

3

PROJECT DESCRIPTION

3.1 INTRODUCTION

Consistent with CEQA Guidelines, Section 15124, the Project Description chapter of this EIR provides a comprehensive description of the Quarry Ridge Project (proposed project), including details regarding the precise location and boundaries of the proposed project; a general description of the setting of the project site and surrounding area; a list of project objectives; a detailed description of the project’s technical characteristics; a list of the agencies expected to use this EIR in their decision-making; and a list of permits and other approvals required for the proposed project.

3.2 PROJECT LOCATION

The proposed project site consists of a 3.23-acre (gross) site located at the northeast corner of Douglas Boulevard and Berg Street within the Granite Bay Community Plan area in Placer County, California (see Figure 3-1 and Figure 3-2). The project site is identified as APN 048-084-030. Per the Placer County General Plan and Granite Bay Community Plan, the project site is designated as Low Density Residential and is zoned Residential Single Family, Building Site 20,000-sf minimum (RS-B-20).

3.3 PROJECT SETTING AND SURROUNDING LAND USES

The project site’s existing characteristics and surrounding land uses are discussed below.

Site Characteristics

The 3.23-acre site is currently undeveloped and does not include any existing structures. Existing vegetation consists primarily of weedy growth interspersed with scattered oak trees. According to an Arborist Report prepared for the proposed project, a total of 29 trees currently exist within and/or overhang the project site. The site is bounded on the west side by Berg Street and on the south by Douglas Boulevard, a four-lane arterial roadway. While the topography of the eastern portion of the site is relatively level, the site slopes upwards to a small knoll to the west. Road cuts along Douglas Boulevard are up to 12 feet high along the western portion of the southern site boundary, and have exposed weathered granite along the south-facing slope. A similar cut slope exists on the west-facing slope. The site elevation ranges from approximately 333 feet at the west end to 313 feet at east end, with a difference of approximately 20 feet of elevation.

