

5 CEQA CONSIDERATIONS

5.1 INTRODUCTION

Section 15126 of the State CEQA Guidelines requires that all phases of a project must be considered when evaluating its impact on the environment, including planning, acquisition, construction, and operation. Further, the evaluation of significant impacts must consider direct and reasonably foreseeable indirect effects of the project over the short-term and long-term. As part of this analysis, the EIR must identify, to the extent relevant, (1) significant environmental effects of the proposed project, (2) mitigation measures proposed to minimize significant effects, (3) significant environmental effects that cannot be avoided if the proposed project is implemented, (4) significant irreversible environmental changes that would result from implementation of the proposed project, (5) growth-inducing impacts of the proposed project, and (6) alternatives to the proposed project.

Chapter 4, “Environmental Setting, Impacts, and Mitigation Measures,” and Sections 4.1 through 4.11 provide a comprehensive presentation of the proposed project’s environmental effects, proposed mitigation measures, and conclusions regarding the level of significance of each impact both before and after mitigation.

Chapter 6, Alternatives, presents a comparative analysis of alternatives to the proposed project. The other CEQA-required analyses described above are presented below.

5.2 SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS

Section 15126.2(b) of the State CEQA Guidelines requires that an EIR describe any significant impacts that cannot be avoided, even with the implementation of feasible mitigation measures. The environmental effects of the proposed project on various aspects of the environment are discussed in detail in Chapter 4, Environmental Setting, Impacts, and Mitigation Measures. The analysis concluded there would not be any significant and unavoidable impacts associated with the proposed project which includes the Modified Frontage Improvements Option. The analysis did identify direct and cumulative **significant and unavoidable impacts** on aesthetics associated with the Full Frontage Improvements option.

5.3 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL EFFECTS

Under CEQA, an EIR must analyze the extent to which a project's primary and secondary effects would generally commit future generations to the allocation of nonrenewable resources and to

irreversible environmental damage (State CEQA Guidelines section 15126.2(c); 15127). Specifically, section 15126.2(c) states:

Uses of nonrenewable resources during the initial and continued phases of the project may be irreversible, since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts and, particularly, secondary impacts (such as highway improvement which provides access to a previously inaccessible area) generally commit future generations to similar uses. Also, irreversible damage can result from environmental accidents associated with the project. Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified.

- Generally, a project would result in significant irreversible environmental changes if:
- The primary and secondary impacts would generally commit future generations to similar uses;
- The project would involve a large commitment of nonrenewable resources;
- The project would involve uses in which irreversible damage could result from any potential environmental accidents associated with the project; or
- The proposed irretrievable commitments of nonrenewable resources is not justified (e.g., the project involves the wasteful use of energy).

Implementation of the proposed project would result in the long-term commitment of resources of the project site to developed land use. The proposed project would likely result in or contribute to the following irreversible environmental changes:

- Conversion of existing undeveloped land, approximately 9 acres, to a developed use, thus precluding other alternative land uses in the future.
- Increased ambient noise associated with an increase in traffic.
- Irreversible consumption of goods and services associated with the future population.
- Degradation of air quality associated with project construction and operation.
- Irreversible consumption of energy and natural resources associated with construction and operation of the project, as well as by the future residential population.

Development of the proposed project would result in the dedication of the project site to a residential care home, thereby precluding other conflicting uses for the lifespan of the project.

Restoration of the site to pre-developed conditions would not be feasible given the degree of disturbance, the urbanization of the site, and the level of capital investment.

The State CEQA Guidelines also require a discussion of the potential for irreversible environmental damage caused by an accident associated with the proposed project. While the project could result in the use, transport, storage, and disposal of hazardous wastes during construction and operation, as described in the Initial Study, Section VIII, “Hazards & Hazardous Materials,” all activities would comply with applicable state and federal laws related to hazardous materials, which significantly reduce the likelihood and severity of accidents that could result in irreversible environmental damage.

Implementation of the proposed project would result in the long-term commitment of resources to development of the site into a residential care home. The most notable significant irreversible impacts are a reduction in natural vegetation for wildlife communities; increased generation of pollutants; and the commitment of non-renewable and / or slowly renewable natural and energy resources, such as lumber and other forest products, mineral resources, fossil fuels, and water resources during construction activities. Operations associated with future uses would also consume natural gas and electrical energy. These irreversible impacts, which are unavoidable consequences of urban growth, are described in detail in the appropriate technical sections of this Draft EIR (see Chapters 4.1 through 4.11).

