;
- The minibus accommodates up to 20 residents per trip;
- The Manager and Co-Manager of the facility are required to have a bus driver's license in the event that residents need transportation beyond the shuttle driver's schedule; and,
- The shuttle service is privately funded through the project. The cost of the shuttle service is covered by the monthly rent.

Onsite and Offsite Activities

Residential activities would typically occur between 7am - 8pm. The proposed residential care home would provide a wide variety of activities, including meals, wellness and fitness programs, seasonal and holiday celebrations, in-house movies, group outings, and transportation for appointments and shopping. The following activities are typical of this type of development based on previously developed projects by the applicant:

- Meals are served in the central dining room where residents can share a social environment with family and friends. Residents may also reserve the family dining room for a special event or an intimate meal among loved ones.
- Physical fitness programs are offered to promote strength, balance, flexibility, endurance, and overall well-being. The programs accommodate a variety of fitness levels.
- Group outings are planned regularly where residents may visit museums and galleries or attend concerts and theater performances.
- Onsite facilities supporting the proposed project include outdoor recreational areas and amenities. These include a multi-use trail, formal garden areas, fire pit with raised seating wall, raised garden beds, and multiple patio areas for gathering and activities. These outdoor spaces encourage residents to be active and to socialize with other residents and staff.

ACCESS AND PARKING

Primary access to the project site would be off Old Auburn Road. A secondary gated emergency access is proposed off of Sierra College Boulevard near the northwest corner of the project site. The proposed project includes 101 parking spaces including 5 accessible spaces, 28 covered spaces, and 68 open spaces that are located around the perimeter of the proposed buildings. The 28 covered spaces are provided in two detached garage buildings, each with parking for six vehicles, plus 16 carport spaces. The minimum number of parking spaces required by the County is 82 spaces for the proposed project.

The majority of residents are not anticipated to drive; however, parking is designed to accommodate the initial opening period of the project. Based on the applicant's past experience with similar projects around the country, the majority of residents typically move with their cars only to find that after a few months their car is no longer needed. Typically, parking levels begin to decline 3 to 4 years after opening. The proposed project has a parking ratio of approximately 0.70 parking spaces per suite (101 parking spaces:145 suites). Appendix K.2 of this EIR includes parking data from other similar projects built in the United States and Canada by the same applicant. These projects have an average parking ratio of 0.61 parking spaces per suite.

SITE LAYOUT AND LANDSCAPING

The project site plan concentrates new improvements (retirement residence, parking, and access roads) near the center of the site to maximize setbacks to property lines. The project's landscaping includes patios, walkways, and undeveloped open space areas. Trees and other ornamental vegetation would be planted throughout the project site with special attention paid to buffer areas. The landscape plan includes three bioretention basins designed to collect and treat surface water runoff.

Most of the existing trees on the project site lie within the riparian zone and consist mainly of native oaks, including interior live oak, valley oak and blue oak. The majority of these trees are concentrated along the southern (Old Auburn Road) property boundary. All native trees within this area are planned for preservation, except for those to be removed for road or infrastructure improvements, or any trees that may be considered hazardous or in poor health. Preserved trees would provide a visual buffer between the proposed building and the public way, provide shade to the road and pedestrian facilities and preserve habitat for native wildlife that inhabits the site. The landscaping is shown in **Figure 3-10: Conceptual Landscape Plan**.

Outdoor lighting onsite is limited to pathways and parking areas required for safety and security. The lighting components of the project are required to limit potential light trespass on adjacent

properties and has been designed accordingly. Exterior lighting fixtures would be shielded to direct light downward.