**Figure 3-1
Regional Project Location**

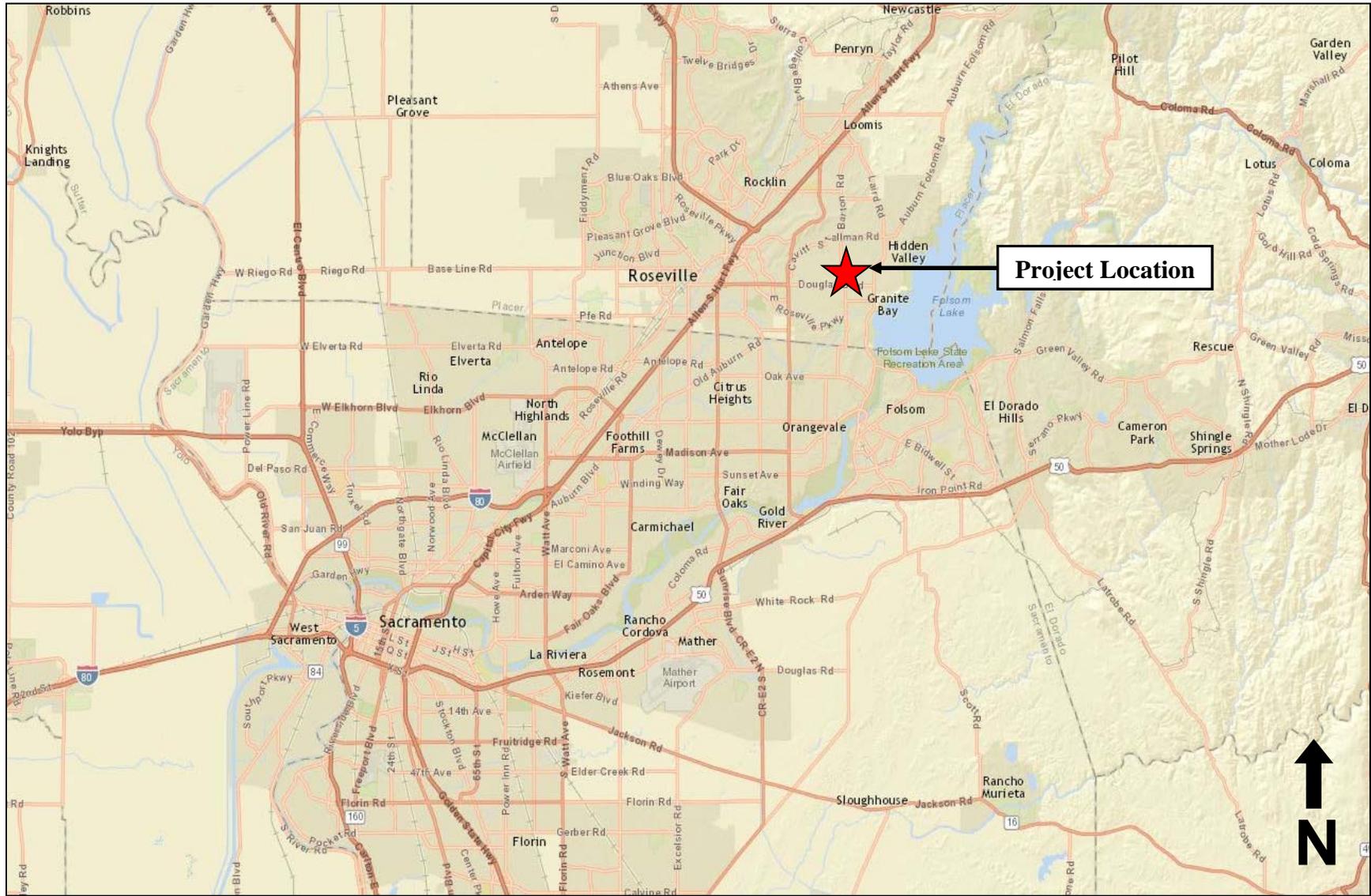


Figure 3-2
Project Vicinity



Surrounding Land Uses

The project site is surrounded by a single-family residential neighborhood directly to the north of the site, an existing church (Fellowship Church) to the east, and a retail center (Quarry Ponds) to the south, across Douglas Boulevard. The area west of the site, across Berg Street, is currently undeveloped and covered with dense vegetation; however, applications are on file for future development with the unapproved Granite Bay Medical Office Complex project.

Table 3-1 illustrates the existing conditions of the adjacent properties.

Table 3-1 Adjacent Properties Existing Conditions			
Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	RS-B-20	Low Density Residential	Vacant and undeveloped
North	RS-B-20	Low Density Residential	Single-family residential neighborhood
South (opposite Douglas Boulevard)	C2-UP-DC	Commercial	Commercial shopping center (Quarry Ponds)
East	RS-B-20	Low Density Residential	Church (Fellowship Church)
West (opposite Berg Street)	RS-B-20	Low Density Residential	Vacant and undeveloped

3.4 PROJECT OBJECTIVES

The following project objectives have been developed by the project applicant for the proposed project:

1. To develop a new professional office park close to existing office and commercial development consistent with the Granite Bay Community Plan’s vision for the Douglas Boulevard corridor in Granite Bay.
2. Thoughtfully develop an infill parcel into a boutique office park that complements and blends in with the natural setting of the project area and is compatible with existing and planned adjacent development.
3. Provide a landscaped scenic corridor along Douglas Boulevard to enhance and maintain its scenic quality. Landscaping will be used to reduce the visual profile of the project.
4. Design a project with high-quality design that is compatible in form, massing, height, setbacks, building materials, size, and design that positively contributes to the existing neighborhood context.
5. Preserve native trees and existing topography of the site to the maximum extent possible.

6. To provide mutually supportive office and retail uses in immediate proximity to one another.
7. Fulfill the design standards and guidelines of the Granite Bay Community Plan including minimization of environmental impacts, such as noise, pollution and visual impacts of commercial development on adjacent residential areas.
8. To construct a high-quality project with enough commercial floor area to produce a return on investment sufficient to attract private capital and construction financing.

3.5 PROJECT COMPONENTS

Generally, the proposed project consists of subdividing the 3.23-acre project site into four parcels to develop four office buildings, totaling 17,260 sf, and associated improvements (see Figure 3-3). The project components, including requested entitlements, are discussed in detail below.

Proposed Buildings

The proposed office complex would consist of one general office building (Building 1) and three office buildings (Buildings 2, 3, and 4) for which medical use is anticipated. Building 1 would be approximately 3,200 sf and would be situated at the top of the knoll on the western portion of the site (see Figure 3-4 and Figure 3-5). Buildings 2 and 3 would be approximately 4,020 sf and 4,530 sf, respectively, and would be situated to the east of Building 1. Building 4 would be located in the southeastern portion of the site, and would be separated from Building 3 by a narrow parking lot area. Building 4 would be approximately 5,510 sf in size. The office buildings would be open during normal business hours. The project has proposed a security gate which would be open during normal business hours and closed with authorized access only during non-business hours.

The closest portion of the proposed buildings to Douglas Boulevard would range from 20 to 28 feet from the future edge of right-of-way of Douglas Boulevard, and 40 to 48 feet from the back of the existing sidewalk. The Granite Bay Community Plan requires a standard setback from the north side of Douglas Boulevard of 75 feet. The proposed project includes a text amendment to the Community Plan to modify the setback standard. Additional details are provided under “Granite Bay Community Plan Amendment” section below.

Tentative Parcel Map

The proposed project includes a request to subdivide the project site into four parcels. As shown in Figure 3-6, the proposed parcels range from 24,202 gross sf to 48,936 gross sf. Following subdivision of the project site, the project site would be developed with office structures, drive aisles, parking areas, and landscaping, per the phasing discussed further in this chapter.

