Chris-

Thanks for your time today- especially appreciated that it was held in Granite Bay!

Just to reiterate, I don't see how this EIR can move forward without a complete population study. I disagree with your statement today, about the intent of the update in the 2012 Granite Bay Community Plan. It is quite apparent, based on these attached articles from the time, that the updated plan lowered "the community's projected maximum holding capacity from 29,000 to 26,000". Carrying capacity is defined as the maximum number of people that can sustainably live in a given area. Without an adequate population study a fair argument can be made that it is likely that the long term cumulative effects of increased density will surpass the overall holding capacity. The consequences of which need to be determined as required by CEQA.

Attached is an article from Placer County's website back on February 29, 2012-
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And the following editorial written by Mr. Uhler himself on March 24, 2009-
http://www.thepresstribune.com/article/setting-record-straight-granite-bay-community-plan

It would be prudent to include a complete cumulative population study as part of this EIR.

Thank you for your consideration,

Shannon Quinn

Board of Supervisors Approves Updated Granite Bay Community Plan

February 29, 2012

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“It has been an interesting process that has required a lot of contributions from the community,” he said. “And, it required some compromise on all sides.”

Supervisor Uhler and several speakers who addressed the board during a public hearing emphasized the updated plan seeks to maintain the community's special character.

"This is pretty much the finishing touches on Granite Bay, and this will see us through the buildout," Supervisor Uhler said.

He noted that Granite Bay's population grew by almost 100 percent during the 25-year period that ended in 2010. The community's population is expected to grow by only about 12 percent between 2010 and 2035.

The updated plan lowers the community's projected maximum holding capacity from 29,000 to 26,000 residents because some areas have developed with lower densities than was anticipated in the original plan.

- Key goals of the new plan include:
- Preserving the community's rural character;
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- Clarifying gated-subdivision policies.

The plan provides a framework and vision for the community's long-term growth and orderly development. Originally adopted in 1989, the plan has undergone minor revisions periodically, including an update of its circulation element in 2005.

Placer County began updating the community plan in 2008. In August, 2010, the board decided against making any land-use changes in the plan, but to have staff and community members continue working to update the plan's goals, policies and regulations.

Though the updated plan does not include land-use changes, property owners still have the option of applying for site-specific land use and zoning changes.

Both the Placer County Planning Commission and Granite Bay Municipal Advisory Council voted to recommend board approval of the updated plan.

Hello,

I am writing to in regards to the above 2 projects as well as the proposed zoning changes. Before we moved to Granite Bay over 15 years ago we did our homework. We reviewed the community plan. There was a reason we did not move to Roseville or Rocklin. Now, the proposed changes are making a joke of the community plan. My family and I as well as all of our neighbors, will be directly impacted by these developments. We live across the street from these 2 new proposed developments, in the Quail Oaks II area. I already have issues getting out of my development. 79 more homes with potentially 2 cars each would make Douglas Blvd look like the Highway 65 debacle. I would like to simply state that we need to stay in line with the community plan. Other than money, there is absolutely no reason to change from the original plan so drastically and put so many homes in that area. It will create more traffic on Douglas Blvd, which cannot handle the traffic as it is today. Plus, by creating a full median, which would block access to both Quail Oaks and Wood Grove Way, more traffic issues would form for people trying to get to/from Greenhills Elementary School, Ganite Bay HS and that area. This does not mention all of the traffic that will now go through the Quail Oaks, Douglas Ranch and Kingsgate developments trying to get to either Barton Rd or Cavitt Stallman. Seeno and Douglas cannot accommodate a U-turn as it is not wide enough. It should have a no U-turn sign at that light today. This does not even bring into the issues further up Douglas Blvd in both directions. The traffic at Douglas and Barton requires someone to sit through the light for 3-4 turns at rush hour already. It is already impossible to get onto I-80 during both AM and PM rush hour at both Douglas and Eureka. The Eureka Rd on ramp to east bound I-80 at rush hour is impossible. It merges from 2 lanes to 1 at the on ramp with no clear signage or lanes. It will only get worse.

In regards to the Proposed Zoning Changes, this is not acceptable. These meetings are being held with no notice to the community. Every Granite Bay resident should have a notice arrive in the mail. There should be multiple workshops that are livestreamed or recorded. There should be public notification of how we can voice our opinions.

The community has not accepted these proposals. It is very disappointing that the Board of Supervisors is not listening to the Community.

Thank you,
Patti Bell

To County of Placer and Interested Parties:

This a formal request to include the following intersections and areas in the analysis for the EIR:

1. Douglas Blvd. and Berg
2. Barton and Macargo
3. Berg and Olive Ranch
4. Douglas and Barton (believed referenced as #6 on current proposal of County)

Additionally, the request is made to have a *current population study*. As the applicant is requesting modifications, including increasing density, and the number of ongoing and additional proposed projects increasing same in Granite Bay, there needs to be an updated and current population study/analysis. There is also the request to have these proposals analyzed with the effect on sewer and open space, combined with the traffic/transportation, based upon individual and cumulative effect.

Thank you.

Holly L. Johnson
Attorney at Law
Law Office of Holly L. Johnson, Inc.
(916) 788-1123
(916) 788-1083 fax
hollyjesq@aol.com
http://hollyjohnsonlaw.com

This e-mail and any enclosures are confidential and may be protected by legal privilege. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of this e-mail and any enclosure is prohibited. If you have received this e-mail in error, please notify the sender immediately and delete this copy from your system. Thank you.

Chris-

Please add the following:

Traffic signal warrants need to be determined for both Woodgrove/Douglas and Eureka/Greyhawk

1. I know that you mentioned that there is too little distance between Cavitt signal and Woodgrove- this doesn't appear to be the case- there are many locations where there are lights that are even closer and are effectively working.

2. Just because there has been a push back in the community on traffic lights on Douglas doesn't mean that they should be ignored if a safer alternative exists which it would presumably be, especially when considering the chaos of a no left alternative and the potential of 750 plus u-turns that will be generated at Seeno/Douglas.

Thank you for the consideration,
Shannon

Shannon Quinn

916.257.1813
@
shannoncts@gmail.com

On Wed, Feb 14, 2018 at 10:27 AM, Christopher Schmidt <CRSchmid@placer.ca.gov> wrote:

Thank you!

I didn’t explain that well yesterday- sorry.

We projected the population based upon a capacity analysis. How many units could be built based on existing zoning and then multiplied that by an average household size. That put it at 24,521 based on current zoning back in 2012. Then we projected the 2035 population based upon how many of those unbuilt units get built over time. The big assumption was that no Land Use or Zoning changes happen (along with other assumptions- household size, growth rate, etc).

The Plan did lower the estimated build-out number (26,000) and also said that under the Land Use Plan, the number of units that could be built is 10,493 with a population of 28,855 persons. It didn't set a maximum population cap. It was a snapshot of based on current land use and zoning- what could be built and how many people would that be. "Ultimate Population Holding Capacity" is a misstatement on what that analysis was. It didn't look at infrastructure or other constraints.

The required CEQA discussions under population and housing are:

1. Induce substantial population growth in an area, either directly (i.e. by proposing new homes and businesses) or indirectly (i.e. through extension of roads or other infrastructure)? (PLN)
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (PLN)

The EIR will talk about these issues.

CS

From: shannon quinn [mailto:shannoncts@gmail.com]
Sent: Tuesday, February 13, 2018 5:26 PM
To: Christopher Schmidt
Subject: Whitehawk 1 & 2 Scoping Meeting Comments

Chris-

Thanks for your time today- especially appreciated that it was held in Granite Bay!

Just to reiterate, I don't see how this EIR can move forward without a complete population study. I disagree with your statement today, about the intent of the update in the 2012 Granite Bay Community Plan. It is quite apparent, based on these attached articles from the time, that the updated plan lowered "the community's projected maximum holding capacity from 29,000 to 26,000". Carrying capacity is defined as the maximum number of people that can sustainably live in a given area. Without an adequate population study a fair argument can be made that it is likely that the long term cumulative effects of increased density will surpass the overall holding capacity. The consequences of which need to be determined as required by CEQA.

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TO WHOM IT MAY CONCERN;
This proposed project is far beyond what, we, the residents of Granite Bay have written in the 'Granite Bay Guidelines" and represented to you, the County, by our MAC board.
Removal of 68% of the trees along Eureka Rd, is totally unacceptable. It doesn't matter if the developer is willing to pay for their removal, LEAVE THE TREES ALONE. We will picket and protest this jobsite should you allow these trees to be destroyed. You, Placer County Building Dept, are planning to ruin our community, one project at a time. We are already inundated with long lines of traffic at every intersection, traffic noise, more crime, crowded neighborhoods, and the loss of the original Granite Bay way of life.
Although this message is specific to the Ventura project, the same level of discontent applies to all new projects in the works here in GB. For example, the White Hawk I and II housing projects, Grey Hawk, and others.

Stop ruining our way of life here in Granite Bay !!

