

4.7 LAND USE AND PLANNING

This chapter evaluates the proposed project's consistency with applicable land use plans, goals, and policies included in the Placer County General Plan, Placer County Zoning Ordinance, Placer County Conservation Plan, Granite Bay Community Plan, and Southeast Roseville Specific Plan as they pertain to environmental protection. The analysis also addresses the potential for the project to physically divide an established community.

Comments received at the Scoping Meeting and in response to the Notice of Preparation (NOP) raised concerns regarding consistency with the adjacent land uses, preservation of Granite Bay's character, the density of the proposed project relative to adjacent parcels, and overall land use compatibility. Comments received regarding the NOP are included in Appendix A of this Draft EIR.

There were several comments received from community members with concerns about the use of the property for a larger structure that does not necessarily match the pattern and density of existing uses of the immediately adjacent residential properties. Additionally, concerns were raised about the potential increase in population attributable to the project.

4.7.1 ENVIRONMENTAL SETTING

REGIONAL SETTING

Placer County encompasses approximately 15,000 square miles of land in northeastern California, extending from the Sacramento metropolitan area to the Nevada border. Placer County is bounded by Nevada County to the north, El Dorado County to the south, and Yuba, Sutter, and Sacramento Counties to the west. Regional access through Placer County is provided by Interstate 80 (I-80), which runs through Sacramento from the west, east to Reno, Nevada and beyond.

Regionally, the proposed project is located in the community of Granite Bay within an island of unincorporated land in southern Placer County, approximately 22 miles northeast of downtown Sacramento. The project vicinity includes the Placer County Granite Bay Community, the City of Roseville, and the County of Sacramento. The unincorporated County island is surrounded by the City of Roseville on the east, north, and west, and is within the City of Roseville Sphere of Influence (SOI). South of the unincorporated County island is the unincorporated area of Sacramento County. The area immediately surrounding the unincorporated County island consists of suburban residential uses typical of those found throughout the project vicinity.

EXISTING LAND USES

The project site is located within a transitional area of southern Placer County that supports a variety of parcel densities. The approximately 8.9-acre project site is identified as Assessor Parcel Number (468-060-038). The project site is currently vacant, contains no structures or active uses, and consists of upland grassland and scattered trees of varying size. The main vehicular access to the property is from an existing driveway off Old Auburn Road.

The project site is bound by Sierra College Boulevard to the east, Old Auburn Road to the south, low density residential to the west, and low density residential to the north. Land uses in the project vicinity include residential development to the south, rural residences to the west and north, and one very low-density home and additional suburban development across Sierra College Boulevard to the east. Local roads include Dearwester Lane to the west, and Haskell Way on the north, which both provide access to the nearby rural residential uses. Across Old Auburn Road to the south homes are on large lots and suburban in character.

The proposed project site is currently designated as Rural Residential (RR) in the Granite Bay Community Plan. The surrounding areas in the Granite Bay Community Plan area are designated Rural Low Density Residential (RLDR). The property is zoned Residential-Single-Family within an Agriculture combining district and a minimum lot size of 100,000 square feet combining district (RS-AG-B-100). The surrounding areas to the west, north and east are zoned RS-AG-B-40 (40,000 square foot minimum lot sizes), and the area to the south is zoned RS-B-X-20 PD=0.93 (the B-X portion of the zoning allows for the creation of specific setbacks for that zone; the -20 designates 20,000 square foot minimum lot sizes. PD=0.93 means 0.93 dwelling units per acre). *Table 4.7-1, Existing Zoning and General Plan Land Use Designations*, shows the zoning and General Plan/Granite Bay Community Plan designations for the site and surrounding areas.

Table 4.7-1 Existing Zoning and General Plan Land Use Designations

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Project Site	RS-AG-B-100	Granite Bay Community Plan, Rural Residential (RR) 2.3 to 4.6 acres per dwelling unit.	Undeveloped land
North	RS-AG-B-40	Granite Bay Community Plan, Rural Low Density Residential (RLDR) 0.9-2.3 Ac Min.	Undeveloped land
South	RS-B-X-20 Min PD=0.93	Granite Bay Community Plan, Rural Low Density Residential (RLDR) 0.9-2.3 Ac Min.	Single-family residences
East	RS-AG-B-40	Granite Bay Community Plan, Rural Low Density Residential (RLDR) 0.9-2.3 Ac Min.	Single-family residences

Table 4.7-1 Existing Zoning and General Plan Land Use Designations

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
West	RS-AG-B-40	Granite Bay Community Plan, Rural Low Density Residential (RLDR) 0.9-2.3 Ac Min.	Single-family residences

4.7.2 REGULATORY AND PLANNING SETTING

FEDERAL

There are no federal regulations regarding land use and planning that are applicable to the proposed project.

STATE

There are no State regulations regarding land use and planning that are applicable to the proposed project.

LOCAL

The proposed project site is subject to several local planning documents and programs that have varying degrees of regulation over use of the site. Placer County has preeminent authority over planning proposals and decisions regarding the land use of the site. The County adopted planning documents including the Placer County General Plan, Granite Bay Community Plan, and Placer County Zoning Ordinance to guide and regulate land use within and around the proposed project site. Consistent with CEQA practice, not every policy that could apply to the project is included here. Rather, the focus of this analysis is on potential conflicts with policies that were adopted for the purpose of avoiding or mitigating an environmental effect.

Placer County Design Guidelines Manual. The Placer County Design Guidelines Manual contains discretionary standards intended to make the southern and western portions of Placer County more cohesive and attractive to visitors and residents. The document also includes specific design guidelines for special districts with the County, including Granite Bay. These guidelines recognize the unique environmental and architectural nuances of each special district. The proposed project would be subject to review and approval by the County to ensure compliance with these guidelines.

Placer County General Plan. The Placer County General Plan (General Plan) addresses the quality of the County's physical environment in both the public and private realms. It establishes goals, design policies, and action statements to guide future growth and enhance existing development.

Within the framework of the General Plan, Community Plans, such as the Granite Bay Community Plan, focus on a particular community within the overall area covered by the General Plan. Community plans are an integral part of the overall General Plan and must be consistent with the General Plan. To facilitate consistency, the Granite Bay Community Plan builds upon the goals and policies of each element of the General Plan. The policies that are included within the Granite Bay Community Plan should be regarded as refinements of the broader General Plan goals and policies that have been customized to meet the community's specific needs or unique circumstances. The Granite Bay Community Plan is discussed further below.