5.4 GROWTH-INDUCING IMPACTS

As required by Section 15126.2(d), an EIR must discuss ways in which a proposed project could foster economic or population growth or the construction of additional housing, either directly or indirectly, in the surrounding environment. The EIR must also discuss the characteristics of the project that could encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively. Growth can be induced in a number of ways, such as through the elimination of obstacles to growth, through the stimulation of economic activity within the region, or through the establishment of policies or precedents that directly or indirectly encourage additional growth.

In general, a project may foster growth in a geographic area if the project removes an impediment to growth (e.g., the establishment of an essential public service, the provision of new access to an area, a change in zoning or general plan approval) or economic expansion occurs in response to the project (e.g., changes in revenue base, employment expansion etc.).

The project would involve the construction of a 145-unit residential care home for seniors on a single parcel of approximately 9 acres. The project would not extend new roads or infrastructure

to any adjacent properties where such facilities are not currently available. The project would not remove any barriers to growth to development that has previously been limited development in the surrounding area.

Construction of the proposed project would generate temporary employment opportunities for construction workers, heavy equipment operators, engineers, surveyors, building inspectors, and several other types of workers related to construction activities. After completion of project construction, these construction jobs would be relocated to other areas in the region. After construction, the project would result in new permanent employment growth related to any new employees hired to staff the facility; approximately 30 full and part-time employees. This number of employees would not create a substantial increase in population in Placer County or within the Granite Bay community such that a substantial demand in new housing or infrastructure would occur. Once constructed, the project would support up to 160 residents including the four resident managers. The project is a residential project, so it would provide additional housing opportunity in the Granite Bay area. Development of the proposed project would not require the extension of new roads or infrastructure, or remove a barrier to growth such that growth inducement would occur.

The elimination of physical or regulatory obstacles to growth is considered a growth-inducing effect. A physical obstacle to growth often involves the lack of public service infrastructure. The extension of public service infrastructure, including roadways, water mains, and sewer lines, into areas that are not currently provided with these services would be expected to support new development. Similarly, the elimination or change to a regulatory obstacle, including existing growth and development policies, could result in new growth.

Implementation of the proposed project would not result in the elimination of growth obstacles. The storm drainage system for the proposed project would include on-site detention and would not add capacity to existing off-site infrastructure for additional projects. The wastewater plan for the proposed project would direct flows to existing infrastructure at Sierra College Boulevard but would not add capacity to the existing system for additional projects. Improvements to off-site storm drainage and wastewater systems may be made regardless of whether the proposed project is developed but are not required to serve the proposed project. The proposed project would also not require an enlargement of capacity for the existing water conveyance infrastructure in the area, so the project would not encourage growth by bringing additional water conveyance capacity to the area.

While economic and employment growth is an intended consequence of the proposed project, growth-induced directly and indirectly by the proposed project could also affect the greater regional area. Examples of potential effects caused by induced growth in the region could include: increased traffic congestion; increased air pollutant emissions; loss of agricultural land and open

space; loss of habitat and associated flora and fauna; increased demand on public utilities and services, such as fire and police protection, water, recycled water, wastewater, solid waste, energy, and natural gas; and increased demand for housing. While the incremental increase in demand for services by the project could foster some economic growth, it is not anticipated to be at a level that would encourage or facilitate economic effects that could result in other activities (such as demand for increased residential or commercial development, or other infrastructure improvements) that would result in significant adverse effects on the environment. Therefore, potential impacts as a result of growth inducement are **less than significant**.

5.5 CUMULATIVE IMPACT ANALYSIS

CEQA requires that an EIR contain an assessment of the cumulative impacts that could be associated with the proposed project. This assessment involves examining project-related effects on the environment in the context of similar effects that have been caused by past or existing projects, and the anticipated effects of future projects. Although project-related impacts may be individually minor, the cumulative effects of these impacts, in combination with the impacts of other projects, could be significant under CEQA and must be addressed [CEQA Guidelines, §15130(a)]. Where a lead agency concludes that the cumulative effects of a project, taken together with the impacts of past, present, and probable future projects, are significant, the lead agency then must determine whether the project's incremental contribution to such significant cumulative impact is "cumulatively considerable" (and thus significant in and of itself).