Jerry and Mary Manzer
7505 Itchy Acres Rd
Granite Bay, Ca. 95746

Placer Planning,

Thank you for the opportunity to provide comments on the Notice of Preparation. My comments:

PROJECT PROPOSES 79 UNITS WHICH IS MULTIPLE TIMES THE DENSITY ALLOWED • A traffic study needs to be performed before considering the project impacts. In addition to the intersections listed in the notice of preparation, traffic patterns in surrounding neighborhoods need to be evaluated. • Additional traffic on Douglas due to the projects is a major concern. • Additional traffic that will be present in surrounding neighborhoods due to the projects is a major concern. • Surrounding neighborhoods will be expected to detour from their current driving routes to accommodate the proposed White Hawk designs. • Traffic safety concerns with proposed traffic patterns. • A population study needs to be performed before considering this project. The last census was in 2010. Numerous zoning amendments approved by Placer County have accelerated population increases; the population build out according to the Granite Bay Community Plan for 2035 (26,000 residents) is already close to the upper threshold. Additionally, Placer County passed the Secondary Dwellings Amendment in December 2017 without sharing any modeling of the impact to the population increases in Granite Bay. The county needs to provide the impacts prior to considering additional increases. Entitlements should not be granted to the developers of the project without due diligence. • The 2018 sewer study needs to be performed before considering this project. In June 2011, Supervisor Uhler's report at the Municipal Advisory Council stated Sewer Maintenance District 1 does not meet requirements, SMD3 is out of compliance with not enough customers to make feasible, and there was consideration of piping SMD3 waste to SMD2. Funding was a concern for sewers. The county should not be considering adding any density without doing due diligence. • Insufficient setbacks (zero lot lines) are being proposed for the project. This is incompatible with the Granite Bay Community Plan for the zoning in this area. A variance for setbacks should not be granted. • The proposed project density is incompatible with surrounding properties (violates Granite Bay Community Plan). • Noise levels from proposed development are a concern. • Light pollution from proposed project is a concern. • Project is planning for and promotes future "spot rezoning" providing easements as part of the design. If easements are proposed as part of the project, then proposed impacts to neighboring residents need to be assessed. • There was previous mining activity on site using chemicals. A preliminary soil test was not sufficient (samples taken not deep enough). Toxins are an issue for wetlands, pose danger to neighbors from grading. pose danger to residents and wildlife if dynamite blasting is used on site for construction, potential danger to wildlife and humans with chemicals leaching into Strap Ravine, and a potential health hazard to future residents. • Water needs for the Granite Bay community need to be evaluated prior to considering this project. Recent drought and mandatory water use reduction call for due diligence by the county before increasing demands on water systems. • Water Quality issues, the previous mitigated Negative Declaration showed many mitigated water Quality impacts. • Encroachment onto wetlands- Stream bed alterations with Fish & Wildlife are proposed, as well as an agreement to obtain US Wetlands from the Army core of engineers. Project should be designed to avoid encroachment onto wetlands.

• Existence of vernal pools should be evaluated. • A significant number of trees is proposed to be removed, including heritage oaks (protected trees). Project should be designed to PROTECT the PROTECTED TREES. Payment of fees to mitigate should not be considered for this project. The project should be redesigned around the protected trees.. • Proposed project has Strap Ravine a Riparian Corridor running through the site. The proposed project proposes habitat removal. With the number of zoning amendments Placer County has approved that have diminished habitat, the areas surrounding Strap Ravine should remain PROTECTED. The county needs to provide accountability for all amendments granted by payment of fees for destroying trees. What was the money spent on and is the money sufficient to replace the trees? Once removed they will be forever lost. The County should also re-evaluate the model being used to mitigate tree removal. The cost of replacement trees is not what the county is receiving from developers. • Neighboring home owner was cited and fined by Fish and Wildlife for removal of wetlands. Developer is requesting to build on the same wetlands by calling the wetlands something else. • Drainage management issues need to be considered. With the significant site coverage being proposed, drainage is an issue. The applicant has been notified that water retention is not allowed, which raises a red flag as to the sensitivity of the area. This does not mean

the applicant does not need to retain water, rather the proposed design is not suitable for the site. • Flooding is known to occur in the proposed build site. The plan for remedy needs to be documented and approved by appropriate flood control agencies. • The 100 year flood plan needs to be accounted for in the design and approved by appropriate flood control agencies. • The proposed design does not have sufficient parking. Sufficient parking needs to be provided in the design. • Strap Ravine HOA has not approved the proposed Emergency Vehicle Access (EVA) easement for WhiteHawk II. An emergency access needs to be provided for the project. Strap Ravine Home Owners /association was not contacted by the developer about the project. Project alternatives were not discussed. • Known Indian artifacts in the area. Response from Tribes needs to be obtained. • Fencing and Gates are not appropriate and do not meet Granite Bay Commnity Plan Guidelines.
• Proposed project impacts to emergency services should be evaluated by services agencies. • Economic feasibility must NOT be considered as a factor for approving a project (CEQA). • An alternative must be considered that is consistent with the Granite Bay Community Plan. An amendment to the plan should NOT be granted. The project offers no benefit to the community; the proposed project will provide a drain on our resources, services, and infrastructure and has too many environmental impacts. • Cumulative impacts across all areas must be considered when considering any alternative.

Please put my comments on the record. Thank you for providing a scoping meeting and for your review.

Cheryl Berkema
Granite Bay Resident

Hi Chris

Thank you for your response. The website is very helpful.

One of the challenges your document addressed is traffic on Douglas Blvd. As you are well aware, the traffic on Douglas Blvd is at a stand still during the late morning and afternoon rush hours. With these additional homes, this will further compound the issue of traffic on Douglas Blvd.

As a resident on Rolling Oaks Drive for over 18 years, I, along with other neighbors, have observed that many drivers instead choose to go on local streets to bypass the traffic. Those going westbound on Douglas exit on Seeno Avenue and travel on Rolling Oaks Drive instead. They would then go all the way to Wood Thrush Way and then Cavitt Stallman Road. The inverse also occurs where driver who are going eastbound on Douglas.

While this saves the drivers a few minutes, many continue to travel much faster than the legal speed limit on Rolling Oaks Drive. Some have been observed to travel well over 50 miles per hour. This is not an exaggeration but more common than we would like. Many neighbors have engaged CHP to put in speed reading devices to remind drivers how fast they are going.

There are many families with small children and elderly who live on Rolling Oaks Drive. Some of these are elementary school age children who many ride their bicycles/tricycles in the area. There are also a few bends and hills on Rolling Oaks Drive that would prevent drivers from clearly seeing what is fully ahead of them.

I would like to know what the county will propose in terms of either limiting travel to local residents, reducing the traffic or slowing down drivers on Rolling Oaks Drive and Wood Thrush Way. I was able to work with your office and your predecessor to put in a stop sign on Rolling Oaks Drive and Cambridge St in the early

2000s. I would like to see what ideas your office can co-develop with our fellow neighbors to address these challenges.

I am including a couple of neighbors who share the same concern as I do.

Thank you.

Sincerely,

Richard Fu
resident of 4634 Rolling Oaks Drive, Granite Bay, CA 95746

On Tue, Feb 20, 2018 at 11:48 AM, Christopher Schmidt <CRSchmid@placer.ca.gov> wrote:

Hi Richard-

We just had the scoping meeting for the environmental document last week. It can be reviewed at:

https://www.placer.ca.gov/departments/communitydevelopment/envcoordsvcs/eir/whitehawk1and2

The deadline for comments on the document is Feb. 26.

There are no plans to expand Douglas to three lanes. It has been talked about in the past but it doesn't seem to be wanted by the community and this project certainly isn't proposing that.

Chris Schmidt

Senior Planner

530.745.3076

From: Richard F [mailto:rfu916@gmail.com]
Sent: Saturday, February 17, 2018 5:09 PM
To: Christopher Schmidt
Subject: Whitehawk II

Hi Chris

I saw the flyer for the proposal for Whitehawk II. I am a resident in Quail Oaks and I understand that there is an upcoming hearing on this matter. Can you pls send me info on that.

Also, there was a plan sometime ago to expand Douglas Blvd to 3 lanes between Seeno and Sierra College. Is this something that part of this effort or something separate?

Thanks

Richard

This email has been scanned for spam and viruses by Proofpoint Essentials. Click here to report this email as spam.

A traffic study needs to be performed before considering the project impacts. In addition to the intersections listed in the notice of preparation, traffic patterns in surrounding neighborhoods needs to be evaluated.

- Additional traffic on Douglas due to the projects.

- Additional traffic in surrounding neighborhoods due to the projects.

- Surrounding neighborhoods expected to detour their current driving routes to accommodate the proposed White Hawk designs.

- Traffic safety concerns with proposed traffic patterns.

- A population study needs to be performed before considering this project. The last census was in 2010. Numerous zoning amendments approved by Placer County have accelerated population increases, the population buildout according to the Granite Bay Community Plan for 2035 (26,000) is already close to the upper threshold. Additionally, Placer County passed the Secondary Dwellings Amendment in December 2017 without sharing any modeling of the impact to the population increases in Granite Bay. The county needs to provide the impacts prior to considering additional increases.

- The 2018 sewer study needs to be performed before considering this project. In Jun 2011, Supervisor Uhler's report at the Municipal Advisory Council stated Sewer Maintenance District 1 does not meet requirements, SMD3 is out of compliance with not enough customers to make feasible, and there was consideration of piping SMD3 waste to SMD2. Funding was a concern for sewers. The county should not be considering adding any density without doing due diligence.

- Insufficient setbacks (zero lot lines) are being proposed for the project. This is incompatible with the Granite Bay Community Plan for the zoning in this area. A variance for setbacks should not be granted.

- The proposed project density is incompatible with surrounding properties (violates Granite Bay Community Plan).

- Noise levels from proposed development are a concern.

- Light pollution from proposed project is a concern.

- Project is planning for and promotes future "spot rezoning" providing easements as part of the design. If easements are proposed as part of the project, then proposed impacts to neighboring residents need to be assessed.