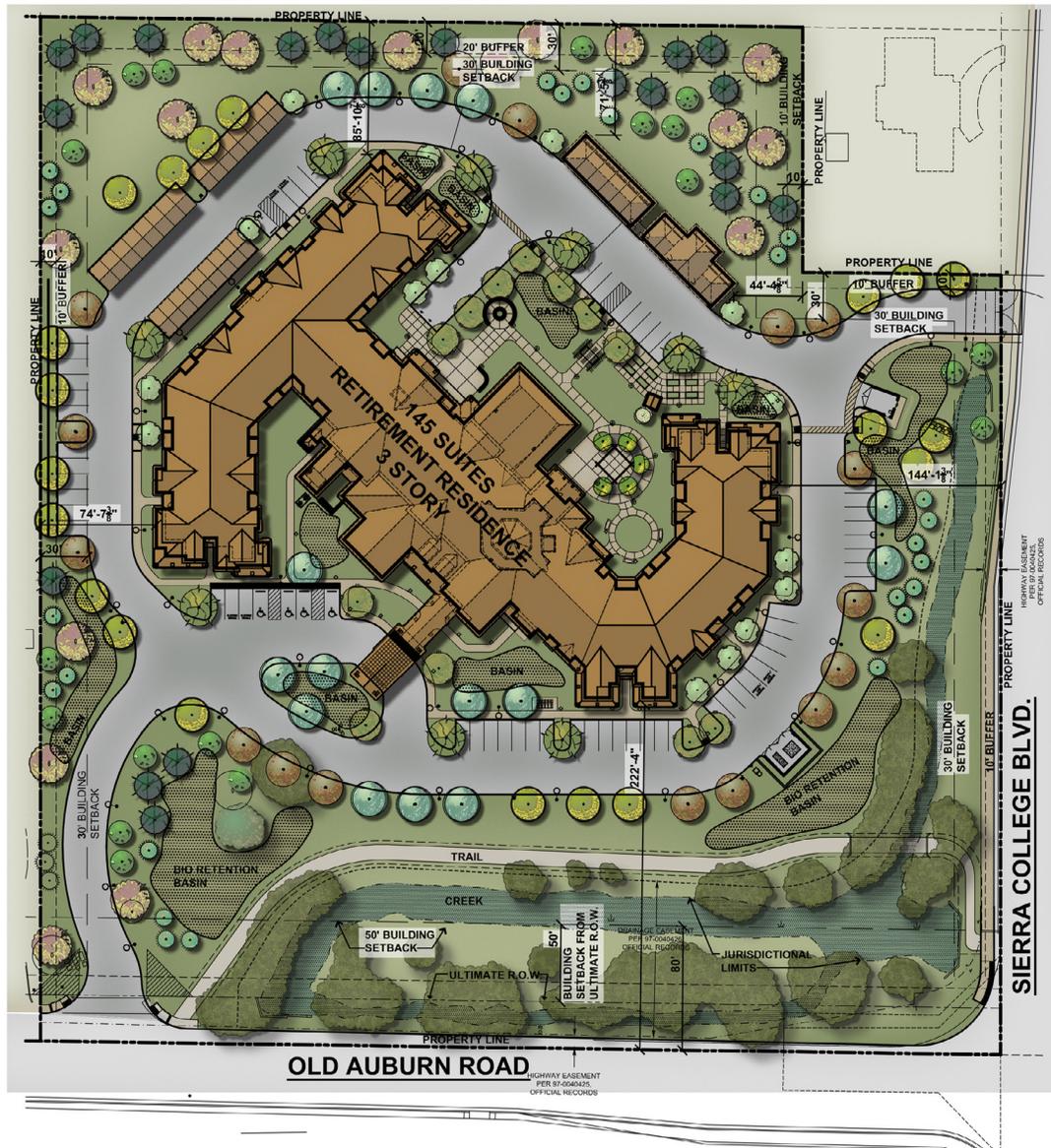
PROJECT GRADING AND DRAINAGE

Project grading activities would be completed in one phase. Grading activities are anticipated to occur over a three to four-month timeframe. Grading would consist of approximately 50,700 cubic yards of cut and 13,600 cubic yards of fill. Approximately 37,000 cubic yards of soil would be required to be exported offsite to a location that can legally accept the exported soil.

The project site generally drains from north to south at an average slope of approximately 5%. A high point at the northern property line divides onsite flows generally toward the southwest and southeast corners of the site where they drain into the Linda Creek Treelake Tributary, which enters the site from the southeast corner of the property, flowing beneath Sierra College Boulevard in three large box culverts.

A smaller tributary adds additional flow under Sierra College Boulevard near the northeast corner of the property. This drainage flows south, adjacent to Sierra College Boulevard, combining with the main creek flows. The main channel of the Linda Creek Treelake Tributary flows directly west, immediately north of and adjacent to Old Auburn Road, and exits the property to the south in dual box culverts which pass beneath Old Auburn Road. The main Linda Creek Treelake Tributary channel would remain undisturbed by onsite development in the project's proposed Modified Frontage Improvements option to preserve the natural character of the site and maintain the buffer that the creek provides as well as to provide a generous setback from the adjacent roadways to the new building. The Full Frontage Improvements option would disturb the channel by removing trees and riparian vegetation as well requiring a culvert where the roadway improvements would cover the existing channel. The two roadway improvement options are discussed in further detail in the following section.