Figure 3-3
 Preliminary Site Plan

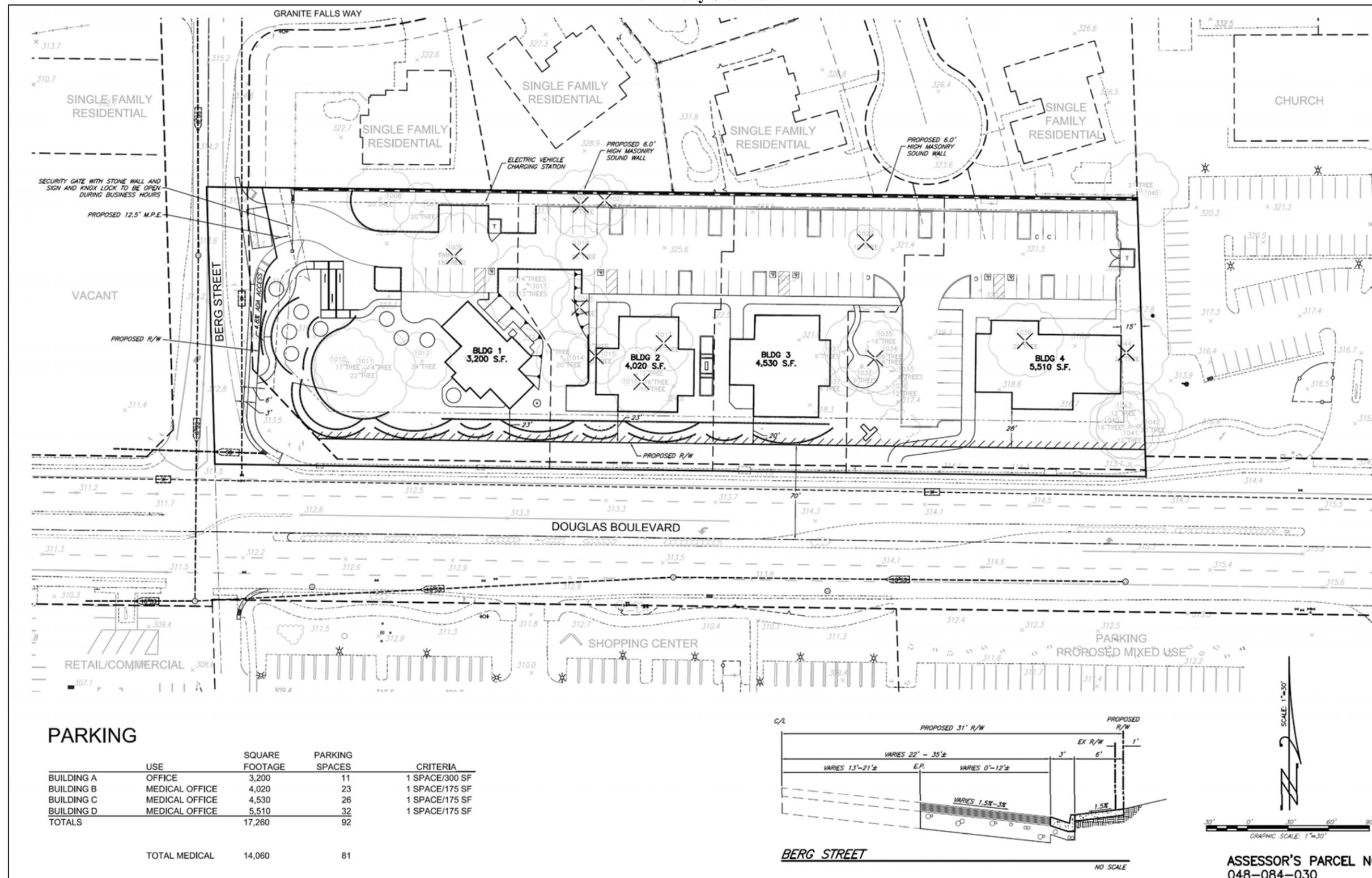


Figure 3-4