- There was previous mining activity on site using chemicals. A preliminary soil test was not sufficient (samples taken not deep enough). Toxins are an issue for wetlands, current danger to

neighbors if dynamite blasting is used on site, potential chemicals leaching into Strap Ravine endangering wildlife, and a potential health hazard to future residents.

- Water needs for the Granite Bay community need to be evaluated prior to considering this project. Recent drought and mandatory water use reduction call for due diligence by the county before increasing demands on water systems.

- Water Quality issues, the previous mitigated Negative Declaration showed many mitigated water Quality impacts.

- Encroachment onto wetlands- Stream bed alterations with Fish &Wildlife are proposed, as well as an agreement to obtain US Wetlands from the Army core of engineers. Project should be designed to avoid encroachment onto wetlands.

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- Neighboring home owner was cited and fined by Fish and Wildlife for removal of wetlands. Developer is requesting to build on the same wetlands by calling the wetlands something else.

- Drainage management issues need to be considered. With the significant site coverage being proposed, drainage is an issue. The applicant has been notified that water retention is not allowed, which raises a red flag as to the sensitivity of the area. This does not mean the applicant does not need to retain water, rather the proposed design is not suitable for the site.

- Flooding is known to occur in the proposed build site. The plan for remedy needs to be documented and approved by appropriate flood control agencies.

- The 100 year flood plan needs to be accounted for in the design and approved by appropriate flood control agencies.

- The proposed design does not have sufficient parking. Sufficient parking needs to be provided in the design.

- Strap Ravine HOA has not approved the proposed Emergency Vehicle Access (EVA) easement for WhiteHawk II. An emergency access needs to be provided for the project.

- Known Indian artifacts in the area. Response from Tribes needs to be obtained.

- Fencing and Gates are not appropriate and do not meet Granite Bay Community Plan Guidelines.

- Economic feasibility must NOT be considered as a factor for approving a project (CEQA).

- An alternative must be considered that is consistent with the Granite Bay Community Plan. An amendment to the plan should NOT be granted. The project offers no benefit to the community; the

proposed project will provide a drain on our resources and infrastructure and has too many environmental impacts.

- Cumulative impacts across all areas must be considered when considering any alternative.

Jared Johnson
Placer County Resident
916.600.7684

Bert Mac Bride, Co-Trustee
Daniel Mac Bride, Co-Trustee
Edna Ream Mac Bride Trust
4345 Hale Ranch Lane
Fair Oaks, CA 95826

February 23, 2018

RE: COMMENTS TO WHITEHAWK PRELIMINARY SITE PLAN (Project # PLN15-00300)

VIA email to Shirlee Harrington, Placer County Community Dev. Resources Agency

The owner of the 18-acre adjacent parcel to the east, The Edna Ream Mac Bride Trust (the "Trust"), hereby provides the following comments and objections to the Whitehawk Preliminary Site Plan.

First, the site plan ignores the existence of a use easement in favor of the Trust. This use easement is based on the open, continuous, and notorious use and maintenance of the easement area by Edna Ream Mac Bride and her successors from 1959 to the present. The use has consisted of storage of personal property, the construction of storage buildings (which still exist), a dirt roadway, and general maintenance and the periodic removal of brush. The easement is described as follows: Starting at Douglas Blvd., a strip of land approximately 45 feet (forty-five feet) wide at Douglas Blvd., extending south at an angle until the area of the residence on the Trust property, where at that point the use easement is 58 feet (fifty-eight feet) wide, and then continuing south at an angle until Strap Ravine where it is 70 feet (seventy feet) wide, ending at Strap Ravine. The area of the easement is designated by a barbed-wire fence on the segment from Douglas Blvd. to the area of the residence on the Trust property; this fence has been present continuously since 1959.

The owners of the Whitehawk property will need to take into account the rights of the Trust to continue using this use easement. This will impact fencing of the property line, and also the rear patio areas of the housing units designated as 1, 2, and 3. The present plan does not take this into account. This easement is the subject of a quiet title action presently pending in Placer County Superior Court, Case No. MCV-0069110.

Second, there is a residence on the Trust property that is 35 feet from the property line, and 75 feet from the back wall of the project's house #1. During previous periods of construction on nearby parcels (the Grayhawk project), the Trust property suffered repeated vandalism and trespassing. Therefore, the Whitehawk project should be obligated to fence the project and provide security to avoid these impacts.

Third, this project will increase traffic on Douglas Blvd. The existing traffic on Douglas Blvd. is already a problem. Cars entering Douglas Blvd. will need to turn right, and if they want to get to Hazel Avenue or HW 80 (which most will be doing in the morning to go to work), they must turn right, then make a U-turn at Seeno, about 1500 feet to the east. Also, drivers proceeding west on Douglas Blvd. from the Granite Bay area who want to access Whitehawk will need to make a U-turn at Quail Oaks. All these U-turns will cause more

congestion. The present intersections on Douglas Blvd. are ill-equipped to handle it. Lane upgrades and traffic light upgrades will be needed.

Forth, the project will require the installation of a major water pipe along Douglas Blvd. This will result in significant traffic blockages for a long period of time.

Sincerely,

Bert Mac Bride
/s/ Bert Mac Bride

Daniel Mac Bride
/s/ Daniel Mac Bride

To: Placer County Planning Commission

Comments:

1. The EIR should include the Population and Housing section, rather than already concluding it is “not found to be significant.” It is the purpose of the EIR to determine its significance.

2. All sections should address ALL the developments currently under consideration, not just the Whitehawk developments.

In addition, the following points should be considered:

A traffic study needs to be performed before considering the project impacts. In addition to the intersections listed in the notice of preparation, traffic patterns in surrounding neighborhoods needs to be evaluated. • Additional traffic on Douglas due to the projects. • Additional traffic in surrounding neighborhoods due to the projects. • Surrounding neighborhoods expected to detour their current driving routes to accommodate the proposed White Hawk designs. • Traffic safety concerns with proposed traffic patterns. • A population study needs to be performed before considering this project. The last census was in 2010. Numerous zoning amendments approved by Placer County have accelerated population increases, the population buildout according to the Granite Bay Community Plan for 2035 (26,000) is already close to the upper threshold. Additionally, Placer County passed the Secondary Dwellings Amendment in December 2017 without sharing any modeling of the impact to the population increases in Granite Bay. The county needs to provide the impacts prior to considering additional increases. • The 2018 sewer study needs to be performed before considering this project. In Jun 2011, Supervisor Uhler’s report at the Municipal Advisory Council stated Sewer Maintenance District 1 does not meet requirements, SMD3 is out of compliance with not enough customers to make feasible, and there was consideration of piping SMD3 waste to SMD2. Funding was a concern for sewers. The county should not be considering adding any density without doing due diligence. • Insufficient setbacks (zero lot lines) are being proposed for the project. This is incompatible with the Granite Bay Community Plan for the zoning in this area. A variance for setbacks should not be granted. • The proposed project density is incompatible with surrounding properties (violates Granite Bay Community Plan). • Noise levels from proposed development are a concern. • Light pollution from proposed project is a concern. • Project is planning for and promotes future “spot rezoning” providing easements as part of the design. If easements are proposed as part of the project, then proposed impacts to neighboring residents need to be assessed. • There was previous mining activity on site using chemicals. A preliminary soil test was not sufficient (samples taken not deep enough). Toxins are an issue for wetlands, current danger to neighbors if dynamite blasting is used on site, potential chemicals leaching into Strap Ravine endangering wildlife, and a potential health hazard to future residents. • Water needs for the Granite Bay community need to be evaluated prior to considering this project. Recent drought and mandatory water use reduction call for due diligence by the county before increasing demands on water systems. •Water Quality issues, the previous mitigated Negative Declaration showed many mitigated water Quality impacts. • Encroachment onto wetlands- Stream bed alterations with Fish &Wildlife are proposed, as well as an agreement to obtain US Wetlands from the Army core of engineers. Project should be designed to avoid encroachment onto wetlands. • A significant number of trees is proposed to be removed, including heritage oaks (protected trees). Project should be designed to PROTECT the PROTECTED TREES. Payment of fees to mitigate should not be considered for this project. The project should be redesigned around the protected trees.. • Proposed project has Strap Ravine a Riparian Corridor running through the site. The proposed project proposes habitat removal. With the number of zoning amendments Placer County has approved that have diminished habitat, the areas surrounding Strap Ravine should remain PROTECTED. The county needs to provide accountability for all amendments granted by payment of fees for destroying trees. What was the money spent on and is the money sufficient to replace the trees? Once removed they will be forever lost. •Neighboring home owner was cited and fined by Fish and Wildlife for removal of wetlands. Developer is requesting to build on the same wetlands by calling the wetlands something else. •Drainage management issues need to be considered. With the significant site coverage being proposed, drainage is an issue. The applicant has been notified that water retention is not allowed, which raises a red flag as to the sensitivity of the area. This does not mean the applicant does not need to retain water, rather the proposed design is not suitable for the site. •

Flooding is known to occur in the proposed build site. The plan for remedy needs to be documented and approved by appropriate flood control agencies. • The 100 year flood plan needs to be accounted for in the design and approved by appropriate flood control agencies. • The proposed design does not have sufficient parking. Sufficient parking needs to be provided in the design. • Strap Ravine HOA has not approved the proposed Emergency Vehicle Access (EVA) easement for WhiteHawk II. An emergency access needs to be provided for the project. • Known Indian artifacts in the area. Response from Tribes needs to be obtained. • Fencing and Gates are not appropriate and do not meet Granite Bay Community Plan Guidelines. • Economic feasibility must NOT be considered as a factor for approving a project (CEQA). • An alternative must be considered that is consistent with the Granite Bay Community Plan. An amendment to the plan should NOT be granted. The project offers no benefit to the community; the proposed project will provide a drain on our resources and infrastructure and has too many environmental impacts. • Cumulative impacts across all areas must be considered when considering any alternative.