Open Space and Agricultural Conservation Program. Placer County adopted the Legacy Open Space and Agricultural Conservation Program (Placer Legacy Program) in 1998 with the purpose of establishing comprehensive planning for preservation of biological resources, agricultural lands, and open space. The guidelines are intended to carry out the following specific objectives:

- Maintain a viable agricultural segment of the economy;
- Conserve natural features necessary to access a variety of outdoor recreation opportunities;
- Retain important and historic areas;
- Preserve the diversity of plant and animal communities;
- Protect Endangered and other special-status plant and animal species;
- Separate urban areas into distinct communities; and
- Ensure public safety.

Placer County Zoning Ordinance. The Zoning Ordinance addresses the physical development standards and criteria for the County and is the primary tool for implementing the land use designations and policies of the General Plan. The project site is zoned Residential-Single-Family within an Agriculture combining district and Building Site combining district with a minimum lot size of 100,000 square feet (RS-AG-B-100). The combining districts are used in combination with the zone districts to address special needs or characteristics of the areas of Placer County to which they are applied. This includes but is not limited to potential hazards and/or land use conflicts created by aircraft overflight, flooding, unique community character or visual quality. The purpose of the building site (B) combining district is to provide for different parcel sizes in new subdivisions that would otherwise be required by an applicable zone. The evaluation and approval process to enable use of sites under the revised zoning is based upon special characteristics of the site or area to which the combining district is proposed to be applied. This

includes but is not limited to sensitive environmental characteristics, limited resource capacities, and community character (Placer County, 2017).

Granite Bay Community Plan. The Granite Bay Community Plan (GBCP) is a long-range planning document designed to guide development in a manner that enhances the quality of life in the Granite Bay Community and to give clear direction as to how physical development and land-use decisions should take place in Granite Bay. The GBCP describes both existing and future development within Granite Bay and offers an organized approach for integrating old and new developments in accordance with the principles of “sustainable development.” Sustainable development is growth that efficiently uses land resources, provides a safe and attractive environment, is environmentally sensitive, and economically viable while preserving those significant qualities that define Granite Bay as a unique and desirable community.

Placer County Conservation Plan. The proposed Placer County Conservation Plan (PCCP) is a Habitat Conservation Plan (HCP) under the federal Endangered Species Act (ESA) and a Natural Community Conservation Plan (NCCP) under the California Natural Community Conservation Planning Act. The proposed PCCP is a County-proposed plan to coordinate and streamline the permitting process by establishing procedures under which local entities would issue state and federal permits. The vision of the PCCP has evolved into a proactive, regional planning tool designed to avoid potential conflicts between the county’s growing human population and unique ecological assets.

Southeast Roseville Specific Plan. The proposed project is within the Sphere of Influence of the City of Roseville which provides guidance for the development of 1,004 acres, a portion of which is adjacent to the project site and surrounds a portion of the county island in which the project site is located. However, because the proposed project would remain within Placer County, the Southeast Roseville Specific Plan does not guide development within the project area. As such, the Southeast Roseville Specific Plan is not applicable to the proposed project.

Table 4.7-2: General Plan Goals and Policies – Land Use

General Plan Goals and Policies	Consistency Determination	Analysis
<p>GP Goal 1.A: To promote the wise, efficient, and environmentally-sensitive use of Placer County lands to meet the present and future needs of Placer County residents and businesses.</p>	<p>Consistent</p>	<p>The project is consistent with this goal. The proposed project is located near existing suburban and urban uses and is served by existing infrastructure and services. The project would protect sensitive wetland and riparian habitats onsite. The proposed project would provide a residential care home development at a higher density than what is currently available in the areas directly adjacent, thereby increasing the diversity of housing options available in Placer County. Additionally, a development of this density supports the “efficient use of land and natural resources” by accommodating the County’s need for senior housing within an appropriate building intensity for an 8.9-acre lot, thereby conserving more land than a development with an attached housing product or a two-story building with a larger footprint. The compact building design provides for building setbacks that exceed what is required under the zoning code.</p>
<p>GP Policy 1.A.1: The County will promote the efficient use of land and natural resources.</p>	<p>Consistent</p>	<p>The project is consistent with this policy. The proposed project would provide for a residential care home that would serve residents of Granite Bay, Placer County and surrounding areas. A development of this density supports the “efficient use of land and natural resources” by accommodating the County’s need for senior housing within an appropriate building intensity for an 8.9-acre lot, thereby conserving more land than a development with an attached housing product or a two-story building with a larger footprint. The compact building design provides for building setbacks that exceed what is required under the zoning code. These setbacks allow for more of the project site to remain undeveloped and to preserve Linda Creek Treelake Tributary and riparian habitat onsite.</p> <p>Upon approval of the requested rezone, the proposed project would be consistent with the county zoning ordinance for a Minor Use Permit (Section 17.58.120) and meet the requirements needed for Permit Issuance (Section 17.58.148) that would enable use of the site for a residential care home. Therefore, the proposed project would</p>

Table 4.7-2: General Plan Goals and Policies – Land Use

General Plan Goals and Policies	Consistency Determination	Analysis
		<p>fulfill and be consistent with these sections of the zoning code by conforming to site design and development standards set forth in the sections.</p> <p>The proposed project would be developed with an organized approach and would integrate with existing developments consistent with the principles of “sustainable development.” The proposed project would utilize landscaping buffers and building setbacks to reduce the perceived massing of the project and to preserve the surrounding rural character while contributing to a mix of housing opportunities for seniors in the Granite Bay area. In addition, the perimeter to the project site (specifically the Old Auburn Road and Sierra College Boulevard sides of the property) would be lined with native and ornamental trees surrounded by additional landscaping that would provide a visual buffer between the road and the building. The proposed site plan includes a graded building pad that is mindful of the existing terrain and incorporates contoured grading. Contoured grading is grading that is designed to tie into the natural grade of the property resulting in slopes that have undulating surfaces and hard angles are minimized to provide a more natural look. The grading on the site has been designed to take advantage of the existing natural slope on the project site to lower the pad elevation of the proposed building to minimize the profile of the building relative to existing structures in the surrounding area. The lower pad elevation reduces the overall elevation of the proposed roofline. The grading plan has been designed to minimize the need for retaining walls which helps to preserve the rural character of the project area.</p> <p>Other aspects of the project that contribute to principles of sustainable development include the preservation of the Linda Creek Treelake Tributary and associated riparian habitat. Regardless of the roadway frontage improvement option chosen for the project, all if not the majority of this wetland and riparian area would be preserved. Further, the project proposes to retain as many of the existing mature trees on the project site as possible to maintain the rural character of the area and to provide a visual screen of the proposed development. Replacement trees and other landscaping</p>