 Preliminary Grading, Drainage, and Utility Plan

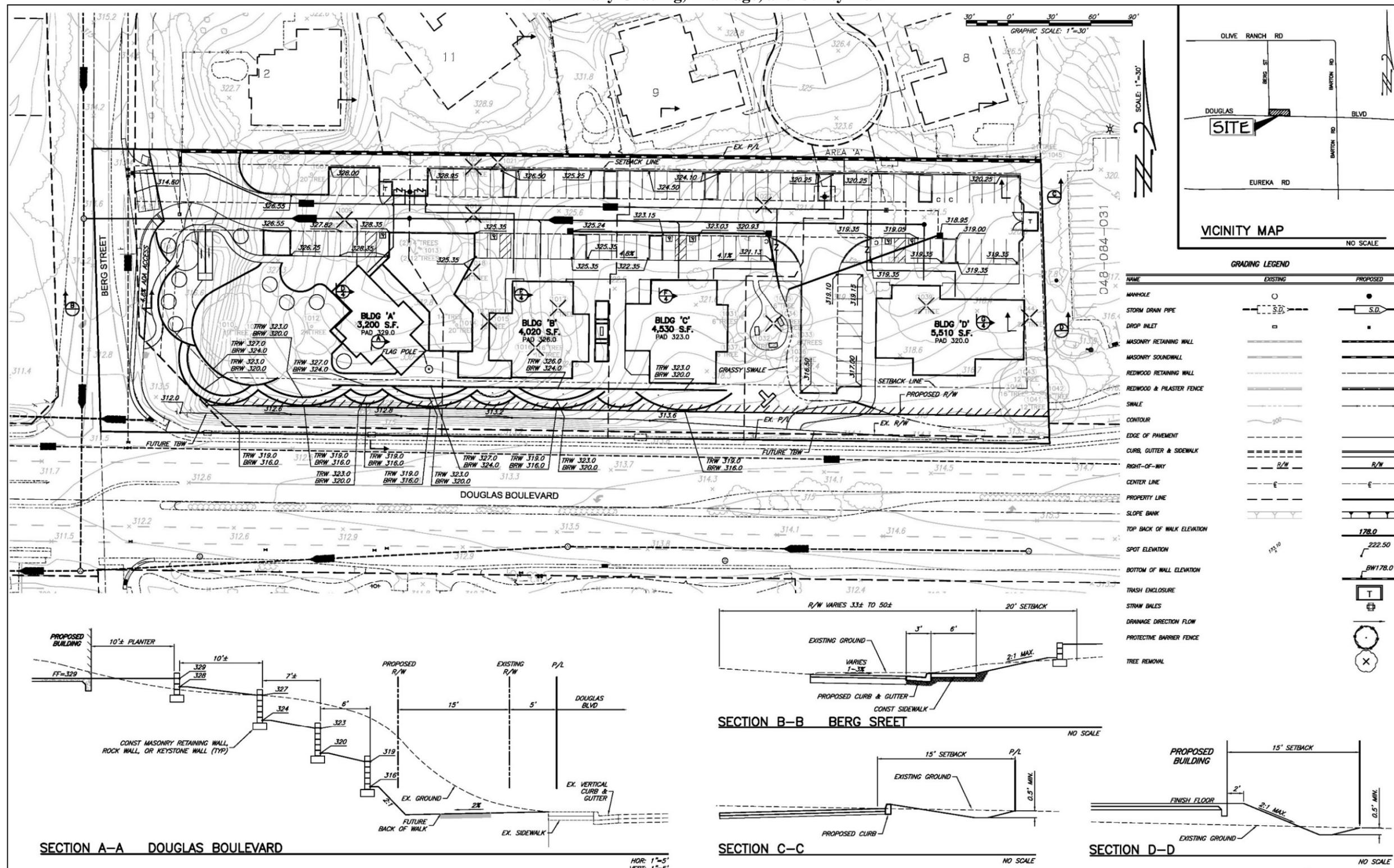


Figure 3-5