Please remember to consider the voices of the community you represent. Do not grant entitlements to developers without good cause and a benefit to the surrounding neighborhoods.

Thank you,
Peggy Just Peterson
Granite Bay

Emergency Vehicle Access thru Quartzite Circle

Quartzite Circle is a privately owned and maintained road by the property owners of Quartzite Circle, it has never been accepted as a county road. The Quartzite Circle property owners wish to maintain their quality of life and do not wish to see their privacy invaded by others who wish to use it as an exercise track or a dog walk. No application has been made to the property owners of Quartzite Circle for an easement.

1. The Strap Ravine Estates Tract no. 381 owns and maintains Quartzite Circle. No use or access to Quartzite Circle is authorized for Whitehawk Project or EAV without approval from the Homeowners Association.

2. If an EAV access is approved, it must include as a condition of its use provisions that the access cannot be used for pedestrian access onto Quartzite Circle. In addition to posting, physical barriers should be erected and maintained.

Richard Ryan
Quartzite Circle Resident

Hello,

I wanted to be sure that my concerns are heard and addressed for the Whitehawk I&II projects. I live across Douglas Blvd from the proposed developments. I would like to request a population, sewage, water and traffic study be done. Douglas Blvd cannot accommodate current traffic. I live in the Quail Oaks 3 development and have not been officially notified that this project is proposing to block off the ability to cross Douglas Blvd to get into Quail Oaks and the current Whitehawk development directly oppposite. These would be the only 2 developments without the ability to cross at least 2 lanes of Douglas Blvd in at least one direction on all of Douglas Blvd in Granite Bay. This will cause an unbelievable amount of traffic - especially on Douglas/Seeno due to Greenhills School and Douglas/Sierra College due to Granite Bay HS. This traffic is already unbearable. I have not even mentioned the traffic on Douglas at Barton in both directions, depending on the time of day.

I understand development occurs, what I cannot understand is ignoring the current community, the GB community plan and overall the people that live, work and go to school here. There is a reason we did not move to Rocklin or Roseville. We chose the rural feeling of Granite Bay and we researched the GB Community Plan. As a home buyer, we should be able to trust the documents we used to determine where to purchase our home and send our children to school.

I cannot see how these developments, as currently proposed, benefit Granite Bay in any way other than money to the developer. The Developer is not listening to residents since the BOS seem to fully support him. He has not changed anything in the plan. There is no reason the proposed development should not follow the GB community plan. The proposed developments need to have some sort of benefit to the community. I also do not understand how these proposals can be looked at alone. The other proposed residential and commercial proposals all need to be looked at together. Each of them need a population, sewage, water, traffic and environmental study done separately, as well as together.

Thank you for taking my concerns into consideration.

Regards,
Patti Bell

Good morning Chris,

I am submitting the following comments on the NOP for White Hawk I and II as part of the record.

"The project sites are suitable for the type of residential development pattern proposed and the projects' open space and buffers make them compatible with the development pattern of surrounding properties."

- Both the Placer County General and Granite Bay Community Plan, hold that the Rural quality of Granite Bay is worth preserving even if building "under" density is required. This statement is in direct conflict with both plans. The developer, in the face of community outcry, has made no concessions nor addressed any of the concerns with a reduction in density or redesign to provide adequate transitions to the immediately and adjacent parcels. The EIR must evaluate a lower density and no build alternatives.

- The lot coverage variance is self-induced and not allowed as per CEQA. This coverage is also not in keeping with the rural character of the adjacent neighborhoods nor the GBCP.

- The increase in traffic over as zoned and changes in traffic patterns for residents on the North side of Douglas are significant and should be included in the EIR. The question remains as to the implications and validity of the Granite Bay Cumulative Traffic study should the ZTA's be approved with an increased DL from 8 to 14 units per acre. Will the traffic study need to be updated again?

- A population study cannot be disregarded and must be included in the face of proposed ZTA's and the number of recently approved higher than planned for density projects. It is fair argument to state that the promised and voter approved build-out of 26,000 is being approached at an accelerated rate over the 2035 target. The implication on sewer capacity, fire safety, traffic, schools and accelerated upgrades of infra-structure cannot be ignored. A change to this projected build-out should be voter approved as an update to the Granite Bay Community Plan.

- A shift in the GBCP housing ratio needs to be evaluated as well and impacts on the Rural community character.

- As a former silver mining site, there should be extensive soil testing as per AML and DTSC requirements for abandoned mines.

- Impacts on Strap Ravine and water quality need to be addressed since this is a major waterway throughout PC.

- Loss of a significant number of riparian trees will significantly change the aesthetics and nature of the surrounding areas and should be taken into consideration

- Has the HOA approved the use of their private road as a compliant and legal secondary EVA?

Thank you for considering my comments and concerns.

Larissa Berry

To the Placer County Building Department et al,

When I first heard of the Placer County planning departments ZTA's, with the promise of "streamlining the permitting/planning process", I immediately thought: who is promoting this and why? The most obvious "streamlining" of the permit process in any jurisdiction is astonishingly simple: APPLY FOR A PERMIT WHICH CONFORMS WITH EXISTING ZONING!

Want to build eight 2.3 acre ranchettes? Buy the land currently proposed by for development of Whitehawk 1, which proposes 24 high density homes (9000 square foot lots in lieu of 100,000 square foot) and violates the current 2012 Granite Bay Community Plan, adopted by the community.

Want to propose a HIGH DENSITY REZONE , NON CONFORMING or change the intended usage of a parcel? Pay double, or triple the going permit rate and have a deadline of one year to get approval or be denied. While you're at it, create a system that citizens driving by such proposed PROJECT can easily discern if it is a threat to their families' quiet enjoyment of their home:

Post a triangular symbol on the top of ANY 'proposed development' signage put out by the county:

COMPLYING PROJECTS: KELLY GREEN background with a white star or check mark.
NON-COMPLIANT BUT NEEDING A VARIANCE OR SETBACK: YELLOW for caution with a white question mark.
PROJECTS **DEFYING THE GENERAL PLAN /**major "entitlements" or variances: BRIGHT RED background with a white exclamation point.

The current barrage of "pie in the sky" developments (a dozen or more non conforming?) must have created total chaos in the planning department's ability to take care of their regular business. NO developer trying to capitalize on ignoring the zoning, environment and setbacks as set forth by the plan, should be given ANY preferential treatment--even if he or she has gotten very close and friendly with county staff. In fact, nonconforming projects should be set aside, while others seeking to develop in compliance with the vision of Granite Bay's , should be given priority.

This latest attempt to strip Granite Bay's Community Plan of its integrity and power, comes in the form of ZTA's--a Trojan Horse, that looks like a gift of expediency, but is in reality a TRAP to allow irresponsible, rampant destruction of the Granite Bay community that its residents have grown to love. How has "zoning text" become so outdated since 2012 that it needs to be "amended"? ANSWER: IT HASN'T! This is NOT about text, it's about the transfer of decision making, from the planning department, who's job is to interpret and protect the current community plan's ideals, to

developmental interests who can ignore the safeguards in place, by weakening the rules and regulations that keep Granite Bay beautiful. JUST SAY NO to allowing those individuals to having their way with such important things as height restrictions, setbacks, wetlands, and destruction of Heritage oak trees all in the name of PERSONAL PROFIT and at the expense of Granite Bay citizens' right to "LIVE AND PLAY in Granite Bay" instead of "Granite Bay: The Next L.A.!"

Unfortunately, the Placer County planning department has been led to propose these changes by a person that faced major opposition from the citizens of El Dorado County for his dismissive attitude towards the community's concerns of unbridled growth which resulted in recall petitions and Measure O (only to be thwarted by a million dollar ad campaign by a financially vested developer.)

FAST FORWARD: Only recently heard that some developers who purport plans requiring "ENTITLEMENTS" "VARIANCES" "EIR EXCLUSIONS" actually are being able to do so without paying permit fees??? So the money that pays for those who work in the planning department, when confronted with a non conforming project (pipe dream?) is not even on the line for certain developers? I hope this is just a rumor, because, if true, there's more than text amendments in that Trojan Horse--and who's minding the store?

I respectfully request that my concerns on behalf of the citizens of Granite Bay be passed on to all concerned parties.