Table 4.7-2: General Plan Goals and Policies – Land Use

General Plan Goals and Policies	Consistency Determination	Analysis
		<p>would be planted in areas where trees are removed and in common and open space area.</p> <p>As a residential care home, the proposed project would retain the transitional character of the area and represents a sustainable development through the low number of traffic trips generated by this type of use. The project would result in less than 10 trips during the morning peak hour and 25 trips in the afternoon peak hour. By not generating a significant amount of new traffic on the surrounding roadways, the project helps contribute to the sustainable development goals of the Granite Bay Community Plan. Similar to other parcels in the existing area, the project would have one entry driveway off of Old Auburn Road. The project is required to have an emergency access driveway onto Sierra College Boulevard, but this entry would be gated and would only be accessed by emergency vehicles.</p> <p>The proposed project would broaden housing choices in Placer County, result in a relatively small structure footprint and be compact compared to the overall size of the lot. These project features preserve natural resources and incorporate quality design.</p>
<p>GP Policy 1.A.3: The County shall distinguish among urban/suburban and rural areas to identify where development will be accommodated and where public infrastructure and services will be provided. This pattern shall promote the maintenance of separate and distinct communities.</p>	<p>Consistent</p>	<p>The project is consistent with this policy. The project site is located at the intersection of two major roadways in Granite Bay; Old Auburn Road and Sierra College Boulevard. The project site has direct access to all the required public infrastructure required for the proposed project. No extension of any public services or private utilities or required. Public services that serve the existing residences in the surrounding area are available to serve the proposed project. The proposed project would not extend infrastructure into a community that is not currently served with public utilities and services.</p>

Table 4.7-3: Granite Bay Community Plan Goals and Policies – Land Use

Granite Bay Community Plan Goals and Policies	Consistency Determination	Analysis
<p>GBCP Goal 3.1.1: Preserve the unique character of the Granite Bay area which is exemplified by the general rural environment, oak woodlands, mix of land uses and densities, and high quality of development.</p>	<p>Consistent</p>	<p>The project is consistent with this goal. The project would retain the existing 8.9-acre lot as a single lot. The large lot size allows for increased setbacks which are consistent with the intent of the Granite Bay Community Plan to be sensitive to environmental characteristics, limited resource capacities, and rural community character. The project has been designed to develop the areas on the project that do not have any sensitive habitats and preserve the areas that do. The proposed landscape design includes features to promote, preserve and protect the creek and stream habitat, this includes substantial setbacks and protective buffers helping to preserve the rural feel of the area. The existing trees have been preserved to the greatest extent possible.</p> <p>The project has been designed to avoid impacts to wetland and riparian habitats located in the southwest corner of the site. The preservation of the existing riparian habitat along the frontages of Old Auburn Road and Sierra College Boulevard help to maintain the rural character of the area because the views along the property frontage would not substantially change from the existing condition. The existing mature trees would provide visual screening of the proposed development.</p> <p>The proposed residential care home contributes to the mix of densities in the Granite Bay Community by providing housing that specifically caters to seniors. The proposed residential care home represents a high-quality development as demonstrated in the mindful grading approach, preservation of sensitive habitats and open space, architecture, landscaping and proposed amenities onsite for the future residents.</p>
<p>GBCP Goal 3.1.2: Require planning and design that ensures compatibility among neighboring land uses.</p>	<p>Consistent</p>	<p>The project is consistent with this goal. The proposed project consists of a residential care home, as well as various other associated improvements. Areas surrounding the project site consist predominantly of residential development with varying parcel sizes and undeveloped land. A residential care home is also a residential use and is consistent with the General Plan land use designation and development standards applicable to the project site. While the proposed project intends to incorporate a</p>

Table 4.7-3: Granite Bay Community Plan Goals and Policies – Land Use

Granite Bay Community Plan Goals and Policies	Consistency Determination	Analysis
		<p>more intense development than the surrounding parcels in terms of compact density, it has been designed to be complementary to adjacent properties and would not create incompatibilities with adjacent land uses.</p> <p>The project has been designed to avoid impacts on sensitive habitats and maximize the building setbacks from the property line as shown in Figure 3-3. The project more than doubles the required 30-foot side setback. From Sierra College Boulevard and Old Auburn Road 50-foot setbacks are required. The project provides setbacks of 144 feet and 222 feet from Sierra College Boulevard and Old Auburn Road, respectively. The project front yard setbacks exceed the required 50-foot setback by nearly 3 times for Sierra College Boulevard, and more than 4 times for Old Auburn Road, respectively. The project has been designed to implement sensitive grading techniques that minimize the need for steep manufactured slopes or retaining walls. The project design takes advantage of the natural slope of the site to create a building pad that has the building partially set into the hillside so that the building profile would not appear to be substantially higher than the surrounding structures as shown in the grading cross sections in Figures 4.1-6 through 4.1-8.</p> <p>The building has been designed to minimize potential impact to the existing community and compatibility is achieved through site planning and building design. The building is residential in its design and uses compatible materials, roof design, architectural detailing and design features that are compatible with residential homes in the area. The building wing ends and building center step down from three stories down to two and then one story. This design combined with extended setbacks provides for a gentle change of scale. The exterior siding materials would include stone and horizontal siding and are similar to materials used in the area and compatible with the natural landscape.</p> <p>The site is to be extensively landscaped and onsite walkways would connect all exits from the building to provide walking areas onsite for residents. Additionally, the site</p>

Table 4.7-3: Granite Bay Community Plan Goals and Policies – Land Use

Granite Bay Community Plan Goals and Policies	Consistency Determination	Analysis
		design includes a path meandering along the northerly bank of Linda Creek, to provide a safe public pedestrian connection between Sierra College Blvd and Old Auburn Road. The project is compatible with the surrounding land uses in both design and use.
GBCP Goal 3.1.5: Preserve and protect the natural waterways and watersheds, wetlands, riparian areas, floodplains, and oak woodlands.	Consistent	<p>The project is consistent with this goal. The majority of the project site is composed of annual grassland currently used as a horse pasture. A narrow riparian corridor is located along the eastern and southern boundaries along the Treelake Tributary to Linda Creek. The project has been designed to avoid and protect this riparian area including the 100-year floodplain in the area around the tributary. The only impacts that would occur would be those resulting from roadway improvements required to comply with County access and roadway improvement standards. The project proposes two roadway frontage improvement options to minimize impacts to wetland and riparian habitats and mature trees along the project frontage.</p> <p>There are no oak woodlands on site, but there are individual interior live oak, valley oak and blue oak trees. All native trees within this area are planned for preservation, with the exception of those that would need to be removed site development and any trees that may be considered hazardous or in poor health.</p>
GBCP Goal 3.1.7: 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.	Consistent	<p>The project is consistent with this goal. The project has been designed to avoid impacts on sensitive habitats and maximize the building setbacks from the property line. The project has been designed to implement sensitive grading techniques that minimize the need for steep manufactured slopes or retaining walls. The project design takes advantage of the natural slope of the site to create a building pad that has the building partially set into the hillside so that the building profile would not appear to be substantially higher than the surrounding structures. Refer to Figures 3.1-6 through 3.1-8.</p> <p>The project design avoids impacts to the most sensitive habitats onsite and minimizes impacts to mature trees along the perimeter of the site, except as required to meet</p>