A lead agency need not consider every incremental effect as "cumulatively considerable," but does need to briefly describe the basis for concluding that the incremental effect is not a cumulatively considerable contribution to a cumulatively significant impact. "The discussion of cumulative impacts shall reflect the severity of impacts and their likelihood of occurrence, but the discussion need not provide as great [a level of] detail as is provided for the effects attributable to the project alone. The discussion should be guided by standards of practicality and reasonableness, and should focus on the cumulative impact to which the identified other projects contribute rather than the attributes of other projects which do not contribute to the cumulative impact." (State CEQA Guidelines §15130(b)).

Related projects and other possible development in the area determined as having a direct potential to interact with the proposed project (to the extent that a significant cumulative effect could occur) are identified in *Table 5-1: Cumulative Projects*, below. This table includes projects in various phases of planning and construction within Granite Bay; as well as some existing and proposed senior care residential facilities in the Granite Bay Area. Cumulative impacts were evaluated at the end of each technical section of this Draft EIR (see Chapter 3, Sections 4.1

through 4.11). The cumulative analysis in each technical section evaluated the proposed project's contribution to the cumulative scenario.

Table 5-1: Cumulative Project List

	Project	Location	Proposed Use	Project Status	Distance from the Project Site
1.	Proposed Project – Placer Retirement Residence; PLN16-00298	Old Auburn Road/Sierra College Boulevard	Rezone, MUP for a 145-unit residential care home with 160 residents.	Proposed	0-mile
2.	The Park at Granite Bay	Sierra College Boulevard between Annabelle Avenue and Haskell Way; Assessor's Parcels 468-050-016; -024; -026; 468-060-039; -040; -041; and -042	GBCP Amendment, rezone, CUP, Variance, Vesting TM. 56 Single Family Residential lots on 16.3 acres.	In construction	0.1 mile
3.	Ovation Senior Living	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.	Approved	0.2 mile
4.	Roseville Congregate Care	3140 Spahn Ranch Road	Rezone and Minor Use Permit for a 24-hour congregate Health living facility for 15 residents in a 5,746-square foot building on 4.11 acres.	Pending	0.7 mile
5.	Whitehawk 1; PLN15-00300	Douglas Boulevard; APN 048-151-001	General Plan Amendment, GBCP Amendment, Vesting TM, CUP for a 24-unit planned unit development on 18.1 acres.	Pending	1.5 miles
6.	Whitehawk 2; PLN15-0031	Douglas Boulevard at Seeno Avenue; APN 048-151-161	General Plan Amendment, GBCP Amendment, Vesting TM, CUP for a 55-unit planned unit development on 33 acres.	Pending	1.6 miles
7.	Quarry Ridge Professional Office Park; PLN16-00157	NE corner of Douglas Blvd and Berg Street	17,260 square feet of office and medical office space.	Approved	2 miles

Table 5-1: Cumulative Project List

	Project	Location	Proposed Use	Project Status	Distance from the Project Site
8.	Greenside; PLN17-00433	5640 Macargo Road	3 single Family lots on 2 acres	Approved	2.3 miles
9.	Walk of Honor PLN17-00240	Douglas Blvd at Barton Road	One 50-foot flagpole and five 20-foot flag poles.	Approved	2.5 miles
10.	Eskaton	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.	Existing	2.5 miles
11.	Country House; PLN15-00021	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.	Existing	2.5 Miles
12.	Elim Glen	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.	Approved	2.5 miles
13.	Granite Bay Memory Care; PLN15-00051	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.	Approved	2.8 miles
14.	Ventura at Granite Bay PLN17-00131	6832 Eureka Road and 9060 Folsom Road	33 Single-Family Homes on 13.9 acres.	Pending	2.9 miles
15.	Hawk Homestead	5575 Cavitt Stallman Road	108 single family lots on 245 acres	Pending	3.3 miles
16.	Colinas Estates; PLN 17-00237	8137 Joe Rogers Road	10 single family lots on 5.49 acres	Existing	3.4 miles
17.	Petrik Minor Land Division	7960 Eagle View Lane	2 single family lots on 2.43 acres	Approved	5.3 miles

As shown in Table 5-1, the majority of cumulative projects in the Granite Bay area are greater than 1 mile away from the proposed project. The majority of existing and proposed residential developments for seniors within the Granite Bay area are greater than 2.0 miles away from the proposed project. The approximate location of each of the cumulative projects is shown in **Figure 5-1: Cumulative Projects Map**.