Jennifer Derich
916-996-6498

jenaynjl@aol.com

Chris,

I have been reading and following the thoughts and desires of my fellow Granite Bay community neighbors. I fully support and ask that my support be noted for the following issues to be fully vetted and considered in the EIR Scoping process for Whitehawk 1 and Whitehawk 2:

• A traffic study needs to be performed before considering the project impacts. In addition to the intersections listed in the notice of preparation, traffic patterns in surrounding neighborhoods need to be evaluated. • Additional traffic on Douglas due to the projects is a major concern. • Additional traffic that will be present in surrounding neighborhoods due to the projects is a major concern. • Surrounding neighborhoods will be expected to detour from their current driving routes to accommodate the proposed White Hawk designs. • Traffic safety concerns with proposed traffic patterns. • A population study needs to be performed before considering this project. The last census was in 2010. Numerous zoning amendments approved by Placer County have accelerated population increases; the population build out according to the Granite Bay Community Plan for 2035 (26,000 residents) is already close to the upper threshold. Additionally, Placer County passed the Secondary Dwellings Amendment in December 2017 without sharing any modeling of the impact to the population increases in Granite Bay. The county needs to provide the impacts prior to considering additional increases. Entitlements should not be granted to the developers of the project without due diligence. • The 2018 sewer study needs to be performed before considering this project. In June 2011, Supervisor Uhler's report at the Municipal Advisory Council stated Sewer Maintenance District 1 does not meet requirements, SMD3 is out of compliance with not enough customers to make feasible, and there was consideration of piping SMD3 waste to SMD2. Funding was a concern for sewers. The county should not be considering adding any density without doing due diligence. • Insufficient setbacks (zero lot lines) are being proposed for the project. This is incompatible with the Granite Bay Community Plan for the zoning in this area. A variance for setbacks should not be granted. • The proposed project density is incompatible with surrounding properties (violates Granite Bay Community Plan). • Noise levels from proposed development are a concern. • Light pollution from proposed project is a concern. • Project is planning for and promotes future "spot rezoning" providing easements as part of the design. If easements are proposed as part of the project, then proposed impacts to neighboring residents need to be assessed. • There was previous mining activity on site using chemicals. A preliminary soil test was not sufficient (samples taken not deep enough). Toxins are an issue for wetlands, pose danger to neighbors from grading, pose danger to residents and wildlife if dynamite blasting is used on site for construction, potential danger to wildlife and humans with chemicals leaching into Strap Ravine, and a potential health hazard to future residents. • Water needs for the Granite Bay community need to be evaluated prior to considering this project. Recent drought and mandatory water use reduction call for due diligence by the county before increasing demands on water systems. • Water Quality issues are a major concern. The previous mitigated Negative Declaration showed many mitigated water Quality impacts. • Encroachment onto wetlands is a major environmental concern. Stream bed alterations with Fish & Wildlife are proposed, as well as an agreement to obtain US Wetlands from the Army core of engineers. Project should be designed to avoid encroachment onto wetlands. • A significant number of trees is proposed to be removed including heritage oaks (protected trees). Project should be designed to PROTECT the PROTECTED TREES. Payment of fees to mitigate should not be considered for this project. The project should be redesigned around the protected trees.. • Proposed project has Strap Ravine a Riparian Corridor running through the site. The proposed project proposes habitat removal. With the number of zoning amendments Placer County has approved that have diminished habitat, the areas surrounding Strap Ravine should remain PROTECTED. The county needs to provide accountability for all amendments granted by payment of fees for destroying trees. What was the money spent on and is the money sufficient to replace the trees? Once removed they will be forever lost. The County should also re-evaluate the model being used to mitigate tree removal. The cost of replacement trees is not what the county is receiving from developers. • Neighboring home owner was cited and fined by Fish and Wildlife for removal of wetlands. Developer is requesting to build on the same wetlands by calling the wetlands something else. • Drainage

management issues need to be considered. With the significant site coverage being proposed, drainage is an issue. The applicant has been notified that water retention is not allowed, which raises a red flag as to the sensitivity of the area. This does not mean the applicant does not need to retain water, rather the proposed design is not suitable for the site. • Flooding is known to occur in the proposed build site. The plan for remedy needs to be documented and approved by appropriate flood control agencies. • The 100 year flood plan needs to be accounted for in the design and approved by appropriate flood control agencies. • The proposed design does not have sufficient parking. Sufficient parking needs to be provided in the design. • Strap Ravine HOA has not approved the proposed Emergency Vehicle Access (EVA) easement for WhiteHawk II. An emergency access needs to be provided for the project. Strap Ravine Home Owners /association was not contacted by the developer about the project. Project alternatives were not discussed. • Known Indian artifacts in the area. Response from Tribes needs to be obtained. • Fencing and Gates are not appropriate and do not meet Granite Bay Community Plan Guidelines. • Economic feasibility must NOT be considered as a factor for approving a project (CEQA). • An alternative must be considered that is consistent with the Granite Bay Community Plan. An amendment to the plan should NOT be granted. The project offers no benefit to the community; the proposed project will provide a drain on our resources and infrastructure and has too many environmental impacts. • Cumulative impacts across all areas must be considered when considering any alternative.

Please pass my support along to whatever appropriate departments for consideration.

Sincerely,

Jeff Keith
Granite Bay, CA

I am writing to have my concerns on White Hawk I & II heard.

I am submitting the following comments on the NOP for White Hawk I and II as part of the record. “The project sites are suitable for the type of residential development pattern proposed and the projects’ open space and buffers make them compatible with the development pattern of surrounding properties.” - Both the Placer County General and Granite Bay Community Plan, hold that the Rural quality of Granite Bay is worth preserving even if building “under” density is required. This statement is in direct conflict with both plans. The developer, in the face of community outcry, has made no concessions nor addressed any of the concerns with a reduction in density or redesign to provide adequate transitions to the immediately and adjacent parcels. The EIR must evaluate a lower density and no build alternatives. - The lot coverage variance is self-induced and not allowed as per CEQA. This coverage is also not in keeping with the rural character of the adjacent neighborhoods nor the GBCP. - The increase in traffic over as zoned and changes in traffic patterns for residents on the North side of Douglas are significant and should be included in the EIR. The question remains as to the implications and validity of the Granite Bay Cumulative Traffic study should the ZTA's be approved with an increased DL from 8 to 14 units per acre. Will the traffic study need to be updated again? - A population study cannot be disregarded and must be included in the face of proposed ZTA's and the number of recently approved higher than planned for density projects. It is fair argument to state that the promised and voter approved build-out of 26,000 is being approached at an accelerated rate over the 2035 target. The implication on sewer capacity, fire safety, traffic, schools and accelerated upgrades of infra-structure cannot be ignored. A change to this projected build-out should be voter approved as an update to the Granite Bay Community Plan. - A shift in the GBCP housing ratio needs to be evaluated as well and impacts on the Rural community character. - As a former silver mining site, there should be extensive soil testing as per AML and DTSC requirements for abandoned mines. - Impacts on Strap Ravine and water quality need to be addressed since this is a major waterway throughout PC. - Loss of a significant number of riparian trees will significantly change the aesthetics and nature of the surrounding areas and should be taken into consideration - Has the HOA approved the use of their private road as a compliant and legal secondary EVA? Thank you for considering my comments and concerns.

Michelle Kim
Granite Bay resident

BOS and Planning,

FOR THE RECORD: I am opposed to the proposed WhiteHawk 1 & 2 Developments. I attended the scoping meeting in early February and my concerns include but are not limited to:

- Failure to comply/follow the intent of the Granite Bay community plan which has detailed out reasonable and sustainable density for these parcels.
- Bypassing EIR wording by separating the 2 parcels... a development of this size and this many units requires a full EIR but by separating the two parcels it's clearly attempting to avoid this requirement.
- Density is too great for Granite Bay and the community plan.
- Infrastructure cannot cope - I am personally aware of sewage currently flooding people's homes off of southern Granite Bay/Sierra College where these 90+ homes would be serviced!
- Removal of the left turn from Quail Oaks and Greyhawk will affect hundreds of existing homeowners.
- Taking credit for open space that is already required to be open space.
- Building/construction noise, dust, associated traffic related to the construction activities that I can only presume will take years to complete.
- Future traffic due to the introduction of 180+ more cars, especially traffic that will overflow onto Seeno and Rolling Oaks as people attempt to circumvent traffic on Douglas.
- Traffic on Douglas between Sierra college and Berg.

I would be willing to support this project if it conformed to the Granite Bay Community Plan and did not require special accomodations.

On a side note, I have personally seen a BOS member cut from into Quail Oaks onto Rolling oaks towards Cavitt Stallman. This was clearly an attempt by this person to get around the Westbound traffic from Quail Oaks to Douglas. If traffic is not an issue in this area, directly across from the proposed Whitehaw 1 & 2, then I don't know why this individual would need to use my neighborhood as a thoroughfare???????

Ulysses Ludwig

February 26, 2018

To Whom It May Concern:

The Community of Granite Bay spent years updating our GBCP. It is what should guide development in our area. We desire to live in a rural community and this is strongly reflected in the language

of the GBCP. This proposal asks for an amendment to the General Plan as well as the Granite Bay Community Plan. The answer of the community is this is not in the best interest of the community.

The change from Rural Residential, 2.3 to 4.6 acres per dwelling unit, to Low Density Residential, 0.4 to .9 acres per dwelling units is in direct conflict with the goal of keeping this area rural.

These changes will once again increase our population and traffic. As you have heard many times before Douglas Blvd. has now become a traffic nightmare with all the smog from idling cars

waiting for 2 or more light changes. It is no longer a scenic corridor as designated in our GBCP do to greatly increased density on every development in Granite Bay.

Whitehawk 1 & 2 ,with two to three times the density allowed, will bring Douglas Blvd to a standstill. Plus the people who already live in the surrounding communities will no longer have easy

access to Douglas Blvd. Is it really ethical to approve increased density at the cost of altering the lifestyle of the long time residents in favor of this development??? The project should be a benefit to

the community and chose Alternative Plan Three. This has no amendments and no rezoning. It follows the designation for the property when it was purchased. It will not harm the community.

An amendment or a rezone is suppose to benefit the community, in this project it brings no benefits only disruption and increased danger to Douglas Blvd. and the surrounding neighborhoods.

Traffic will also increase on Olive Ranch Rd and Eureka Rd as they are used as pass throughs to avoid Douglas Blvd.

These homes are not affordable for downsizing. There only benefit would be if they were designed as low income housing for Granite Bay.