The site would be graded to ensure the finished floor elevation is free from inundation during a 100- year storm event. The project site would be graded to ensure that perimeter landscaped areas and drive aisles would drain away from the building. Onsite flows would be conveyed overland to valley gutters in the drive aisles, where they would be captured in drain inlets, and piped to bioretention basins (water quality basins) to treat the stormwater before discharging to the Linda Creek Treelake Tributary.

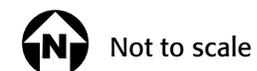


TREE LEGEND:

SYMBOL (tree symbols reduced)	ABBREV.	BOTANICAL / COMMON NAMES
SHADE TREES		
	Cer. Des.	Cercidium 'Desert Museum' Thornless Palo Verde
	Gei. par.	Geijera parvifolia Australian Willow
	Lag. Mus.	Lagerstroemia 'Muskogee' Muskogee Crape Myrtle
	Pis. chi.	Pistacia chinensis 'Keith Davey' Chinese Pistache
	Sop. jap.	Sophora japonica 'Halka' Japanese Scholar Tree
	Ulm. par.	Ulmus parvifolia 'True Green' Chinese Elm
NATIVE TREES		
	Calocedrus decurrens	Incense Cedar
	Cercis occidentalis	Western Redbud
	Quercus douglasii	Blue Oak
BUFFER / ORNAMENTAL TREES		
	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia
	Prunus cerasifera 'Krauter Vesuvius'	Flowering Plum
	Quercus ilex	Holly Oak

Source: Lenity Architecture, Inc., 2018

FIGURE 3-10: Conceptual Landscape Plan
Placer Retirement Residence
Placer County



ROADWAY FRONTAGE IMPROVEMENTS

For this project, two roadway frontage improvement options have been evaluated in equal detail throughout the EIR; however, the proposed project includes the option with the least environmental impact. Specifically, Option 2: Modified Frontage Improvements, has the least environmental impact based on the impact analysis provided in the resource chapters of this EIR. The first option, the Full Frontage Improvements, proposes to construct the roadway frontage improvements along Old Auburn Road based on the design recommendations of the Granite Bay Community Plan. The second option, Modified Frontage Improvements, proposes to restripe and make improvements within the available right-of-way of Old Auburn Road with the intent of avoiding impacts to the existing Linda Creek Treelake Tributary and associated riparian habitat located adjacent to the roadway. Under both options, all other components of the project remain the same.

The development of the two options is the result of over two years of collaboration between County staff and the applicant to identify a way to balance the roadway improvement recommendations for Old Auburn Road as stated in the Granite Bay Community Plan with the other goals and policies in the Plan to minimize impacts on natural resources, maintain a rural character, and minimize aesthetic impacts associated with new development.

A portion of the Linda Creek Treelake Tributary is located just north of the existing edge of pavement along Old Auburn Road. The existing guardrail and edge of the existing pavement are located on the top of the creek bank, and the creek channel is located approximately four feet north of the guardrail. The applicant requested a Design Exception Request (DER) from the County to address the following concerns:

- The widening of Old Auburn Road and potential channel improvements would impact the natural setting of Linda Creek which is an aesthetic amenity to the neighborhood character of this part of Granite Bay.
- Encroachment of the roadway into Linda Creek would impact the flow and conveyance characteristics of the channel and may, in turn, lead to drainage impacts on upstream and downstream properties which would need to be mitigated.
- Construction of the ultimate roadway section would be prohibitively costly and time-consuming.

The Granite Bay Community Plan lists the recommended future design characteristics of Old Auburn Road as:

- 4 lanes

- 88 feet of right-of-way
- 35 miles per hour design speed
- No center median
- 12-foot lanes
- Class II bike lane (designated on-street bike lane)
- 4-foot shoulder

The proposed Modified Frontage Improvements minimizes impacts on the Linda Creek Treelake Tributary. The existing trees and creek banks along the frontage of Old Auburn Road would remain undisturbed. The frontage improvements would include:

- One 10-foot public multi-use trail for pedestrian and bicycle connectivity located onsite
- 3-foot curb and gutter on the north side of Old Auburn Road
- Two 12-foot westbound through lanes
- One 12-foot eastbound left turn lane
- Extension of the exiting left turn lane
- One 11-foot eastbound through lane
- One 10-foot eastbound right turn lane
- One 4-foot eastbound Class II Bike Lane
- 3-foot curb and gutter on the south side of Old Auburn Road
- 5-foot sidewalk on the south side of Old Auburn Road

The purpose of including the two options in the EIR is to provide a co-equal analysis to demonstrate the Modified Frontage Option functions equivalent to the roadway improvements recommended by the Granite Bay Community Plan, and to demonstrate that Option 2: Modified Frontage has less impacts to natural resources than Option 1: Full Frontage Improvements. The two options share the following similarities:

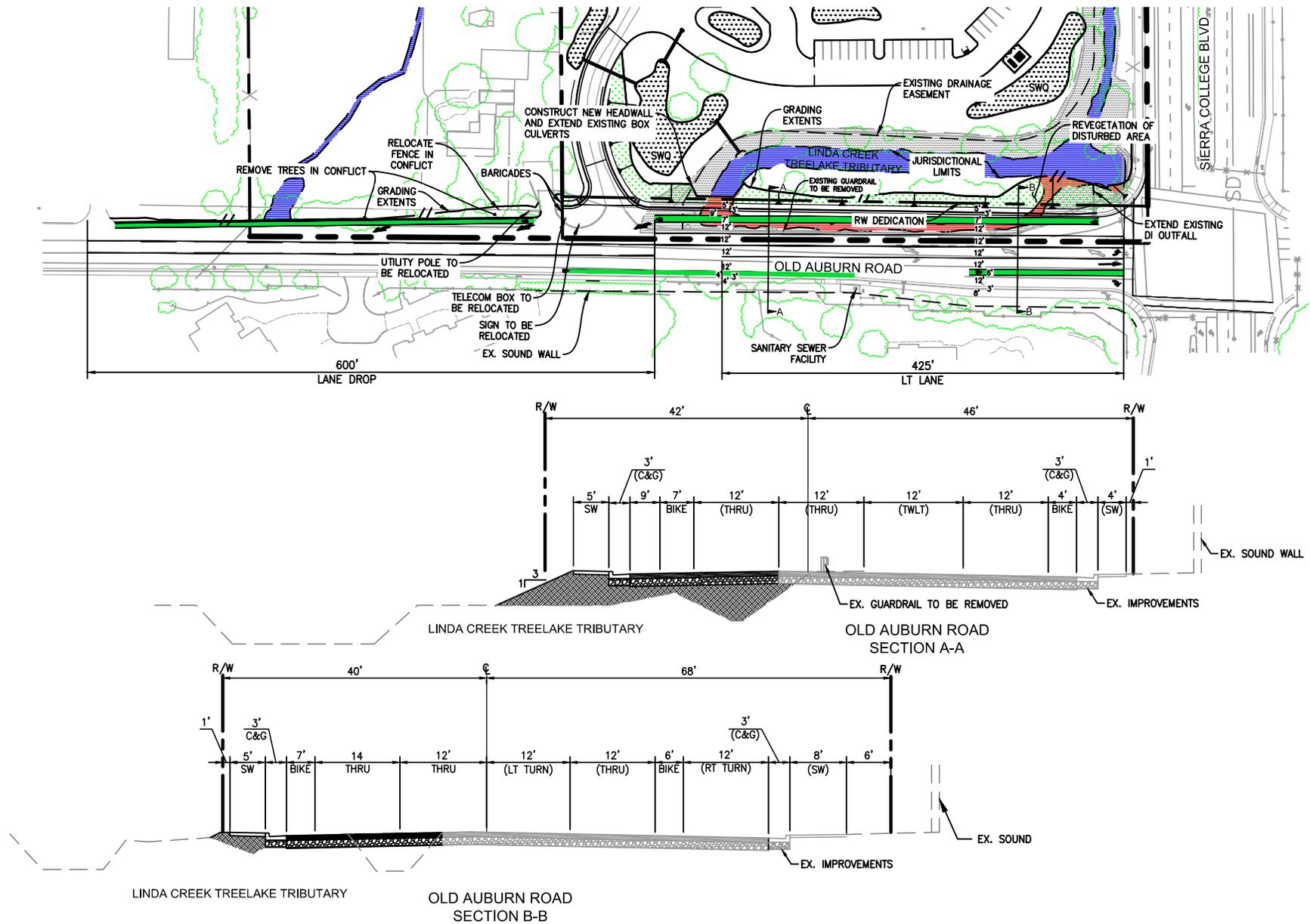
- Both options are described in additional detail below and are analyzed in equal detail throughout the sections of the Draft EIR.
- All other onsite project components would remain the same.