Cumulative impacts were evaluated at the end of each technical section of this Draft EIR (see Chapters 4.1 through 4.11). The cumulative analysis in each technical section evaluated the proposed project's (which includes the Modified Frontage Improvement option) contribution to the cumulative scenario. Cumulative impacts were identified in the Aesthetics chapter, but only for the visual impacts associated with the Full Frontage Improvement option as a result of the loss of trees along the Old Auburn Road Frontage. Cumulative visual impacts for the Full Frontage Improvement option are considered to be **significant and unavoidable**.

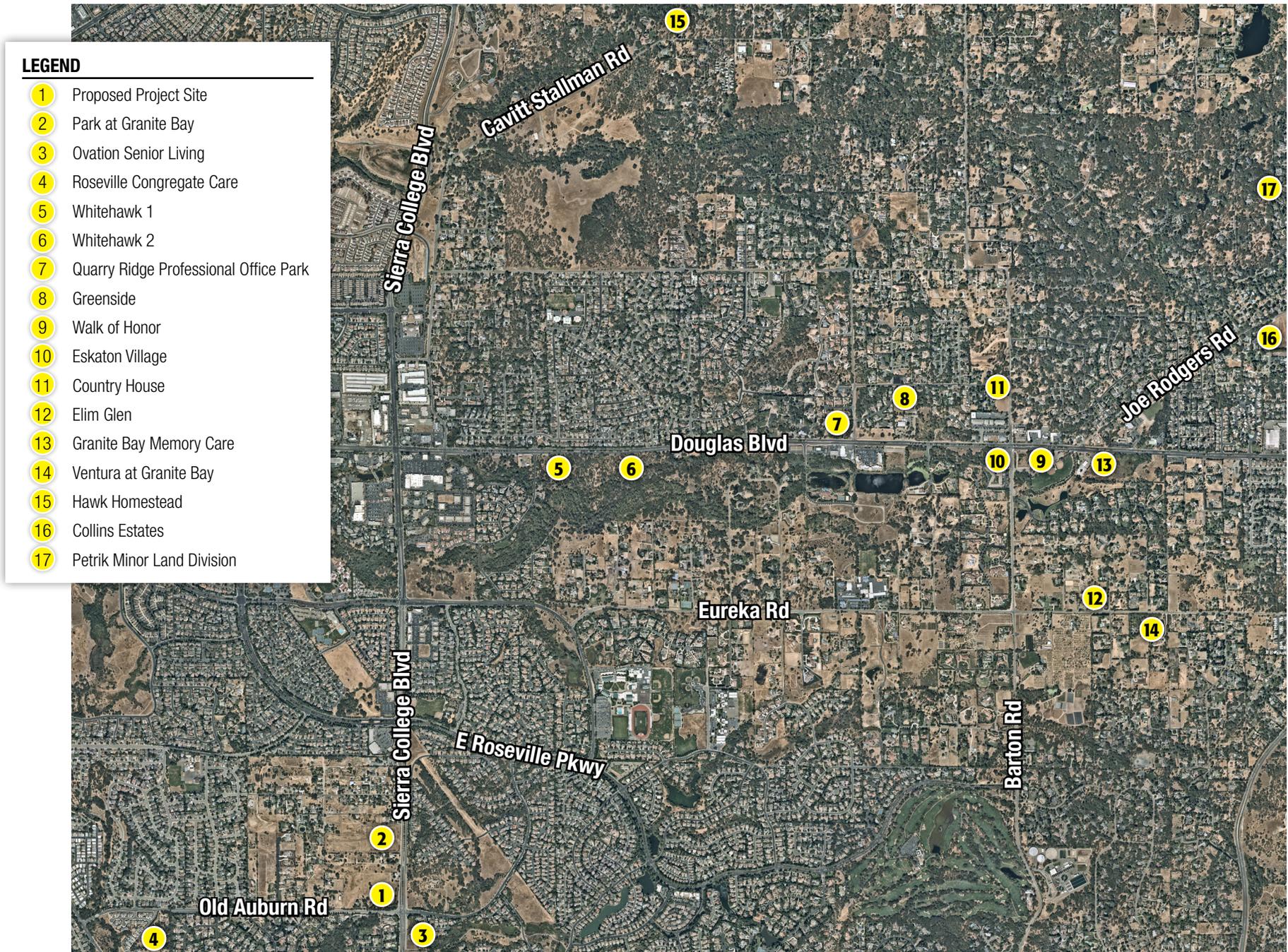


FIGURE 5-1: Cumulative Projects Map
 Placer Retirement Residence
 Placer County

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