 Preliminary Grading Sections

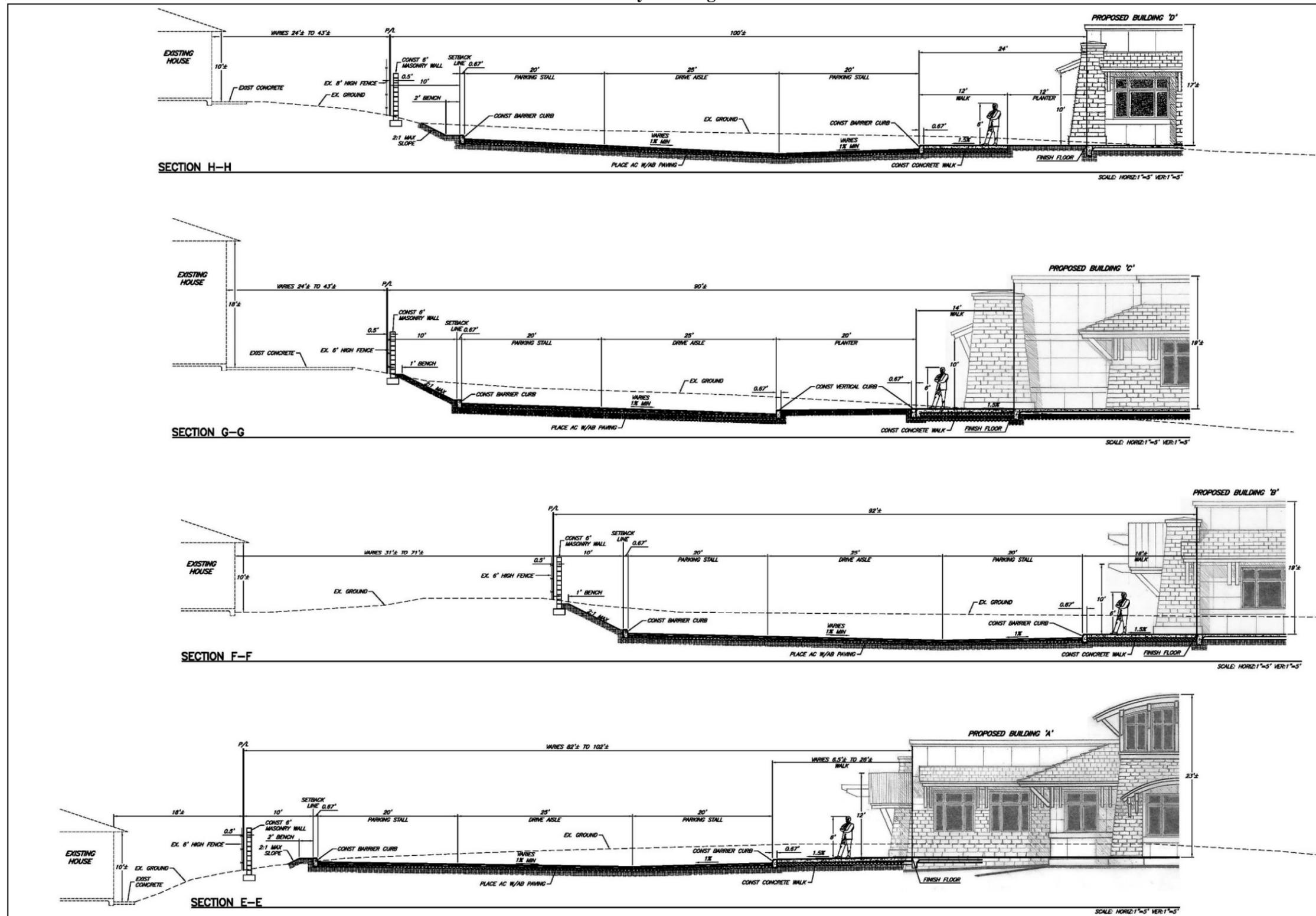
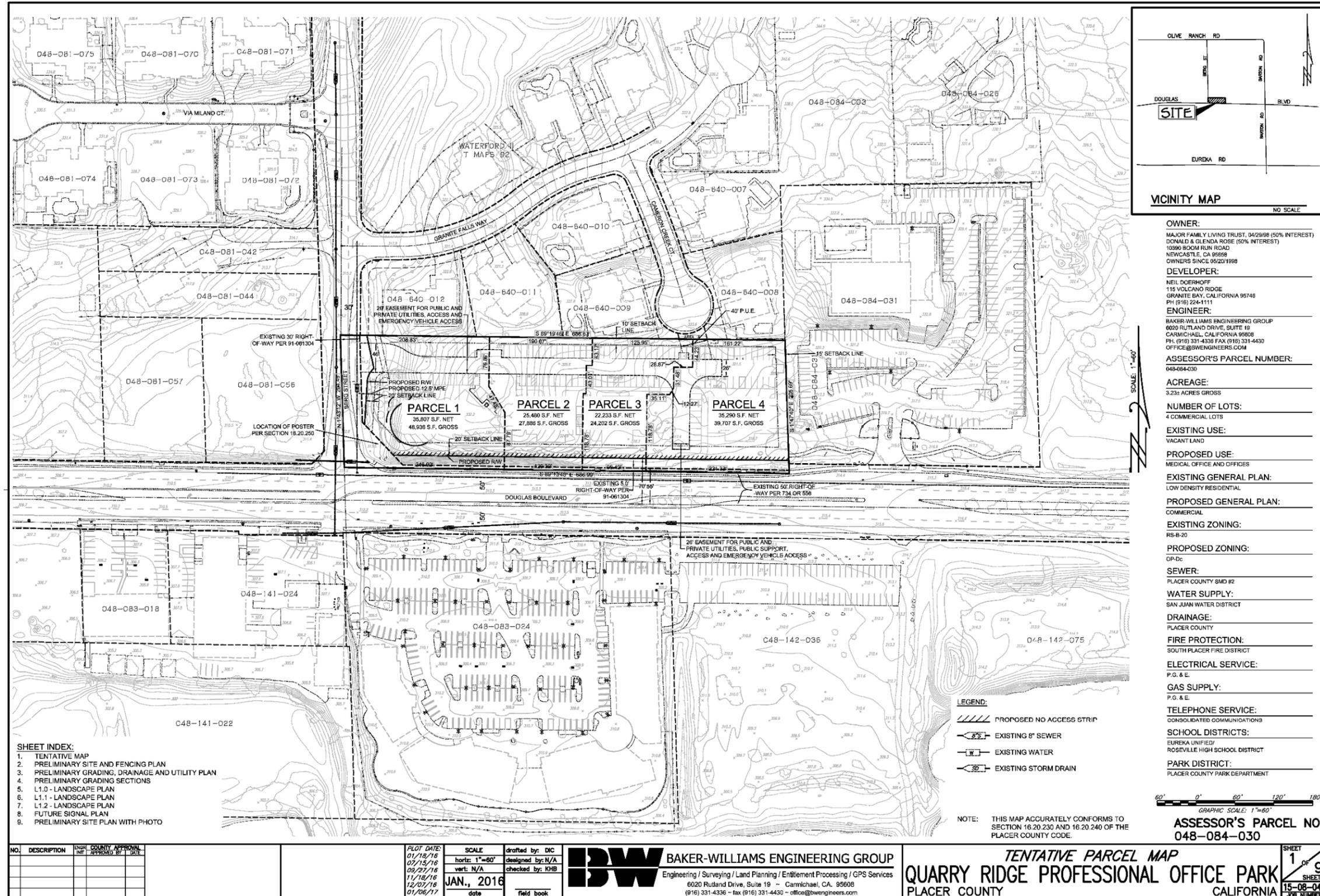