Option 1: Full Frontage Improvements

The Full Frontage Improvements are based on roadway network improvements for Old Auburn Road as envisioned in the Granite Bay Community Plan. The Granite Bay Community Plan identifies completion of the north side of Old Auburn Road west of Sierra College Boulevard to the City of Roseville as a prioritized road and intersection improvement. The Granite Bay Community Plan recommended improvements include widening Old Auburn Road to four lanes with an 88-foot right-of-way, a 40-mph speed limit, lane widths of 12 feet, Class II bike lanes, four-foot shoulders, and a piped storm drain. The proposed improvements for Full Frontage Improvements are shown in **Figure 3-11: Full Frontage Improvement Plans**. Proposed landscaping associated with these improvements are shown in **Figure 3-12: Landscape Plan for Full Frontage Improvements**. Additional details of this improvement include:

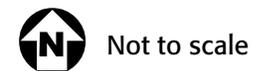
- Widen the westbound lanes of Old Auburn Boulevard and make roadway improvements to accommodate a new westbound through-lane west of the intersection with Sierra College Boulevard, approximately 600 feet to the western property line of the proposed project.
- Widen the existing Old Auburn Road right-of-way approximately 36 feet north including grading, removal of the guard-rail, and removal of existing trees and riparian vegetation within the southerly boundary of the Linda Creek Treelake Tributary.
- Closest to the intersection with Sierra College Boulevard, the roadway would consist of a five-foot sidewalk, 3-foot curb and gutter, 4-foot bike lane, and two thru lanes in each direction. Temporary striping would provide a five-foot sidewalk, curb and gutter, a nine-foot buffer to a seven-foot bike lane, and one thru lane. Further west, the new improvements would include a new concrete headwall and extension of existing box culverts, a 5-foot sidewalk, 3-foot curb and gutter, 7-foot bike lane, and two twelve-foot westbound thru lanes, and a twelve-foot two way left turn lane.
- The existing right-turn-lane from southbound Sierra College Boulevard to westbound Old Auburn Road, would not be altered.

The Full Frontage Improvements would include revegetation of disturbed areas of the Linda Creek Treelake Tributary. All revegetation and landscaping would comply with the Placer County Landscape Design Guidelines including use of native species and compliance with the State's Water Efficiency Landscape Ordinance standards.