Table 4.7-3: Granite Bay Community Plan Goals and Policies – Land Use

Granite Bay Community Plan Goals and Policies	Consistency Determination	Analysis
		County roadway improvement standards. This retains the natural beauty and open space that is currently viewed from the adjacent streets.
<p>GBCP Goal 3.1.9: Encourage environmentally sensitive design and sustainable approaches to development which promote natural resource conservation.</p>	Consistent	<p>The project is consistent with this goal. The project design has been designed to minimize and avoid impacts on the most environmentally sensitive areas of the project site including all of the sensitive riparian and wetland areas (except as required to meet County roadway improvement standards). The project provides housing opportunities for seniors with onsite amenities including meals and recreational activities that reduce the number of traffic trips generated by the project. The project would also provide a shuttle service for the residents which further reduces the number of traffic trips coming to and from the site. The reduced number of trips results in fewer air quality and greenhouse gas emissions because less fuel is being used by residents of the project. The project has been designed to minimize the amount of impervious area on the project site. The project proposes a compact building design that results in a minimal amount of new impervious surfaces. Approximately 58 percent of the project site would remain as a pervious surface to minimize the amount of surface water runoff and implement a low impact design for water quality. Other resource conservation elements of the project include an energy efficient building design to minimize energy use. The project would install water efficient landscaping and landscaping irrigation equipment designed to minimize excess watering and water use. Building materials would meet or exceed that the state requirements for green building and energy efficient building materials which can include recycled building materials, low flow toilets and faucets, and energy efficient thermostats, and motion sensor lighting to reduce energy use.</p>
<p>GBCP Policy 3.2.6: Provide transitional land uses or a landscaped buffer wherever necessary to minimize the conflicts inherent to adjoining</p>	Consistent	<p>The project is consistent with this policy. The project is located on an 8.9-acre parcel which is larger than any of the parcels adjacent to the project site and in most of the surrounding area. The proposed building has been located on the site to provide the maximum building setback practicable from each of the property boundaries. The</p>

Table 4.7-3: Granite Bay Community Plan Goals and Policies – Land Use

Granite Bay Community Plan Goals and Policies	Consistency Determination	Analysis
<p>properties of different zoning intensity, density, or adverse uses.</p>		<p>project includes landscaped buffers except in the areas of the existing riparian and wetland habitats where disturbance of those areas is avoided. Additionally, the proposed building would be partially set into the hillside so that the building profile would not be substantially higher than the surrounding structures with the intention of visually minimizing the building’s mass and scale from locations offsite.</p>
<p>GBCP Policy 3.2.7: Property shall be developed with minimum disturbance to the natural terrain. The natural environment shall be enhanced, retained or restored as much as possible.</p>	<p>Consistent</p>	<p>The project is consistent with this policy. The project design takes advantage of the natural slope of the site to create a building pad that have the building partially set into the hillside so that the building profile would not be substantially higher than the surrounding structures. The project has been designed to minimize and avoid impacts on the most environmentally sensitive areas of the project site including all of the sensitive riparian and wetland areas (except as required to meet County roadway improvement standards). Potential impacts on the 100-year floodplain have been minimized and bioretention basins have been proposed to treat and control the release of surface water runoff from the project site. Approximately 58 percent of the project site would remain as a pervious surface to minimize the amount of surface water runoff. The project proposes an extensive landscaping plan that would restore trees that are required to be removed as well as complement the existing natural resources on the project site.</p>
<p>GBCP Policy 3.2.9: Buildings shall be of a size and scale conducive to the character of the immediate neighborhood.</p>	<p>Consistent</p>	<p>The project is consistent with this policy. There are a broad range of house sizes in the upper portion of the Granite Bay/County island area. While the proposed building is larger than any of the buildings on adjacent properties the project has been intentionally designed to have the building size and scale be compatible with the immediate neighborhood. The project site, is much larger than what is required for a building of this size. The building footprint occupies approximately 13 percent of the total property area. This site was specifically selected because it could provide not only the area needed for a successful residential care home, but also because it could accommodate preservation of sensitive habitats onsite (which in turn act as a natural</p>

Table 4.7-3: Granite Bay Community Plan Goals and Policies – Land Use

Granite Bay Community Plan Goals and Policies	Consistency Determination	Analysis
		<p>visual screen for the project) and increased building setbacks. The enhanced building setbacks are an integral part of the project compatibility with character of the neighborhood for the following reasons:</p> <ul style="list-style-type: none"> • The project is located on the corner of two major streets in the Granite Bay Community Plan area; Old Auburn Road and Sierra College Boulevard. The larger setbacks eliminate the need soundwalls, fencing, or perimeter safety walls. The absence of walls helps to retain the rural character of the neighborhood by not creating a walled off property. • The setbacks are enhanced with the addition of extensive landscaping. The larger lot size allows the project to avoid impacts to the sensitive riparian and wetland areas (except as required to meet County roadway improvement standards) and provide the project with the opportunity to provide landscaped buffer areas between the adjacent properties. Retaining as many of the existing trees as possible along Old Auburn Road and Sierra College Boulevard would help retain the rural feel of the property as well as minimize the overall change as seen from these roadways. Where trees are required to be removed they would be replaced with new trees (per Mitigation Measure BIO-2 in Chapter 4.3) as well as additional landscaping which helps maintain the rural character of this neighborhood. • The increased setbacks provide the opportunity to provide more distance between the proposed building and adjacent homes. The additional distance helps to visually minimize the scale and size of the building. With the existing trees, planted trees, and other proposed landscaping the building would be screened or partially screened from most offsite locations which would offer visual relief when viewing the project offsite. Some of the existing homes in the surrounding area are set back off the street, particularly along Old Auburn