Figure 3-6
 Tentative Parcel Map



Grading

With regard to grading, Building 1 would require up to approximately two feet of cut atop the knoll on the site, while Building 2 would require approximately three feet of cut and approximately three feet of fill in some areas. Building 3 would require between three and six feet of fill. Building 4 would require one to five feet of fill. In total, approximately 3,500 cubic feet of material would be moved on-site during grading activities. The moderate grade between Building 1 and Douglas Boulevard would be accommodated by a series of four retaining walls spaced six to 10 feet apart, as shown in Section A-A on Figure 3-4. Similar design features would be integrated at the slopes to the east and west of Building 1.

Access and Circulation

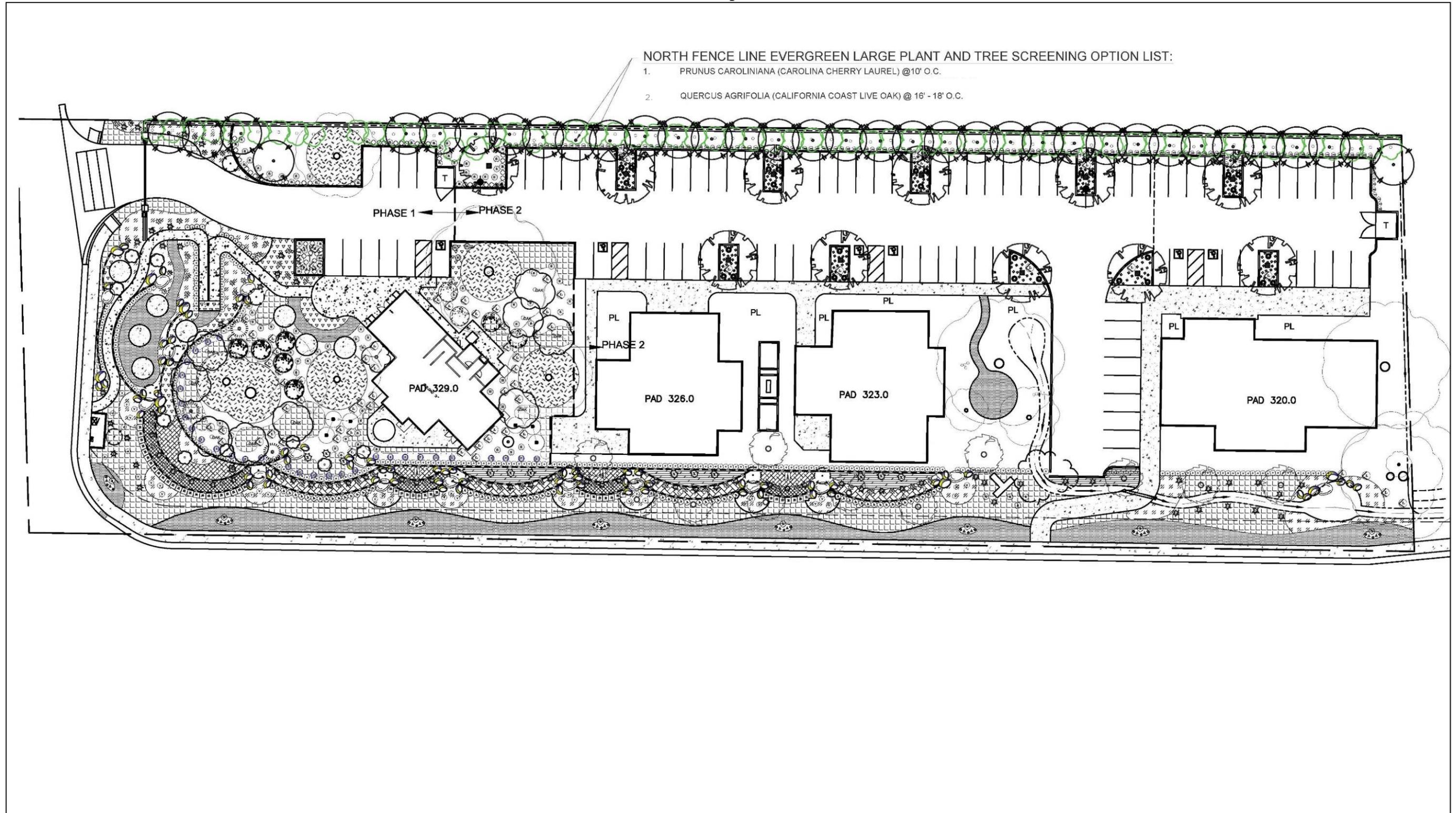
Parking for the proposed development would be provided by a surface parking lot that would span the northern portion of the proposed project site, and extend southward between Buildings 3 and 4. The parking lot would include a total of 92 parking spaces, including six ADA compliant spaces, and would incorporate an EV charging station. The parking lot would connect to Berg Street by way of a new driveway with a proposed security gate; the proposed security gate would remain open during business hours. Sidewalks would be provided throughout the project site to provide access to the proposed buildings. Building 1 would also be accessible by way of a meandering paved ADA ramp that would extend from the west side of the building and connect to a new attached sidewalk along the project frontage at Berg Street. On the eastern portion of the project site, a sidewalk would extend southward from the parking lot and connect to the existing sidewalk along Douglas Boulevard.

The proposed project would also include grading improvements along Douglas Boulevard. Specifically, the grading would be approximately 20 feet wide along the project frontage, behind the back of the existing sidewalk, from the approximate location where the new sidewalk would connect to Douglas Boulevard, between Buildings 3 and 4, to the intersection of Douglas Boulevard and Berg Street. This grading would allow for the future construction of a separated right-turn lane along Douglas Boulevard onto Berg Street, a Class II Bike Lane, and new curb, gutter, and sidewalk. With respect to Berg Street along the project frontage, the project includes widening of the existing roadway, ranging from 0 to 12 feet, with new curb, gutter, and a six-foot sidewalk.

Landscaping and Fencing

The proposed project would incorporate a variety of landscaping and hardscape features throughout the site (see Figure 3-7). Specifically, a six-foot-tall split-face block masonry wall would be constructed along the northern property boundary. Screen trees would be planted along the interior side of the masonry wall, which would consist of one of the following two tree types, or a combination of the two: 1) Carolina Cherry Laurel; and 2) California Coastal Live Oak. The masonry wall and the row of trees would span the length of the project site and would provide screening from the adjacent residential area to the north. Trees would also be included in various planters throughout the parking lot to provide shade and additional screening.

Figure 3-7
Landscape Plan



Furthermore, extensive landscaping would be provided along the project frontage at Berg Street and Douglas Boulevard, as well as throughout much of the knoll on which Building 1 would be located. It should be noted that the exposed weathered granite along the south-facing slope may be incorporated into the final landscaping. Of the 29 existing trees on and/or overhanging the project site, 14 would be removed as part of the proposed project and 15 would be retained.

Within the western portion of the proposed project site, the project would provide 10 designated circular concrete pads on which art may be displayed on a rotational basis. The art spaces would likely include recreational amenities (e.g., benches) for the benefit of staff and clients associated with the proposed office facilities.