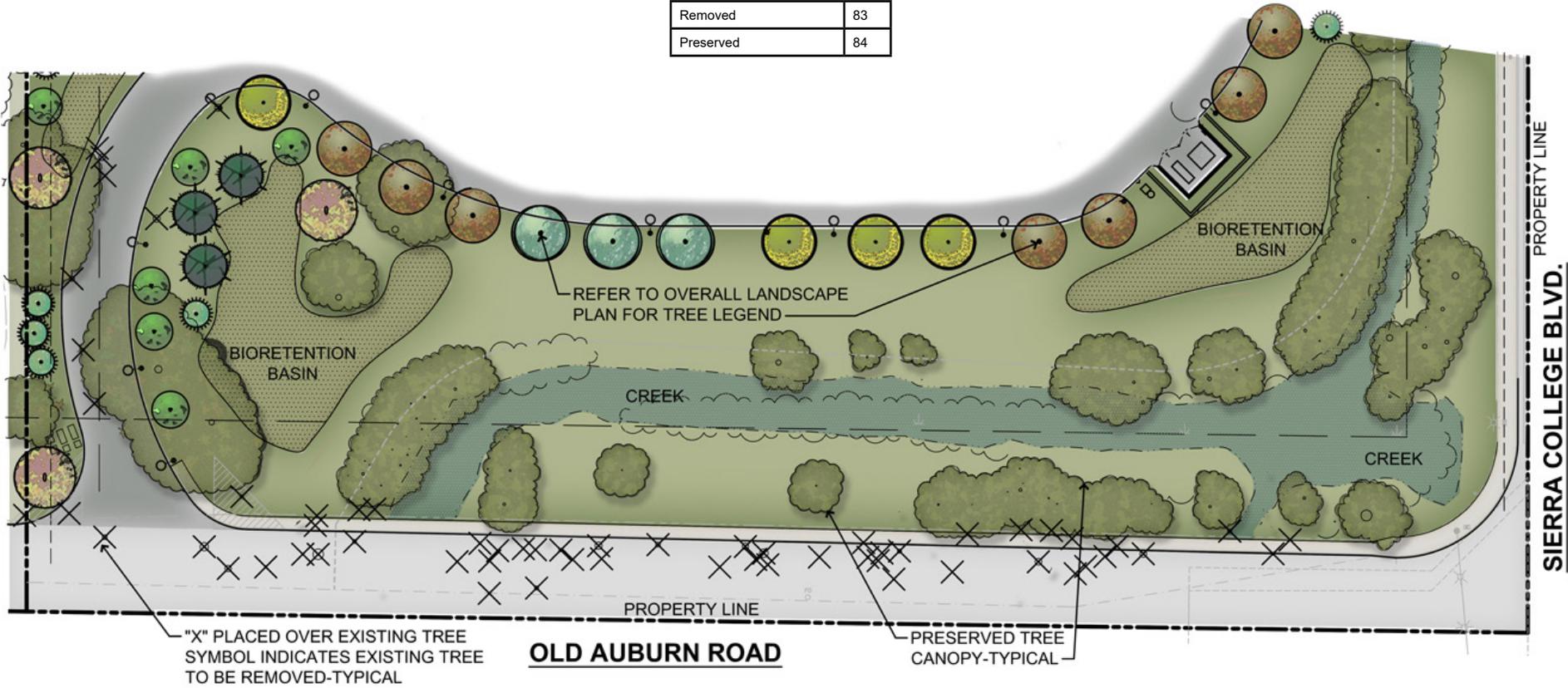


Source: Kimley-Horn, 2018

FIGURE 3-11: Full Frontage Improvement Plans
 Placer Retirement Residence
 Placer County

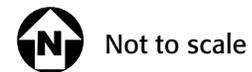


TREE DATA	
Existing	167
Impacted	105
Removed	83
Preserved	84



Source: Kimley-Horn, 2018

FIGURE 3-12: Landscape Plan for Full Frontage Improvements
 Placer Retirement Residence
 Placer County



Offsite Improvements

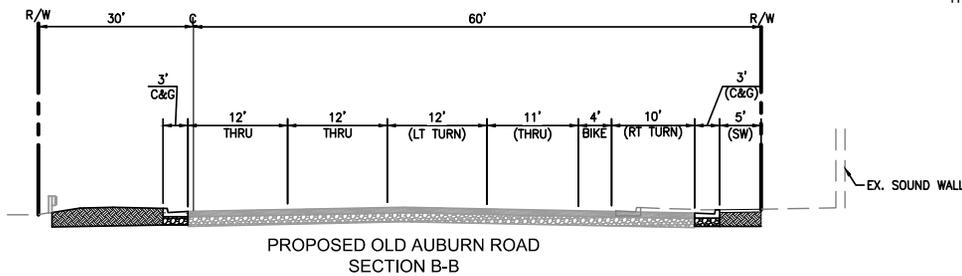
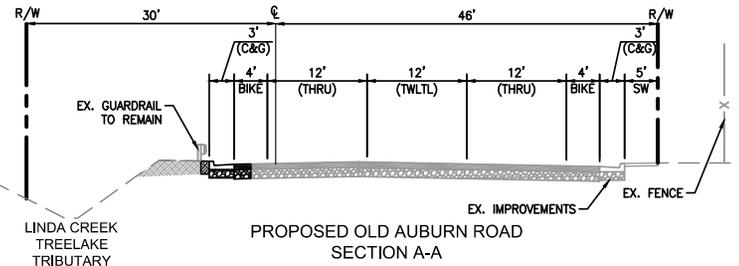
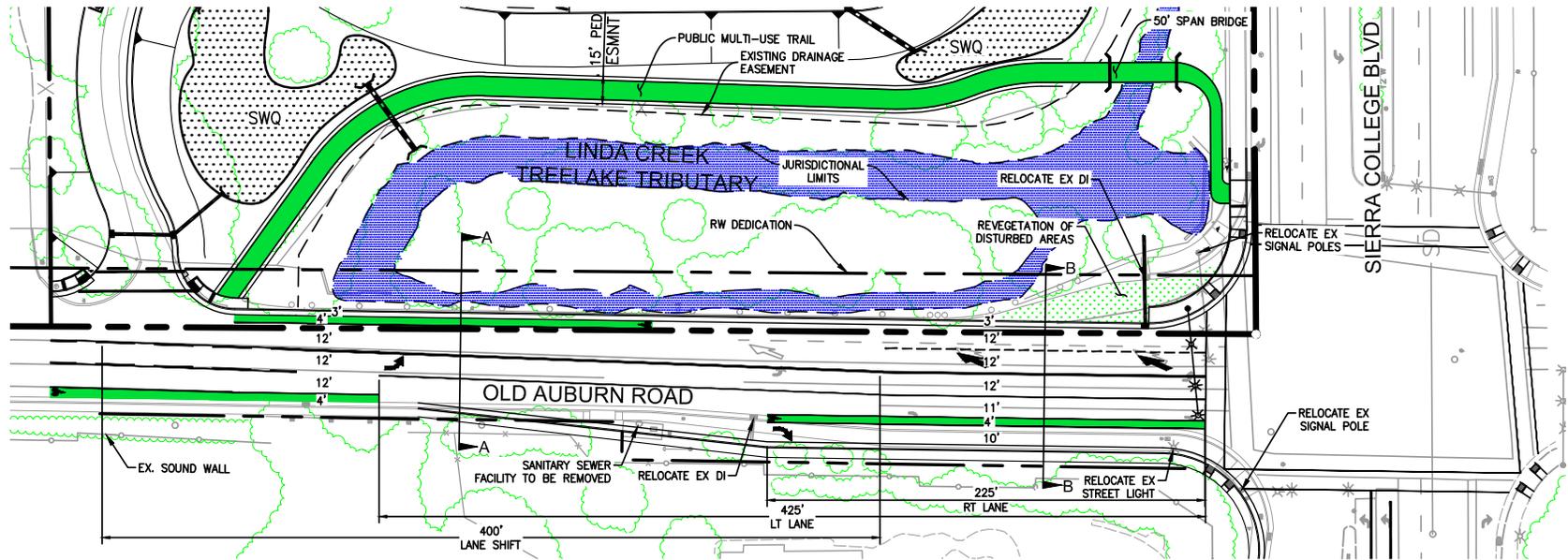
Offsite improvements associated with this option include frontage improvements on the two adjacent properties to the west. The improvements consist of features to accommodate the roadway transition from the full roadway cross section width that terminates at the western property boundary, back down to the existing single-lane configuration. The improvements include a 600-foot transitional taper or “lane drop” from two lanes down to one lane. This transition also includes a bike lane and asphalt curb. To construct these offsite improvements, an existing electric utility pole and telecommunication box would be relocated outside of the proposed right-of-way. The two existing driveways on the adjacent properties to west would be reconfigured as a result of offsite improvements. Existing trees within this proposed right-of-way would be removed, and a small wetland area on the adjacent property would need to be filled in as part of these offsite improvements.