Table 4.7-3: Granite Bay Community Plan Goals and Policies – Land Use

Granite Bay Community Plan Goals and Policies	Consistency Determination	Analysis
		Road. Having mature trees and landscaping between the property line and the proposed building helps to retain that neighborhood character.
<p>GBCP Policy 3.2.10: Non-residential uses shall generally be of an appropriate size and scale for their setting and shall be designed to incorporate such elements such as plazas, terraces, porches, arcades or canopies to contribute to a pleasant environment as well as provide safety and shelter to pedestrians.</p>	Consistent	The project is consistent with this policy. While the project is a residential use, the project design includes significant outdoor amenities for the residents including, a multi-use trail, formal garden areas, fire pit with raised seating wall, raised garden beds, and multiple patio areas for gathering and activities. The Modified Roadway Improvement option includes a multi-use pathway that would provide a safe travel way for both pedestrians and bicyclists traveling between Old Auburn Road and Sierra College Boulevard.
<p>GBCP Policy 3.2.11: To preserve the character of the community, land use changes shall be considered only if:</p> <ul style="list-style-type: none"> a) The change can be designed and implemented to be consistent with the contiguous properties. In determining consistency, all elements of the Community Plan shall be reviewed. b) The change is consistent with or adequately buffered from contiguous properties and will provide for a reasonable transition between land uses. c) The change shall not significantly impact the level of services provided in its vicinity and 	Consistent	<p>The project is consistent with this policy. The project preserves the character of the community for the following reasons:</p> <ul style="list-style-type: none"> a) Although higher in density than the contiguous parcels, the proposed project is a low impact quiet and sensitive use that would be consistent with the overlying themes and each of the policies and goals of the Granite Bay Community Plan discussed above and in other chapters of this EIR, and would be designed to minimize the differences with surrounding properties through the use of increased setbacks, sensitive grading design, preservation of natural resources, landscaping, low impact design for surface water runoff, a low traffic generating use, and architectural quality and character. b) From a land use perspective, the project site is a transitional site between two heavily trafficked roads and lower density uses to the north and west. The proposed project provides a buffer between the existing roadway intersection and future single-family residential uses directly to the north and the existing and future uses to the west. As described under Policy 3.2.9 above, the enhanced building setbacks are an integral part of the project compatibility with character of the neighborhood. The project has building

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Granite Bay Community Plan Goals and Policies	Consistency Determination	Analysis
<p>there is or will be adequate infrastructure to serve the proposed development.</p> <p>d) The development is effectively screened so as to not be perceived by the public as high-density.</p>		<p>setbacks of 75 feet from the west property line (30 feet required), 85 feet from the north property line (30 feet required), 222 feet from the east property line (along Sierra College Boulevard; 50 feet required), and 144 feet from the southern property line (along Old Auburn Road; 50 feet required). These setbacks ensure the project would be adequately buffered and provide a “reasonable transition between land uses.”</p> <p>c) The project site is located at the intersection of two major roadways in Granite Bay; Old Auburn Road and Sierra College Boulevard. The project site has direct access to all the required public infrastructure required for the proposed project. No extension of any public services or private utilities or required. Public services that serve the existing residences in the surrounding area are available to serve the proposed project. Public services are discussed in further detail in Chapter 4.9.</p> <p>d) As part of the extended setbacks described above, the project would be effectively screened by the existing trees, planted trees, and other proposed landscaping the building would be screened or partially screened from most offsite locations which would offer visual relief when viewing the project offsite. Figures 4.1-2 through 4.1-5 in Chapter 4.1 provide renderings of the project showing the proposed landscape screening. The project includes landscaped buffers except in the areas of the existing riparian and wetland habitats where disturbance of those areas is avoided. Additionally, the proposed building would be partially set into the hillside so that the building profile would not be substantially higher than the surrounding structures with the intention of visually minimizing the building’s mass and scale from locations offsite. The incorporation of these landscape features provide visual screening elements of the project so it would not be perceived by the public as high-density.</p>

4.7.3 POTENTIAL IMPACTS AND MITIGATION MEASURES

SIGNIFICANCE CRITERIA

The significance criteria for this analysis were developed by Placer County based on criteria presented in Appendix G, “Environmental Checklist Form,” of the CEQA Guidelines. The proposed project would result in a significant impact to land use if it would:

- Physically divide an established community or disrupt or divide the physical arrangement of an established community (including a low-income or minority community);
- Conflict with General Plan or Community Plan land use designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect;
- Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects;
- Result in the development of incompatible uses and/or the creation of land use conflicts;
- Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses);
- Disrupt or divide the physical arrangement of an established community (including a low income or minority community);
- Result in a substantial alteration of the present or planned land use of an area;
- Conflict with any applicable habitat conservation plan or natural community conservation plan; or
- Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration.

Based on the project’s location and conceptual design, no impacts are anticipated with respect to the below criterion:

- Physically divide an established community or disrupt or divide the physical arrangement of an established community (including a low-income or minority community).

The project site is undeveloped and would not displace any existing residences or businesses. The proposed project would not result in changes to access, transportation, or development infrastructure that would physically divide an established community.

The project would be developed on single 8.9-acre lot. The project site is larger than any of the parcels immediately surrounding the site. The large lot size allows for increased setbacks which provide both physical and visual buffers from adjacent properties. The project would not divide an established community because the project does not propose any development or structure that would block or impede development on any of the surrounding parcels.

The project setting is located in a transitional area of an unincorporated County island. The City of Roseville surrounds the island area to the north, west, and east. Sacramento County bounds the southern edge of the island. The island is surrounded on 3 sides by development in the City of Roseville, and the project site has vacant parcels on two sides, so the project is not part of any established community. The mix of nearby uses around the project site is varied. Within approximately one mile of the project site are small lot single-family homes, larger lot single-family homes, retail shopping, schools, and open space.

The project would add a new residential care home and associated parking, landscaping, outdoor amenity areas, and open space areas. This proposed residential care home is consistent with the existing General Plan land use designation of Rural Residential (RR) 2.3 to 4.6 acres. The proposed project would not displace any existing residences or businesses on any adjacent properties and would not disrupt or divide an established community including a low income or minority community.

The project was determined to have no impact regarding this issue, and therefore no further analysis of this issue is included in the EIR.

- Affect agricultural and timber resources or operations (i.e., impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses).