Public Services and Utilities

Law enforcement services would continue to be provided to the proposed project by the Placer County Sheriff's Office. Fire protection services for the site would continue to be provided by the South Placer Fire District. The closest fire station to the site is Station 16, located at 5300 Olive Ranch Road. Station 16 is situated approximately 0.75-mile northwest of the site.

Solid waste collection services in the proposed project area are provided by Recology Auburn Placer, a private collection firm under contract with Placer County. Recology provides curbside collection of mixed waste (garbage and recyclables) and provides separated office paper, newspaper and cardboard collection, upon request, at no charge. The mixed waste collected by Recology is delivered to the Western Placer Waste Management Authority (WPWMA) Materials Recovery Facility (MRF) where waste is processed, recyclables are recovered, and residuals are disposed at the WPWMA's Western Regional Sanitary Landfill. Both the MRF and the landfill are located on the same property, north of the City of Roseville. A trash receptacle would be provided at the eastern site boundary.

Water service to the proposed project site would be provided by San Juan Water District (SJWD) by way of a new water line located under the proposed parking lot area, which would connect to the SJWD's existing water main in Berg Street.

The proposed project site is located within the Placer County Sewer Maintenance District 2 (SMD-2). A six-inch sanitary sewer line would extend east to west through the project site and connect to the County's existing eight-inch sewer main in Berg Street.

Generally, the project is subject to the National Pollutant Discharge Elimination System (NPDES) Phase II MS4 Permit and would be designed to meet the requirements of the Regional Water Quality Control Board permit. The proposed project would include the construction of on-site stormwater drainage and treatment facilities sized to appropriately manage runoff from all impervious and pervious areas, including roofs, sidewalks, and all paved areas. New stormwater inlets throughout the parking lot areas would capture and convey on-site runoff through a series of new stormwater pipes to two proposed grassy swale areas located at the southwestern and southeastern portions of the project site, respectively. Both swales would allow for stormwater to naturally infiltrate underlying soils, while excess runoff would discharge to existing roadside ditches along the western and southern site boundaries.

Construction and Phasing

The proposed project would likely be developed in up to four phases (see Figure 3-8). Phase I would include grading of the entire project site and creation of all four building pads, installation of the six-foot-tall masonry wall along the northern project boundary, installation of landscaping along the entire northern project boundary wall, installation of landscaping along the entire Douglas Boulevard frontage, installation of all underground utilities, and development of the western portion of the site, including a portion of the parking lot, access to Berg Street, all landscape improvements on the western portion of the site, and construction of Building 1 (including necessary infrastructure and landscaping). Phases II through IV would include buildout of the remaining three buildings, subject to County standard regulations related to project phasing.

Granite Bay Community Plan Amendment

According to the Community Design Element of the Granite Bay Community Plan, Section 4.2.11, *Road Corridors*, a 75-foot setback is required along the north side of Douglas Boulevard. The proposed project would include a text amendment to the Granite Bay Community Plan to modify the setback standard. The proposed change would allow for an applicant to request a reduction in the 75-foot setback if a visual buffer is in place that satisfies certain requirements, described below, to the County's satisfaction, in order to address potential visual impacts.

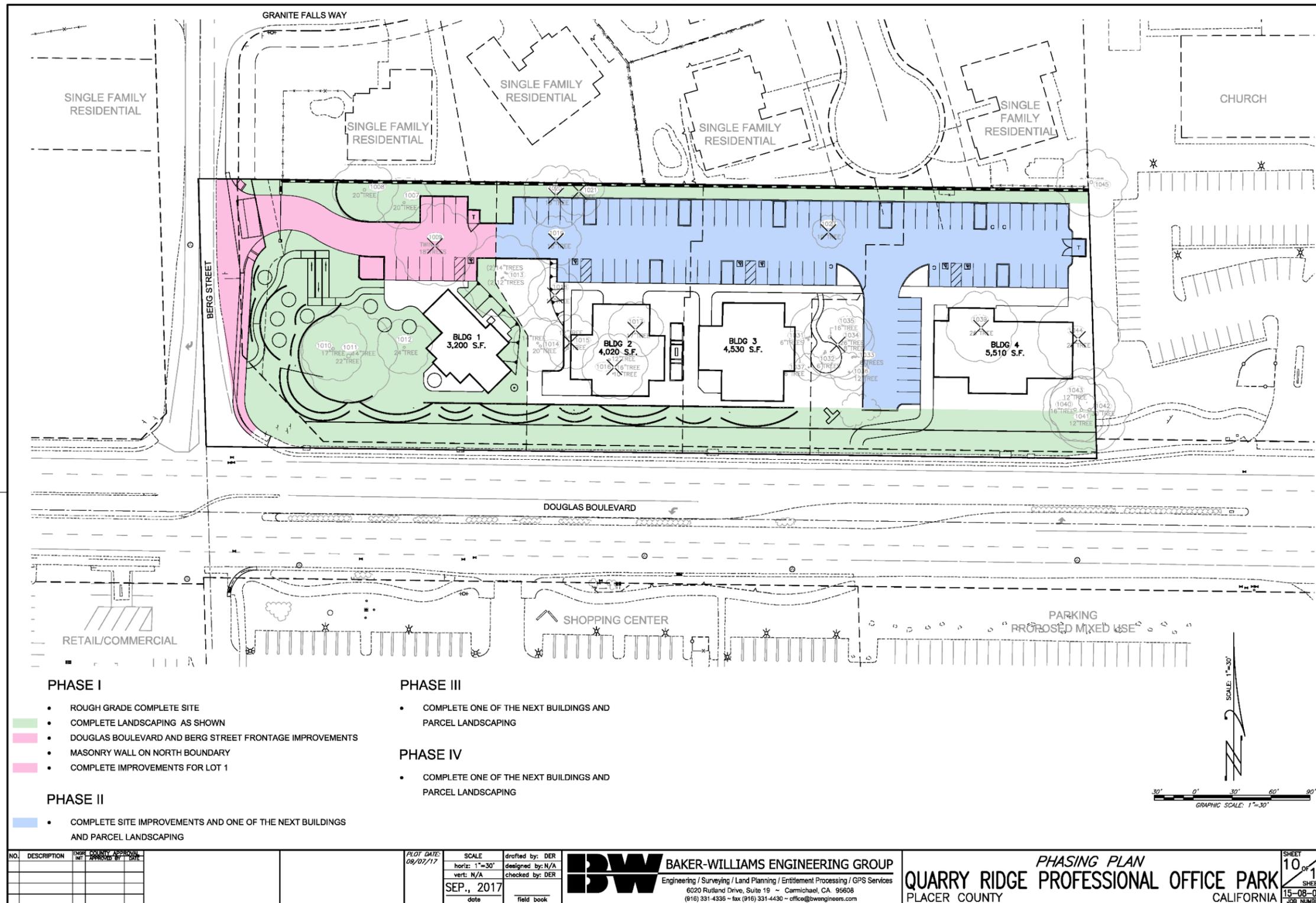
The proposed text changes to the Granite Bay Community Plan setback standards, with new text double underlined, are as follows:

Right-of-Way. All development on the north side of Douglas west of Auburn-Folsom Road shall be required to dedicate 70 feet of right-of-way as measured from centerline. Building setbacks from the edge of the road right-of-way shall be a minimum of 75 feet. For discretionary permits, a setback of less than 75 feet as otherwise required by the Community Plan may be approved by the Decision-making Body as long as a visual buffer is in place that provides for one or more of the following:

1. Landscaping, building architectural design or other buffer techniques have been incorporated into the project to reduce visual impacts of the project when viewed from the Douglas Boulevard right-of-way;
2. A setback of less than 75 feet would result in increased setbacks from either adjacent properties or on-site resources and/or conditions, which, on balance, result in better overall site planning and design.

As demonstrated in the proposed language, each project proposing to reduce the setback width below 75 feet would be required to provide a visual buffer, which shall establish that adequate landscaping, building architectural design, or other measures have been incorporated into the project to address the potential visual impacts. The visual buffer, subject to County review and approval, would ensure, on a case-by-case basis that any setback reductions below 75 feet would not result in potential environmental impacts.

Figure 3-8
 Phasing Plan



In the case of the proposed project, application of the 75-foot setback requirement for the proposed project would require the removal of six to seven mature oak trees, which would represent an increase in visual impacts related to site development. Because of the existing topography of the project site, replacement of the six to seven mature oaks would be difficult or impossible. In addition to the preservation of the aforementioned mature oaks, other landscaping and design features have been added to the project that will effectively mitigate visual impacts from Douglas Boulevard. The proposed landscape plan would include landscaping the existing large cut bank that fronts Douglas Boulevard. Landscaping over the existing cut bank would include plantings and stepped back retention walls that would serve to soften the slopes and the potential building impacts. Additionally, Building 1 would be angled on the site to incorporate the existing oaks, rather than remove them as would be required in a traditional building layout. The oaks being preserved in proximity to Building 1 and Building 2 provide a further visual buffer from Douglas Boulevard. Finally, reduction of the 75-foot buffer from Douglas Boulevard would allow for an increase in the setback of the proposed structures from adjacent residential uses to the north, which would reduce the potential for the proposed project to result in light or noise related land use conflicts with the existing residences. Property owners to the north have expressed a desire for such an increased setback between the residential uses to the north and the proposed structures. Thus, the proposed project has been designed to satisfy the buffer criteria described in the proposed Granite Bay Community Plan amendment.

3.6 REQUIRED PUBLIC APPROVALS

The proposed project would be subject to the following public approvals.

Lead Agency Approvals

Placer County has discretionary authority and is the lead agency for the proposed project. At a minimum, the following approvals and permits would be required prior to construction of the proposed project:

- General Plan/Granite Bay Community Plan amendment to change land use designation of the project site from Low Density Residential to Commercial;
- Granite Bay Community Plan text amendment to modify the setback standard for buildings located on the north side of Douglas Boulevard.
- Rezone of the project site from Residential Single Family, Building Site 20,000-sf minimum (RS-B-20) to Office and Professional with Design Review combining district (OP-DC);
- Tentative Parcel Map to subdivide the project site into four parcels ranging in size from 24,202 sf to 48,936 sf; and
- Design Review to construct four office buildings and associated improvements within an area zoned OP-DC.

Other Agency Approvals and Permits

Responsible and permitting agencies are state and local public agencies, other than the lead agency, that have some authority to carry out or approve a project or that are required to approve a portion of the project for which a lead agency is preparing or has prepared an EIR or Negative Declaration. Responsible and/or permitting agencies are discussed below. This discussion is not exhaustive and other agencies may be required to take subsequent actions with respect to the proposed project. The Draft EIR has been designed to provide information to responsible and permitting agencies to assist them in the permitting processes for the proposed project.

- Central Valley Regional Water Quality Control Board – NPDES Phase II MS4 Permit.