An existing fence on the property immediately to the west of the proposed project site would be removed and relocated. Prior to any of these improvements being constructed, the applicant would be required to obtain easements from the adjacent property owners in order to acquire the necessary of right of way.

Option 2: Modified Frontage Improvements (the Proposed Project)

The Modified Frontage Improvements option was developed with the intent to reduce disturbance to the Linda Creek Treelake Tributary and reduce the environmental impacts of the project overall. The objective of this option was to modify the roadway design to avoid impacting existing trees and the creek while still providing the level of service required at the intersection based on projected traffic needs. However, the project would still dedicate the right-of-way to the County for the full roadway cross section.

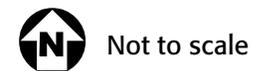
Under the Modified Frontage Improvements, the westbound lanes of Old Auburn Road would not be widened. The eastbound lanes would be restriped to extend the left turn lane and add a bike lane. The single eastbound thru-lane and right turn lanes would remain. The Modified Frontage Improvements option would avoid the Linda Creek drainage area located along the northerly project frontage of Old Auburn Road. The proposed improvements for the Modified Frontage Improvement option are shown in **Figure 3-13: Modified Frontage Improvement Plans**. Proposed landscaping associated with these improvements are shown in **Figure 3-14: Landscape Plan for Modified Frontage Improvements**.



OPTION 2 - MODIFIED FRONTAGE IMPROVEMENT EXHIBIT

Source: Kimley-Horn, 2018

FIGURE 3-13: Modified Frontage Improvement Plans
Placer Retirement Residence
Placer County



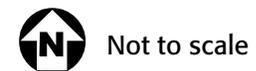
TREE DATA	
Existing	167
Impacted	68
Removed	28
Preserved	139



Source: Lenity Architecture, Inc., 2018

FIGURE 3-14: Landscape Plan for Modified Frontage Improvements

Placer Retirement Residence
Placer County



The Modified Frontage Improvements include a multi-use trail on the northerly side of the Linda Creek Treelake Tributary between the proposed water quality features and the landscaped areas of the proposed project. The trail would include an approximately 40-60-foot bridge span crossing in an east-west orientation over the tributary. The trail would connect with the proposed westbound bike lane on Old Auburn Road near the southern project driveway into the proposed project. The multi-use trail would be accessible to members of the public and would connect to the existing sidewalk on the western side of Sierra College Boulevard.