The project site does not include any timber resources or existing agricultural uses, other than occasional horse grazing. While the proposed project would develop land that could otherwise be used for agricultural operations, there have been no known agricultural operations associated with the project site in recent history. Placer County's "Right to Farm" Ordinance allows existing agricultural operations to continue in a manner consistent with the underlying zoning. As a result of the "Right to Farm" Ordinance, implementation of the proposed project would not preclude agricultural operations on nearby parcels. Despite the "Agriculture" overlay of the existing zoning, viability of the site for continued or renewed agriculture is unlikely given the surrounding land use

pattern. The project was determined to have no impact regarding this issue, and therefore; no further analysis of this issue is included in the EIR.

- Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration?

The proposed project would not include the development of new retail commercial space. Retail and commercial spaces are the typical uses associated with causing urban decay in older, more established areas because they may experience a shift in revenue as business in older commercial centers is shifted towards newer commercial centers. The proposed project is a residential care home and does not propose any commercial uses that would induce urban blight and decay. The project was determined to have no impact regarding this issue, and therefore no further analysis of this issue is included in the EIR.

CONSISTENCY WITH LAND USE PLANS AND POLICIES

Significance Criteria 4.7-1: Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect? (Less Than Significant Impact)

The primary purpose of the Placer County Zoning Ordinance is to be used as a tool for implementing the land use designations and policies of the General Plan. The proposed project includes a zone change that would modify the site zoning from Residential single-family RS-AG-B-100 to Residential-agricultural RA-B-100. The adoption of the zoning amendment would permit the construction of a single residential care home permitted with the approval of a Minor Use Permit in the Residential-agricultural zone.

The proposed zoning would retain the B-100 combining district which requires a minimum lot size of 100,000 square feet, or 2.3 acres. The project would preserve the existing 8.9-acre lot as a single lot. The large lot size allows for increased setbacks which are consistent with the intent of the combining district to be sensitive to environmental characteristics, limited resource capacities, and community character. The project has building setbacks of 74 feet from the west property line (30 feet required), 85 feet from the north property line (30 feet required), 144 feet from the east property line (along Sierra College Boulevard; 50 feet required), and 222 feet from the southern property line (along Old Auburn Road; 50 feet required). Further, larger setbacks provide a buffer, both physically and visually from adjacent properties as well as for people traveling on Old Auburn Road and Sierra College Boulevard. The larger setbacks in combination with the proposed landscaping eliminate the need for sound walls, fencing, or perimeter safety walls. The absence of walls helps to retain the rural feel of the property and surrounding

properties by not creating a walled off property. The project does not propose any changes to the General Plan Land Use designation (Rural Residential (RR) 2.3 to 4.6 acres) or goals and policies identified in the County General Plan or Granite Bay Community Plan as discussed in Table 4.7-2 and 4.7-3 above.

Option 1: Full Frontage Improvements – (Less Than Significant Impact)

The Full Frontage Improvements would not conflict with the Placer County General Plan, GBCP, or Placer County Zoning ordinance and would be consistent with the overall intent of the MTP/SCS. Development of the residential care home would be the same as described above.

Consistent with Chapter 9.6 of the GBCP, the project would make the recommended frontage improvements along Sierra College Boulevard and Old Auburn Road. This includes improving the north side of Old Auburn Road as described in Section 3.5.5 and consistent with roadway geometries provided Table 9.7.1-A in the GBCP; see also Figure 3-7. Although this option would encroach into the Linda Creek Treelake Tributary, there are no existing structures in this area and it would not alter the existing built environment in any area outside the proposed project site. In addition, the widening of Old Auburn Road is recommended in the GBCP and the Full Frontage Improvements is in conformance with this intent. As such, the Full Frontage Improvement does not conflict with applicable land use plans.

The Full Frontage Roadway Improvements would not result in substantial changes to existing land use designations or zoning and the proposed project would be consistent with these plans allowing for changes to existing designations. Impacts would be **less than significant** and mitigation is not required.

Option 2: Modified Frontage Improvements (the Proposed Project) – (Less Than Significant Impact)

Under the Modified Frontage Improvements option, the proposed project would incorporate the same project design as discussed above with the exception of the Old Auburn Road frontage improvements west of Sierra College Boulevard. Under this option, the project would construct the roadway improvements described in Section 3.5.5 and would include some exceptions to the lane geometries recommended in Table 9.7.1-A of the GBCP. Design exceptions can be granted for reasons such as: right-of-way or easement constraints, excessive costs, environmental impacts, or deferral to a future project. The Modified Frontage Improvements option is proposed to avoid wetland and riparian tree impacts to the Linda Creek Treelake Tributary that would occur under the Full Frontage Improvements option.

Potential conflicts with the roadway design recommendations of the GBCP would be reviewed by County staff prior to issuance of any improvement plans to ensure no adverse impacts to public safety can be identified. No other conflicts with adopted land use plans have been identified and potential impacts are considered **less than significant**.

Mitigation Measures: No mitigation is required.

CONSISTENCY WITH HABITAT CONSERVATION PLANS

Significant Criteria 4.7-2: Conflict with any applicable habitat conservation plan or natural community conservation plan or other county policies, plans, or regulations adopted for the purposes of avoiding or mitigating environmental effects? (Less Than Significant Impact)

The proposed Placer County Conservation Plan (PCCP) is a Habitat Conservation Plan (HCP) under the federal Endangered Species Act (ESA) and a Natural Community Conservation Plan (NCCP) under the California Natural Community Conservation Planning Act. The proposed PCCP is a County-proposed plan to coordinate and streamline the permitting process by establishing an approval process under which local entities would issue state and federal permits. An agency-reviewed draft PCCP was produced on February 1, 2011 and presented to the Placer County Board of Supervisors. To date, a final draft has not been published or adopted. Nonetheless, the proposed project would meet the overarching goals of the PCCP by concentrating development in a “transitional” area of the County instead of in a more pristine area of the County that may have higher ecological value and higher occurrences of protected species and habitats. Thus, the proposed project would not conflict with the provisions of an adopted HCP, NCCP, or other approved local, regional, or state habitat conservation plan.

The proposed project would result in the removal of existing trees but would not conflict with local policies or ordinances that protect these resources. The Placer County Tree Preservation Ordinance sets forth requirements for removal and replacement of oak woodland resources, and the proposed project would comply with the requirements. See Chapter 4.3 Biological Resources for additional detail. For these reasons, there are no conflicts with an adopted HCP and potential impacts are considered **less than significant** and no mitigation is required.

Option 1: Full Frontage Improvements – (Less Than Significant Impact)

Construction of the Full Frontage Improvements, would occur within the same project area and incorporate the same project design with the exception of the roadway improvements within the Linda Creek Treelake Tributary. The project area is not under an HCP/NCCP or the PCCP. Impacts would be **less than significant** levels and no mitigation is required.