There are concerns about drainage and what the concrete bridges will do to natural areas and the wildlife that live there. The air quality will decrease due to the increase in traffic. Noise will be added to the existing 2-4 acre

homes of neighbors. Their privacy will be taken away. The gates are also a concern where traffic may back up on Douglas Blvd.

I would ask that your honor the Granite Bay Community Plan and not bring more density and traffic to our fast vanishing rural community.

Thank You, Jane Negri

4502 Olive Ranch Rd.
Granite Bay, 95746

grammynegri@yahoo.com
916-791-0846

To whom it may concern:

We are opposed to the Whitehawk I & II projects because:

It will disrupt the wildlife living in the Strap Ravine wetlands and flood plain area.

It will disturb toxic substances lying dormant in the ground from old mining operations.

It will dump more traffic onto Douglas Blvd, slowing emergency response, and increasing calls for service.

The development is too dense- 55 homes on 32 acres - beyond the existing zoning for Granite Bay's 2.3 acre minimum parcel size. It disturbs the rural nature of the community.

The project will increase noise pollution. We can already hear the traffic from Douglas Blvd.

On a personal level, we don't want neighbors 40 feet from our back fence. We have enjoyed looking at the woods and seeing the wildlife behind our house for almost 40 years. We don't want to have neighbors so close.

Thank you for this opportunity.

Respectfully submitted,

Bob and Carol Ransford
8773 Farschon Place
Granite Bay, CA 95746
1(916) 791-4972

Sent from Carol's iPhone

BOS and Planning,

FOR THE RECORD: My husband, my 4 young children and I both oppose the proposed WhiteHawk 1 & 2 Developments. My husband and I attended the scoping meeting in early February and my concerns include but are not limited to:
- Failure to comply/follow the intent of the Granite Bay community plan which has detailed out reasonable and sustainable density for these parcels.
- Bypassing EIR wording by separating the 2 parcels... a development of this size and this many units requires a full EIR but by separating the two parcels it's clearly attempting to avoid this requirement.
- Density is too great for Granite Bay and the community plan.
- Infrastructure cannot cope - I am personally aware of sewage currently flooding people's homes off of southern Granite Bay/Sierra College where these 90+ homes would be serviced!
- Removal of the left turn from Quail Oaks and Greyhawk will affect hundreds of existing homeowners.
- Taking credit for open space that is already required to be open space.
- Building/construction noise, dust, associated traffic related to the construction activities that I can only presume will take years to complete.
- Future traffic due to the introduction of 180+ more cars, especially traffic that will overflow onto Seeno and Rolling Oaks as people attempt to circumvent traffic on Douglas.
- Traffic on Douglas between Sierra college and Berg.

Laura Scott
8545 Quail Oaks Drive, Granite Bay

Shirlee Herrington

From: Janet T <gavelgoddess@gmail.com>
Sent: Monday, February 26, 2018 8:11 AM
To: Placer County Environmental Coordination Services
Subject: Whitehawk comments

I share these concerns as posted on a neighborhood site:

The Notice of Preparation outlines the project objectives and parameters. Mr Cook claimed in a recent interview by the Press that he was working hard with residents to address the set-back issues. This seems unlikely since the project has come through again EXACTLY as it was originally presented. The population study is key since there are concerns with traffic and drain on public services most notably sewer capacity which is being updated in 2018. The Variance for increased coverage is "self-induced" and therefore not allowed as per CEQA. This alone is grounds for a writ of mandate or a law-suit, which Mr. Cook expressed in that same interview he was certain would be filed. My question is why would the County approve a project that most likely will drain legal dollars to defend and why does the developer not address these concerns ahead of time? This is not an "in-fill" project and it is not addressing a shortfall of housing since price range last go was in the $800's. The loss of 800 trees, rural nature of Granite Bay, privacy of impacted residents, increased traffic, impacts to our population build-out are significant and unavoidable.

This project is still a gigantic hole ripped through the Granite Bay Community Plan, which has helped to protect the rural nature of this area. I strongly oppose any efforts to weaken this plan on behalf of developers.

Janet Thew
Loomis CA

Shirlee Herrington

From: Arnold Ward <awardnetmail@netscape.net>
Sent: Tuesday, February 27, 2018 10:11 AM
To: Placer County Environmental Coordination Services
Subject: white hawks construction comments

too much traffic on douglas already, its a parking lot around 4:30

zero clearance lots and construction not appropriate here

Sewer system needs to b e studied further

Arnold Ward
awardnetmail@aim.com

STATE OF CALIFORNIA
NATIVE AMERICAN HERITAGE COMMISSION
Environmental and Cultural Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Phone (916) 373-3710
Email: nahc@nahc.ca.gov
Website: http://www.nahc.ca.gov
Twitter: @CA_NAHC

Edmund G. Brown Jr., Governor

RECEIVED
FEB 05 2018
CDRA

January 31, 2018

Shirlee Herrington
Placer County
3091 County Center Drive
Auburn, CA 95603

RE: SCH#2016082009, Whitehawk I Subdivision, Placer County

Dear Ms. Herrington:

The Native American Heritage Commission has received the Notice of Preparation (NOP) for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000 et seq.), specifically Public Resources Code section 21084.1, states that a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, § 15064.5 (b) (CEQA Guidelines Section 15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an environmental impact report (EIR) shall be prepared. (Pub. Resources Code § 21080 (d); Cal. Code Regs., tit. 14, § 15064 subd.(a)(1) (CEQA Guidelines § 15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources with the area of project effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code § 21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code § 21084.3 (a)). **AB 52 applies to any project for which a notice of preparation or a notice of negative declaration or mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. § 800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments. **Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
    a. A brief description of the project.

b. The lead agency contact information.
c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code § 21080.3.1 (d)).
d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code § 21073).

2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code § 21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or environmental impact report. (Pub. Resources Code § 21080.3.1(b)).
   a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code § 65352.4 (SB 18). (Pub. Resources Code § 21080.3.1 (b)).

3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
   a. Alternatives to the project.
   b. Recommended mitigation measures.
   c. Significant effects. (Pub. Resources Code § 21080.3.2 (a)).

4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
   a. Type of environmental review necessary.
   b. Significance of the tribal cultural resources.
   c. Significance of the project's impacts on tribal cultural resources.
   d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code § 21080.3.2 (a)).

5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code sections 6254 (r) and 6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code § 21082.3 (c)(1)).

6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
   a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
   b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code section 21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code § 21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
   a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
   b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code § 21080.3.2 (b)).

8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code section 21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources

Code section 21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code § 21082.3 (a)).

9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code section 21084.3 (b). (Pub. Resources Code § 21082.3 (e)).

10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
    a. Avoidance and preservation of the resources in place, including, but not limited to:
        i. Planning and construction to avoid the resources and protect the cultural and natural context.
        ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
    b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
        i. Protecting the cultural character and integrity of the resource.
        ii. Protecting the traditional use of the resource.
        iii. Protecting the confidentiality of the resource.
    c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
    d. Protecting the resource. (Pub. Resource Code § 21084.3 (b)).
    e. Please note that a federally recognized California Native American tribe or a nonfederally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code § 815.3 (c)).
    f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code § 5097.991).

11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An environmental impact report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
    a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code sections 21080.3.1 and 21080.3.2 and concluded pursuant to Public Resources Code section 21080.3.2.
    b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
    c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code section 21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code § 21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code § 65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf

Some of SB 18's provisions include:

1. Tribal Consultation: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code § 65352.3 (a)(2)).
2. No Statutory Time Limit on SB 18 Tribal Consultation. There is no statutory time limit on SB 18 tribal consultation.
3. Confidentiality: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code section 65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code sections 5097.9 and 5097.993 that are within the city's or county's jurisdiction. (Gov. Code § 65352.3 (b)).
4. Conclusion of SB 18 Tribal Consultation: Consultation should be concluded at the point in which:
    a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
    b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: http://nahc.ca.gov/resources/forms/

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
    a. If part or all of the APE has been previously surveyed for cultural resources.
    b. If any known cultural resources have been already been recorded on or adjacent to the APE.
    c. If the probability is low, moderate, or high that cultural resources are located in the APE.
    d. If a survey is required to determine whether previously unrecorded cultural resources are present.

2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
    a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
    b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
    a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
    b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
    a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, section 15064.5(f) (CEQA Guidelines section 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
    b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
    c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code section 7050.5, Public Resources Code section 5097.98, and Cal. Code Regs., tit. 14, section 15064.5, subdivisions (d) and (e) (CEQA Guidelines section 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions, please contact me at my email address: sharaya.souza@nahc.ca.gov.

Sincerely,

Sharaya Souza
Staff Services Analyst
(916) 573-0168

cc: State Clearinghouse

Placer County
AIR POLLUTION CONTROL DISTRICT

110 Maple Street, Auburn, CA 95603 • (530) 745-2330 • Fax (530) 745-2373 • www.placer.ca.gov/apcd

Erik C. White, Air Pollution Control Officer

February 14, 2018

Ms. Shirlee Herrington
Environmental Coordination Services
Placer County Community Development Resource Agency
3091 County Center Drive, Suite #190
Auburn, CA 95603

SENT VIA : SHerring@placer.ca.gov

SUBJECT: Whitehawk I and Whitehawk II Notice of Preparation

Dear Ms.Herrington;

Thank you for submitting the Whitehawk I and Whitehawk II Notice of Preparation (NOP) to the Placer County Air Pollution Control District (District) for review. The District recommends consideration of the following items in preparation of the Draft Environmental Impact Report.