Offsite Improvements

- The southerly portion of Old Auburn Road would be modified east of the existing lift station to accommodate improvements to the eastbound lanes. These improvements would occur within existing right-of-way. The existing lift station has been abandoned and is not currently in use and is not needed for future wastewater conveyance. The lift station would be removed as part of the roadway improvements. The existing sound wall on the south side of Old Auburn Road would remain in place and would not be altered.
- Eastbound improvements would include approximately 18 feet of new road widening along the southern portion of Old Auburn Road to accommodate a ten-foot turn lane, four-foot bike-lane, 3-foot curb and gutter, and five-foot sidewalk.
- This option would require relocation of two existing drain inlets, on the south side of Old Auburn Road and one at the northwest corner of the intersection near the existing traffic pole.
- The existing traffic signal poles on the west leg of the intersection would be relocated, and a new crosswalk connection would be installed on the westerly side of the intersection at the corner with Sierra College Boulevard.
- All revegetation and landscaping would comply with the Placer County Landscape Design Guidelines including use of native species and compliant with the State's Water Efficient Landscape Ordinance standards.

DEVELOPMENT PHASING

The proposed project would be constructed in a single phase. Site grading and excavation, construction of the proposed main building, site improvements, multi-use trail, outbuildings, frontage improvements, and landscaping would be completed in approximately 18-20 months.

3.7 REQUIRED PERMITS AND APPROVALS

In conformance with Sections 15050 and 15367 of the CEQA Guidelines, County of Placer has

been designated as the “lead agency” for the proposed project, defined as the “public agency, which has the principal responsibility for carrying out or approving a project.”

Following certification of the EIR by the Placer County Board of Supervisors, the County must make findings for each significant effect identified in the EIR and determine whether it will adopt each mitigation measure (and if not, why).

In considering approval of the proposed project, the Board of Supervisors will be considering the following actions:

- Certification of the EIR, reflecting a determination that the EIR was completed in compliance with the requirements of CEQA, that the decision-making body has reviewed and considered the information in the EIR, and that the EIR reflects the independent judgment of Placer County;
- The project proposes to change the existing zoning classification from RS-AG-B-100 to RA-B-100;
- Adoption of a Mitigation Monitoring and Reporting Program (MMRP), specifying the methods for monitoring mitigation measures required to eliminate or reduce the proposed project’s significant effects on the environment;
- Adoption of Findings of Fact, and if any impacts are determined to be significant and unavoidable, a Statement of Overriding Considerations;
- Approval of a Minor Use Permit to allow a Residential Care Home with seven or more persons in the Residential-Agricultural zoning district;

The proposed project would also require the following actions, permits or approvals by entities other than the County:

- Granting of a permit to connect to the San Juan Water District’s water infrastructure and provision of water supply;
- Section 404 Permit (USACE);
- Section 7 Consultation (United States Fish and Wildlife Service and National Marine Fisheries Service);
- Section 401 Water Quality Certification (Regional Water Quality Control Board – Central Valley Region);
- Section 402 National Pollutant Discharge Elimination System Permit Approval (Regional Water Quality Control Board – Central Valley Region);

- Streambed Alteration Agreement (California Department of Fish and Wildlife);
- Granting of a construction activity stormwater permit from the Central Valley Regional Water Quality Control Board (CVRWQCB); and
- Approval of a Dust Control Plan from the Placer County Air Pollution Control District (PCAPCD).

RESPONSIBLE AGENCIES

Responsible agencies are those agencies that have discretionary approval over one or more actions involved with the development of the project site. Trustee agencies are state agencies having discretionary approval or jurisdiction by law over natural resources affected by the proposed project. *Table 3-1: Matrix of Project Approvals and Permits*, lists the agencies from which approvals and permits are required to implement the proposed project. This EIR would be relied on by the County and other responsible agencies when determining whether to issue discretionary approvals to implement the proposed project.

Table 3-1: Matrix of Project Approvals and Permits

Permit Required	Approving Agency	Lead/Trustee/Responsible Agency Designation
Rezone	County of Placer	Lead Agency
Minor Use Permit	County of Placer	Lead Agency
Improvement Plans	County of Placer	Lead Agency
Building Permits	County of Placer	Lead Agency
Stormwater Pollution Prevention Plan	Central Valley Regional Water Quality Control Board	Responsible Agency
Section 404 Permit	U.S. Army Corps of Engineers	Responsible Agency
Section 7 Consultation	U.S. Fish and Wildlife Service and National Marine Fisheries Service	Responsible Agencies
Section 401 Water Quality Certification	Central Valley Regional Water Quality Control Board	Responsible Agency
Section 402 NPDES Permit	Central Valley Regional Water Quality Control Board	Responsible Agency
Streambed Alteration Agreement	California Department of Fish and Wildlife	Responsible Agency
Dust Control Permit	Placer County Air Pollution Control District	Responsible Agency
Offsite Right of Way Acquisition and Dedication (Full Frontage Improvement Option only)	County of Placer	Lead Agency