Option 2: Modified Frontage Improvements (the Proposed Project) – (Less Than Significant Impact)

Under the proposed project, the Modified Frontage Improvements would have the same impacts as described above and not conflict with an adopted habitat conservation plan or natural community conservation plan. Impacts would be **less than significant** and mitigation is not required.

Mitigation Measures: No mitigation is required.

RESULT IN INCOMPATIBLE USES

Significance Criteria 4.7-3: Result in the development of incompatible uses and/or the creation of land use conflicts? (Less Than Significant Impact)

As noted previously, the project site is located within an unincorporated County island that is surrounded by the City of Roseville on three sides and the County of Sacramento to the south. Land within the City of Roseville to the north, east and west of the County island is designated as LDR, allowing a density of 3.3, 2.4 and 2.6 dwelling units per acre, respectively. Further to the north of the County island area is land designated Community Commercial (CC), and near the intersection of Sierra College Boulevard and East Roseville Parkway is additional land designated LDR at a density up to 6.2 units to the acre. This area includes a cluster of High Density Residential (HDR), at 25.3 units to the acre, near Eureka Road.

Farther west of the County island area is additional land designated LDR with a range of densities including high density development. Located at the intersection of Sierra College Boulevard and Old Auburn Road, both of these arterial streets connect the County island area with these higher density developments to commercial areas in the City of Roseville to the north and the community of Orangevale to the South.

The proposed project consists of a residential care home and other associated improvements. As noted above, areas surrounding the project site consist predominantly of residential development with varying parcel sizes and undeveloped land. A residential care home is also a residential use and is consistent with the General Plan land use designation and development standards applicable to the project site. The project does propose a zone reclassification from RS to RA which would allow more residential units on the site. The analysis in Tables 4.7-2 and 4.7-3 demonstrates that the proposed project can be developed without conflicting with the goals and polices of the General Plan or GBCP.

While the proposed project intends to incorporate a more intense development than the surrounding parcels, it has been designed to be complementary to adjacent properties. As a larger lot, the project site can accommodate a higher intensity use because it utilizes the increased setbacks to provide design elements that help balance the rural appearance of this area of the County Island urban surroundings including the high traffic volumes of Sierra College Boulevard and the higher density developments of nearby Woodbridge Ranch and City of Roseville neighborhoods.

The GBCP acknowledges that adjoining properties could have different zoning and Policy 3.2.6 requires that transitional areas or landscape buffers be constructed to minimize potential land use conflicts (Land Use, Policy 6). Due to the County's commitment to preserving rural character in the Granite Bay Community Plan, the project has been designed to minimize potential conflicts between the developed land uses to the south, west, and north of the project area. For example, the project places the proposed building in the central portion of a large 8.9-acre lot which provides substantially bigger setbacks than any of the surrounding properties. The increased setbacks allow the building to be built in the center of property such that security fences and walls are not required. Sound walls are not required along either Sierra College Boulevard or Old Auburn Road. The proposed landscaped areas separate the proposed development from the adjacent streets. This allows the edges of the property to remain undeveloped and provides a physical and visual buffer between the adjacent uses and the proposed building.

The proposed project is designed to minimize the size of the structure as perceived from the public roadways and from the adjacent homes. In addition, the design elements and spacing of the open grounds surrounding the care facility would further balance the transition between nearby areas. The proposed project incorporates varying setbacks and slope ratios, as well as screening vegetation. The site plan was configured to place the building at an angle to the intersection of Old Auburn Boulevard and Sierra College Boulevard resulting in oblique viewing angles. Perimeter trees and vegetation would be left retained to the extent feasible and a planting plan with native trees including oaks would be consistent with other vegetation in the area. These elements would reduce conflicts with the residential character of the existing community.

All required design features would be included into conditions of approval which would be evaluated by the hearing body prior to any approval of the project. If the project is approved, the applicant would be required to submit Improvement Plans to the County. Prior to the approval of Improvement Plans, the project applicant would be required to provide a final landscape plan for review and approval by the Placer County Planning Services Division. Submittal of all plans and the development review process would ensure the proposed project is compliant with all

development requirements. Therefore, although the proposed project would constitute a change in the existing environment, the project is compatible with surrounding uses for the reasons stated above, and impacts would be **less than significant**.

Option 1: Full Frontage Improvements – (Less Than Significant Impact)

The Full Frontage Improvements would have similar impacts as described above and would not result in the development of an incompatible uses or the creation of land use conflicts. This option would occur within the same project area and incorporates the same project design with the exception of the roadway improvements within the Linda Creek Treelake Tributary. Although this option would change the proposed project footprint, the design elements would be consistent and the approval process would be the same. Impacts would be **less than significant** and mitigation associated with this option is not required.

Option 2: Modified Frontage Improvements (the Proposed Project) – (Less Than Significant Impact)

Under the proposed project, the modified Frontage Improvements would have the same impacts as described above and would not result in the development of an incompatible use or result in land use conflicts. Impacts would be **less than significant** and mitigation associated with this option is not required.

Mitigation Measures: No mitigation is required.

ALTER PRESENT OR PLANNED LAND USES

Significance Criteria 4.7-4: Result in a substantial alteration of the present or planned land use of an area? (Less Than Significant Impact)

The project proposes a change to the existing zoning classification on the property from Residential Single-Family (RS) to Residential Agriculture, while removing the Agricultural combining district. The proposed change to the zoning classification would not result in a substantial deviation from the existing plans because the project would maintain the residential use of the site and maintain the 100,000 square-foot minimum lot size. The residential nature of the proposed residential care home is compatible with the existing residential uses of varying densities surrounding the project site. The project is not proposing a non-residential use or a use known to be associated with high traffic volumes, loud noises, odors, or other nuisances not compatible with residential uses.

The proposed project has been designed to reduce potential conflicts with surrounding uses with the inclusion of large development setbacks and landscape areas to buffer the proposed development from adjacent uses. In addition, the General Plan and Zoning Ordinance provide mechanisms to change the land use designations of sites to adjust to changing housing needs and demands. The proposed project is consistent with the intent of those plans, is similar in use to the existing designations, and as a senior housing residential use, is consistent with surrounding residential uses. Therefore, the proposed project would not result in a substantial alteration in the land uses for the site or surrounding areas. Impacts would be **less than significant** and mitigation is not required.

Option 1: Full Frontage Improvements – (Less Than Significant Impact)

The proposed project, under the Full Frontage Improvements option would occur within the same project area and incorporates the same project design with the exception of the roadway improvements within the Linda Creek Treelake Tributary. Impacts would be the same as described above and would be **less than significant**. Mitigation is not required.