Environmental Review

1. The District's California Environmental Quality Act (CEQA) Air Quality 2017 Handbook (Handbook) provides recommended analytical approaches and feasible mitigation measures when preparing air quality analyses for land use projects. The Handbook is available on the District's website at http://www.placerair.org/landuseandceqa/ceqaairqualityhandbook. Except where noted below additional detail relating to the following recommended items can be found within the Handbook.

   - The Project is located within the Sacramento Valley Air Basin (SVAB) and is under the jurisdiction of the District. The SVAB is designated as nonattainment for federal and state ozone (O_3) standards, nonattainment for the federal particulate matter standard ($PM_{2.5}$) and state particulate matter standard (PM_{10}). Within the Air Quality section of the Initial Study, the District recommends the discussion include the area designations for the federal and state standards for the SVAB.

   - The California Emissions Estimator Model (CalEEMod) is recommended when estimating the Project related air pollutants emissions from construction and operational phases. CalEEMod quantifies criteria pollutant emissions, including greenhouse gases (GHGs) from construction and operation (including vehicle use), as well as GHG emissions from energy production, solid waste handling, vegetation planting and/or removal, and water conveyance. In addition, CalEEMod calculates the benefits from implementing mitigation measures, including GHG mitigation measures, developed and approved by CAPCOA. Please contact the District for information on appropriate default settings applicable to the project area.

     The District requests copies of all modeling analysis files during the review of the DEIR for public review and comment.

   - In the event the air quality analysis demonstrates the potential for the Project to cause or generate significant adverse air quality related impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts.

Additional mitigation measures can be found in the District's CEQA Handbook within the following related appendices.

Appendix A. District Rules and Regulations (Construction and Operational)

Appendix C. Recommended Mitigation Measures (Construction)

Appendix E. Recommended Mitigation Measures (Operational)

Appendix F. Mitigation Measures (Greenhouse Gases)

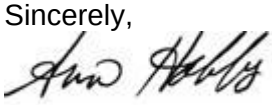
- The District recommends a CALINE 4 modeling analysis for carbon monoxide (CO) concentration be performed and discussed within the environmental document either of the following scenarios is true for any intersection affected by the project traffic, the project should conduct a site-specific CO dispersion modeling analysis to evaluate the potential local CO emission impact at roadway intersections:

- A traffic study for the project indicates that the peak-hour LOS on one or more streets or at one or more intersections (both signalized and non-signalized) in the project vicinity will be degraded from an acceptable LOS (e.g., A, B, C, or D) to an unacceptable LOS (e.g., E or F); or

- A traffic study indicates that the project will substantially worsen an already existing unacceptable peak-hour LOS on one or more streets or at one or more intersections in the project vicinity. "Substantially worsen" includes situations where a delay would increase by 10 seconds or more when project-generated traffic is included.

Thank you for allowing the District this opportunity to review the project proposal. Please do not hesitate to contact me at 530.745.2327 or ahobbs@placer.ca.gov if you have any questions.

Sincerely,



Ann Hobbs
Associate Planner
Planning & Monitoring Section

CALIFORNIA
Water Boards

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CDRA

EDMUND G. BROWN JR.
GOVERNOR

MATTHEW RODRIQUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

Central Valley Regional Water Quality Control Board

21 February 2018

Shirlee Herrington
Placer County
Community Development Resource Agency
3091 County Center Drive
Auburn, CA 95603

CERTIFIED MAIL
91 7199 9991 7035 8419 4362

COMMENTS TO REQUEST FOR REVIEW FOR THE NOTICE OF PREPARATION FOR THE DRAFT ENVIRONMENTAL IMPACT REPORT, WHITEHAWK I & II PROJECT, SCH# 2016082009, PLACER COUNTY

Pursuant to the State Clearinghouse's 26 January 2018 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Notice of Preparation for the Draft Environment Impact Report* for the Whitehawk I & II Project, located in Placer County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources

Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases, the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues.

For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:
http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/.

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Policy is available on page IV-15.01 at:
http://www.waterboards.ca.gov/centralvalleywater_issues/basin_plans/sacsjr.pdf

In part it states:

> *Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.*
>
> *This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.*

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan

(SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:
http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml.

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits[1]
The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/.

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:
http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Industrial Storm Water General Permit
Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 2014-0057-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml.

Clean Water Act Section 404 Permit
If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACOE). If a Section 404 permit is required by the USACOE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water

[1] Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACOE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACOE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

Waste Discharge Requirements – Discharges to Waters of the State

If USACOE determines that only non-jurisdictional waters of the State (i.e., "non-federal" waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

For more information on the Water Quality Certification and WDR processes, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/help/business_help/permit2.shtml.

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Risk General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Risk Waiver)
R5-2013-0145. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Risk General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Risk Waiver and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2013-0145_res.pdf

Regulatory Compliance for Commercially Irrigated Agriculture

If the property will be used for commercial irrigated agricultural, the discharger will be required to obtain regulatory coverage under the Irrigated Lands Regulatory Program. There are two options to comply:

1. **Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at: http://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/for_growers/apply_coalition_group/index.shtml or contact water board staff at (916) 464-4611 or via email at IrrLands@waterboards.ca.gov.

2. **Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100**. Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 10-100 acres are currently $1,084 + $6.70/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory Program, call the Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at IrrLands@waterboards.ca.gov.

Low or Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Dewatering and Other Low Threat Discharges to Surface Waters* (Low Threat General Order) or the General Order for *Limited Threat Discharges of Treated/Untreated Groundwater from Cleanup Sites, Wastewater from Superchlorination Projects, and Other Limited Threat Wastewaters to Surface Water* (Limited Threat General Order). A complete application must be submitted to the Central Valley Water Board to obtain coverage under these General NPDES permits.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0074.pdf

For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0073.pdf

NPDES Permit

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit.

For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/help/business_help/permit3.shtml

If you have questions regarding these comments, please contact me at (916) 464-4644 or Stephanie.Tadlock@waterboards.ca.gov.

Stephanie Tadlock

Stephanie Tadlock
Environmental Scientist

cc: State Clearinghouse unit, Governor's Office of Planning and Research, Sacramento

CITY OF ROSEVILLE CALIFORNIA

City Manager
311 Vernon Street
Roseville, California 95678-2649

February 26, 2018

Ms. Shirlee Herrington
Environmental Coordination Services
Placer County Community Development Resource Agency
3091 County Center Drive, Suite 190
Auburn, CA 95603

Subject: Whitehawk I & II Projects - Notice of Preparation (NOP) Comments

Dear Ms. Herrington:

This comment letter is in response to the County's January 25, 2018 Notice of Preparation for the Whitehawk I & II projects. The City of Roseville requests project traffic impacts to the existing Sierra College Boulevard/Douglas Boulevard intersection be evaluated as part of the EIR's transportation analysis. The City is concerned that this intersection's existing level of service will continue to worsen with addition of vehicle trips generated by this and other pending projects proposed east of Sierra College Boulevard.

Due to existing capacity constraints on eastbound Douglas Boulevard at Sierra College Boulevard, the PM peak hour is experiencing severe congestion. Without mitigation, adding new PM peak vehicle trips to this intersection will cause additional delay and congestion. Much of the problem is due to underutilization of the outside through lane as a result of the lane drop from 3 to 2 lanes immediately east of Sierra College Blvd. Vehicles tend to avoid this lane due to the immediate lane drop once they are through the intersection. Extending the outside lane past Woodgrove Way would encourage greater use of the outside through lane, increasing intersection capacity, and move the merge point beyond the Douglas/Sierra College intersection. This improvement should be considered with any increase in trip generation to the east of the intersection. The City understands the County is in the process of updating the Granite Bay Community Plan Circulation Element and CIP. The City requests the above, or other similar appropriate mitigation, be identified in the Whitehawlk Projects EIR and/or Circulation Element Update as a high priority CIP improvement.

Should the County have any questions concerning these comments, please don't hesitate to contact Jason Shykowski, Principal Engineer, with the Roseville Public Works Department at (916) 774-5348.

Sincerely,

Mark Morse
Environmental Coordinator

MIWOK MAIDU United Auburn Indian Community of the Auburn Rancheria

Gene Whitehouse, Chairman | John L. Williams, Vice Chairman | Calvin Moman, Secretary | Jason Camp, Treasurer | Gabe Cayton, Council Member

RECEIVED
FEB 15 2018
CDRA

February 8, 2018

Shirlee Herrington
County of Placer
3091 County Center Dr, Suite 140
Auburn, CA 95603

Subject: Notice of Preparation of an Environmental Impact Report for the Proposed Whitehawk I & II Projects

Dear Shirlee Herrington,

Thank you for requesting information regarding the above referenced project. The United Auburn Indian Community (UAIC) of the Auburn Rancheria is comprised of Miwok and Southern Maidu (Nisenan) people whose tribal lands are within Placer County and whose service area includes El Dorado, Nevada, Placer, Sacramento, Sutter, and Yuba counties. The UAIC is concerned about development within its aboriginal territory that has potential to impact the lifeways, cultural sites, and landscapes that may be of sacred or ceremonial significance. We appreciate the opportunity to comment on this and other projects. The UAIC would like to consult on this project.

In order to ascertain whether the project could affect cultural resources that may be of importance to the UAIC, we would like to receive copies of any archaeological reports that are completed for the project. We also request copies of environmental documents for the proposed project so that we have the opportunity to comment on appropriate identification, assessment and mitigation related to cultural resources. Finally, we request and recommend that UAIC tribal representatives observe and participate in all cultural resource surveys. To assist in locating and identifying cultural resources, UAIC's Preservation Department offers a mapping, records and literature search services program. This program has been shown to assist project proponents in complying with the necessary resource laws and choosing the appropriate mitigation measures or form of environmental documentation during the planning process. If you are interested, please let us know.