Option 2: Modified Frontage Improvements (the Proposed Project) – (Less Than Significant Impact)

The Modified Frontage Improvements option would have the same impacts as described above and would not result in a substantial alteration of the present or planned land uses of an area. Impacts would be **less than significant** and mitigation is not required.

Mitigation Measures: No mitigation is required.

4.7.4 CUMULATIVE IMPACTS

Development of cumulative projects in the identified Granite Bay Community Plan areas, including the proposed project, would result in increased residential development intensity near rural residential uses and within areas that are experiencing land use transitions from rural residential land use to more intensive urban uses such as higher density residential or commercial uses. Generally, locating residential uses of different densities adjacent to each other does not present significant land use compatibility conflicts; however, it is possible that the cumulative location of higher density residential developments near other residential uses or within transitional areas would alter the character of the existing community, thereby resulting in localized land use conflicts during transition. Land use conflicts can result in secondary effects such as increased traffic, noise, and visual impacts. As discussed above, the project would install a landscaped buffer around the perimeter of the site, and would increase building setbacks from all of the property lines to provide a physical and visual separation of the development. The

setback areas preserve some of the existing trees along the perimeter of the property as well as provide opportunities for landscaping that would provide natural screening of the proposed development as well as maintain the rural character of the surrounding area. Given these design features, and the project being a low traffic generating, low impact use, the project would not significantly contribute to collective effect of cumulative development in the immediate area.

As shown in Table 5-1 in Chapter 5, there are multiple projects in various phases of planning and construction within Granite Bay; however, most of these projects are not close enough to the project site that they would have an adverse effect on the character of the land uses in the immediate vicinity of the project site. However, there are three projects in the immediate vicinity of the proposed project that would result in an increase in residential density and intensity relative to the surrounding land uses.

The nearest project to the site is the Park at Granite Bay project located just north of Haskell Way on Sierra College Boulevard, which has been approved by Placer County and has started construction. The project included a GBCP amendment and rezone to ultimately develop 56 single family homes on a 16.3-acre site with lot sizes averaging 9,039 square feet. Because the lot size of these units is similar to some of the other suburban residential developments surrounding the project site, no direct or cumulative impacts were identified at the time of approval of this project. Two other projects, the Ovation Senior Living Project and the Roseville Congregate Care Facility are both located within the same island area of the GBCP as the proposed project. The Ovation Senior Living project would construct a 108,000-square foot building on 4.5 acres for 112 residents and the Roseville Congregate Care Facility would develop and approximately 5,800 square-foot building for up to 15 residents. No significant direct or cumulative land use impacts were identified with the Ovation Senior Living project and the Roseville Congregate Care Facility is still undergoing environmental review with the County.

While Table 5-1 shows all of the proposed development in the Granite Bay Area, *Table 4.7-4: Proposed Residential Care Homes in Granite Bay*, focuses on existing and proposed residential care homes similar to the proposed project. As noted above, most of the other residential care homes in the Granite Bay Area are 2.5 miles away or farther from the proposed project site and outside of the County island area. These projects a far enough distance away that they would not create a disruption in the land use pattern. The Ovation Senior Living and Roseville Congregate Care projects are located less than a mile from each other. However, even a distance of less than a mile, these three projects are located in the same transitional land use area of the unincorporated County island as the proposed project. These three projects are located on parcels that range in size from 4.11 acres to 8.9 acres which is larger than most of the surrounding single family residential uses surrounding the site. The Ovation Senior Living and proposed

project are both located along Sierra College Boulevard, a major arterial roadway in the area with high traffic volumes that connects a wide variety of land uses with varying densities and intensities. No significant conflicts on the existing localized land use pattern have been identified as a result of the proposed residential care homes in the Granite Bay area.

Table 4.7-4: Proposed Residential Care Homes in Granite Bay

Project		Location	Proposed Use	Distance from the Project Site
1.	Proposed Project – Placer Retirement Residence; PLN16-00298	Old Auburn Road/Sierra College Boulevard	Rezone, MUP for 145-unit residential care home with 160 residents.	0-mile
2.	Ovation Senior Living (approved)	Sierra College Boulevard, 1000 feet south of the intersection of Old Auburn Road and Sierra College Boulevard; APN 466-030-050-000	Rezone, TM, and Minor Use Permit for 112 residents in 114 units consisting of 85 assisted living and 29 memory care units in a 108,000-square foot building on 4.5 acres.	0.2 mile
3.	Roseville Congregate Care (pending decision)	3140 Spahn Ranch Road	Rezone and Minor Use Permit for a 24-hour congregatate Health living facility for 15 residents in a 5,746-square foot building on 4.11 acres.	0.7 mile
4.	Eskaton (existing)	Douglas Boulevard at Barton Road	Minor Use Permit for a 110-bed retirement and assisted living facility of approximately 80,000 square feet on 6.5 acres.	2.5 miles
5.	Country House; PLN15-00021 (existing)	8485 and 8481 Barton Road; APNs 48-101-066 and 048-101-067.	Minor Use Permit and Variance for a 43-room memory care facility within a 32,400-square foot building.	2.5 Miles
6.	Elim Glen (approved)	6257 Eureka Road; APN 048-290-022	Minor Use Permit to allow a 3,800 square-foot addition to an existing 2,800 single-family home to operate as a residential care facility on a 1.8-acre parcel.	2.5 miles
7.	Granite Bay Memory Care; PLN15-00051 (approved)	Douglas Boulevard between Barton Road and Auburn Folsom Road; APN 048-132-169	Minor Use Permit for a 60-room and 66 bed memory care facility within a 34,000-square foot building on 3.5 acres.	2.8 miles

Like the proposed project, all new development would be required to conform to the guidelines and policies contained in the Placer County Code, the Granite Bay Community Plan design guidelines, as well as the Placer County Design Guidelines, which would reduce or avoid land use compatibility conflicts. Therefore, because there are no projects in the vicinity of the site that could contribute to localized land use compatibility conflicts there would not be a significant adverse cumulative effect with regard to land use compatibility. The proposed project's incremental effect would not be cumulatively considerable, as the proposed project would be designed to reduce impacts on neighboring properties to a less **than significant level**.

4.7.5 REFERENCES

Environmental Science Associates, 2016. The Park at Granite Bay Final EIR. Available at County of Placer Environmental Coordination Services, 3091 County Center Drive, Auburn, CA 95603.

City of Roseville, 1988. Southeast Roseville Specific Plan, July 18. Available:

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