The UAIC's Preservation Committee would like to set up a meeting or site visit, and begin consulting on the proposed project. Based on the Preservation Committee's identification of cultural resources in and around your project area, the UAIC recommends that a tribal monitor be present during any ground disturbing activities. Thank you again for taking these matters into consideration, and for involving the UAIC early in the planning process. We look forward to reviewing the documents requested above and consulting on your project. Please contact Marcos Guerrero, Cultural Resources Manager, at (530) 883-2364 or by email at mguerrero@auburnrancheria.com if you have any questions.

Sincerely,

Gene Whitehouse,
Chairman

CC: Marcos Guerrero, CRM

Tribal Office 10720 Indian Hill Road Auburn, CA 95603 (530) 883-2390 FAX (530) 883-2380

GRANITE BAY COMMUNITY ASSOCIATION

P.O. BOX 2704 ★ GRANITE BAY, CALIFORNIA 95746 ★ (916) 791-7427

SANDRA HARRIS
ISSUES COORDINATOR

February 21, 2018

Community Development Agency
3091 County Center Drive
Suite 190
Auburn, CA 95603

Re: Whitehawk I and II - NOP for EIR on two projects

Thank you for the opportunity to respond to the above. The following comments are submitted for consideration:

Land Use – Planned Unit Development – Entitlements - What are reasons for the density bonuses sought and the impacts to the community of the added density?

PDs already allow many bonuses. What are reasons for variance to lot coverage from 40% to 50%?

What are compelling reasons for General Plan Amendment and Rezone to change Planned Development density from 0.5 to 1.4 dwelling units per acre?

When a General Plan Amendment is granted there is supposed to be a benefit to the community. The EIR should address the benefits to the community.

What are compelling reasons to change zoning to Planned Development?

What is impact to large parcel separating these two projects and how will impacts be mitigated?

These projects do not meet the definition of a Planned Development as defined in GBCP #3. "Provide varying lot sizes where adjoining properties, provide greater or lesser densities in an effort to maintain land use compatibility where a need to have a transition zone exists. This proposal does not provide compatibility to the properties immediately to the south, west, or east and density impacts are not mitigated.

In PC Zoning Code PD 17.54.080 –Planned developments ....."consistent with the preservation of important environmental characteristics and ***the property values in the area and is compatible with existing adjacent land uses and land use districts as shown on the General Plan or any applicable specific or community plans."***

#4... ***"All planned developments shall be consistent with the goals and policies of the PCGP and/or any applicable community plan."***

#5...."However it ***is not the purpose to confer special privileges to any land owner, provide a means to protect an investment, <u>or compensate a land owner for areas of their property that are unbuildable under standard development policies and procedures due to existing features, and/or constraints on the property."</u>***

The EIR should address the inconsistencies of this project with the PCGP and GBCP.

<u>**Traffic**</u> - The EIR should describe the impacts to traffic of constructing the extension of 16-inch water line from existing terminus at Douglas Boulevard/Woodgrove Way east for 250 feet to the east property line of the project within the **south portion of the pavement of Douglas Boulevard**.

Since this improvement is also a requirement of both projects, the traffic impacts for the extensive length of these combined projects on Douglas will be significant.

1. Show the traffic management on south side of Douglas during waterline construction and mitigation proposed.

2. Show impacts to Eureka and Olive Ranch Roads during this construction when motorists seek alternative routes.

3. How will residents in Quail Oaks turn left on Douglas?

4. How will residents in Quail Oaks travel to Granite Bay High School?

5. Traffic study should show impact to residential internal roads on north side of Douglas when the traffic patterns are changed at Quail Oaks and Woodgrove intersection.

6. How will traffic increase on the internal roads of these established communities be mitigated?

7. What are impacts to residents of Granite Bay when the solution to solving additional traffic is the payment of traffic mitigation fees, adding lanes and traffic signals? How does that solve the problem or improve the quality of life of residents? What are cumulative impacts to residents of the area?

8. What are traffic impacts to Olive Ranch Road and Eureka Road as more and more commute traffic on Douglas has motorists seeking other ways through the community

The traffic study should consider all the proposed area development? For instance, the 8,500 Acre Sunset Area, Placer Ranch Plan, the high density development Rocklin is proposing at Rocklin and Sierra College, etc. All these projects will draw more traffic through Granite Bay on the quasi-beltway of Auburn-Folsom and Douglas. When this happens more of Granite Bay internal roads will be impacted by motorists seeking alternative routes.

According to the traffic study the Granite Bay Community Association had done by MRO Engineers, Inc., and submitted to the Board of Supervisors on November 14, 2016, "The Granite Bay Cumulative Circulation Study contains a number of flaws that affect the validity of the conclusions presented in that

document. **Of greatest concern are the questionable future year traffic forecasts that were developed with the analysis**. Also of concern is the failure to address traffic operations at four key intersections in Granite Bay, as well as various technical issues associated with the traffic analysis**. The updated traffic study needs to be more thorough in addressing traffic operations on a long range basis**.

Noise - Address the noise impacts to the established communities during the construction of the water line on the south side of Douglas. How will this be mitigated?

Inconsistency – Address how the inconsistency of the projects with the much larger lots to the south will be mitigated. Large projects similar to Whitehawk I and Whitehawk II take years to build out and this will be an ongoing disruption to the low density rural lifestyle of residents on the north side of Eureka Road. What is the cumulative impact to the goal of the Granite Bay Community Plan to protect and provide rural living areas? How will this long term disruption be addressed?

Tree Loss - The highest concentration of trees appears to be in the areas where the housing density is proposed. A PD designation is supposed to work around amenities on the property. Paying fees to mitigate tree loss does not benefit Granite Bay which is known for its tree coverage. Trees should be mitigated within the community or on site - not somewhere else in the County. The EIR should state how and where the trees will be mitigated.

Hydrology - Wetlands should be mitigated within the Granite Bay Community and not off site. Placing two bridges over Strap Ravine for the two projects will be an impact on the immediate environment and construction should be monitored closely. What are cumulative impacts to the environment and animal habitat?

The hydrology and hydraulics study should consider all the proposed construction upstream – 10 additional homes on Barton, 6-7 offices west of Quarry Ponds, 6 offices on east and west corners of Berg and Douglas, two senior care homes along Douglas, etc. A large area of more impervious surfaces all draining into Strap Ravine. What are impacts to a stream which has relatively low infiltration potential, low channel from 5-15 feet wide, and is known to carry extreme amounts of water during periods when a rain cell event concentrates on a small area. What is the possibility of it overflowing into the homes? What are the mitigation measures? What is cumulative impact of all these projects?

Access – What are environmental impacts if gates are eliminated as opposed to allowing gates since gates require more space to allow for stacking and turn arounds for unauthorized vehicles.

Sewer - What are impacts to residents on south of project to construct a larger sewer line? How long will construction take? How will the site be accessed?

Trail - Describe how trail through WhitehawkI will be opened for public access in perpetuity.

Population and Housing – EIR should discuss population and housing. During the 2012 GBCP update, the population cap was lowered, one of the reasons given was because of adequate sewer carrying capacity. Since then several large projects have been built and are in planning to change from low density residential to very large care facilities in addition to a number of high density housing developments. The EIR should address this issue.

Alternative - The consensus of the many residents who attended the Scoping meeting of February 13 for this project showed overwhelming support for an alternative plan at the zoning allowed.

Granite Bay Community Association

Sandra H. Harris

Sandra H. Harris

Pacific Gas and Electric Company

Plan Review Team
Land Management

PGEPlanReview@pge.com

6111 Bollinger Canyon Road 3370A
San Ramon, CA 94583

March 30, 2018

Shirlee Herrington
3091 County Center Drive, Suite 190
Auburn, CA 95603

Re: Whitehawk I & II Projects

Dear Shirlee:

Thank you for giving us the opportunity to review your plans. The proposed Whitehawk I & II Projects dated January 25, 2018 and Received March 22, 2018 does not appear to interfere with any existing PG&E facilities or easement rights; therefore, we have no comments at this time.

Please note that this is our preliminary review and reserve the right for future review as needed. If there are subsequent modifications made to your design, we ask that you resubmit your plans to the email address listed below.

In the event that you require PG&E's gas or electrical service in the future, please continue to work with PG&E's Service Planning department: https://www.pge.com/cco/

If you have any questions regarding our response, please contact the PG&E Plan Review Team at (877) 259-8314 or pgeplanreview@pge.com.

Sincerely,

PG&E Plan Review Team
Land Management

COMMUNITY DEVELOPMENT RESOURCE AGENCY
Environmental Coordination Services

SCOPING MEETING ATTENDANCE

PROJECT NAME: Whitehawk I & II DATE: February 13, 2018

When Draft EIR is released, a Notice of Availability will be sent to all those who sign below. Please print legibly. A hardcopy of the Draft EIR will be available for review at the Community Development Resource Center front counter, the local library, and the County's website http://www.placer.ca.gov/departments/communitydevelopment/envcoordsvcs/eir

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COMMUNITY DEVELOPMENT RESOURCE AGENCY
Environmental Coordination Services

SCOPING MEETING ATTENDANCE

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COMMUNITY DEVELOPMENT RESOURCE AGENCY
Environmental Coordination Services

SCOPING MEETING ATTENDANCE

PROJECT NAME: Whitehawk I & II DATE: February 13, 2018

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