

11

**LAND USE AND PLANNING/POPULATION
AND HOUSING**

11.1 INTRODUCTION

The purpose of the Land Use and Planning/Population and Housing chapter of the EIR is to examine the compatibility of the proposed projects with existing and planned land uses in the area and identify any incompatibilities with applicable planning documents. In addition, this chapter includes a population and housing analysis in response to public comments submitted during the Notice of Preparation (NOP) review period.

The chapter includes a description of the existing land use setting of the project sites and the adjacent area, including the identification of existing land uses, current Placer County General Plan policies and zoning designations, and goals and policies from the Granite Bay Community Plan (GBCP). In addition, the chapter includes a discussion of the population projections in the GBCP and the population increase that has occurred since these projections were made in 2010. Information from this chapter is primarily drawn from the Placer County General Plan,¹ the Placer County General Plan EIR,² and the GBCP.³

In addition, the reader is referred to the various environmental resource evaluations presented in the other technical chapters of this EIR for a discussion of potential physical/environmental effects that may result from land use changes.

11.2 EXISTING ENVIRONMENTAL SETTING

The following section describes the existing land uses within the WHI and WHII project sites and the surrounding areas, at the time the NOP was published on January 26, 2018, as well as the existing plans and policies that guide the development of the project sites.

Project Site Characteristics

The following section describes the current site characteristics of the WHI and WHII sites.

WHI Site

The 18.09-acre WHI site is uninhabited, undeveloped and does not include any existing structures. Strap Ravine, an intermittent stream, transects the property and flows from east to west. Seasonal wetlands occur in depressions between placer mine tailing piles where fine

¹ Placer County. *Countywide General Plan Policy Document*. August 1994 (updated May 2013).

² Placer County. *Countywide General Plan EIR*. July 1994.

³ Placer County. *Granite Bay Community Plan*. Adopted February 28, 2012.

material has collected to impede the percolation of water. Tailings are the bi-product of mining: the scraped, washed, or otherwise processed boulders, cobbles, and finer sediments left as an end result of mining.

WHII Site

The 32.27-acre WHII site is nearly square with an irregular boundary along Douglas Boulevard. The site is uninhabited, undeveloped and does not include any existing structures. Similar to WHI, historic mining operations have resulted in an irregular and disturbed landscape. Although structures are not present within the project site, the remnants of a mine shaft have been identified within the project site. The mine shaft is approximately 15 feet deep, and metal and wood debris have been observed within the mine shaft. In addition, the site contains an informal BMX bicycle riding area with dirt ramps/embankments located in its southeastern corner. Several dirt and unpaved access roads are located throughout the WHII site, providing limited access from the southern half to the south side of Strap Ravine.

Surrounding Land Uses

The following section describes the surrounding land uses in the vicinity of the WHI and WHII sites.

WHI

Douglas Boulevard forms the WHI site's northern boundary, across from which are medium-density, single-family residential neighborhoods. The Greyhawk I subdivision, accessed by Woodgrove Way, is located to the west, with an open space lot between the project site and adjacent Greyhawk homes. Larger-lot (one to eight-acre parcels) single-family residential uses are located south of the site at the north end of Quail Lane, the largest of which is a radio antenna facility. The intervening 18.7-acre parcel east of the site (the Mac Bride Parcel) is occupied by one single-family residence with various sheds and outbuildings.

WHII

Douglas Boulevard forms the northern boundary of the site and medium-density, single-family residential neighborhoods are located north of Douglas Boulevard. A portion of the site's northern boundary abuts Douglas Boulevard and its intersection with Seeno Avenue. Other portions of the site are separated from Douglas Boulevard by intervening vacant parcels, with the exception of the site's northeastern corner where a single family residential unit, also used for commercial business purposes, is located. Single family homes and vacant five-acre lots are located east of the site and accessed from Quartzite Circle. Larger-lot single-family residential uses are located south of the site along the north ends of Buddecke Place, Farschon Place, and Carriage Drive.

Project Site Land Use and Zoning Designations

WHI

The Placer County General Plan and the GBCP currently designate the northern 10.04-acre portion of the WHI site north of Strap Ravine as Rural Low-Density Residential (0.9 – 2.3 Ac. minimum) (see Figure 11-1). The remaining 8.05-acre portion of the WHI site south of Strap Ravine is designated Rural Residential (2.3 – 4.6 Ac. minimum). The Placer County zoning designation for the site is Residential Agricultural, minimum Building Site of 100,000 square feet [sf], combining Planned Residential Development of 0.5 units per acre (RA-B-100 PD=0.5) (see Figure 11-2).

WHII

The Placer County General Plan and the GBCP designates 32.55 acres of the WHII site as Rural Residential (2.3 – 4.6 Ac. minimum), while the northwestern 0.42-acre portion is designated Rural Low-Density Residential (0.9 – 2.3 Ac. minimum) (see Figure 11-3). The Placer County zoning designation for the WHII site is Residential Agricultural, minimum Building Site of 100,000 sf (RA-B-100) (see Figure 11-2).

Figure 11-1
Existing Granite Bay Community Plan Land Use Designations: WHI

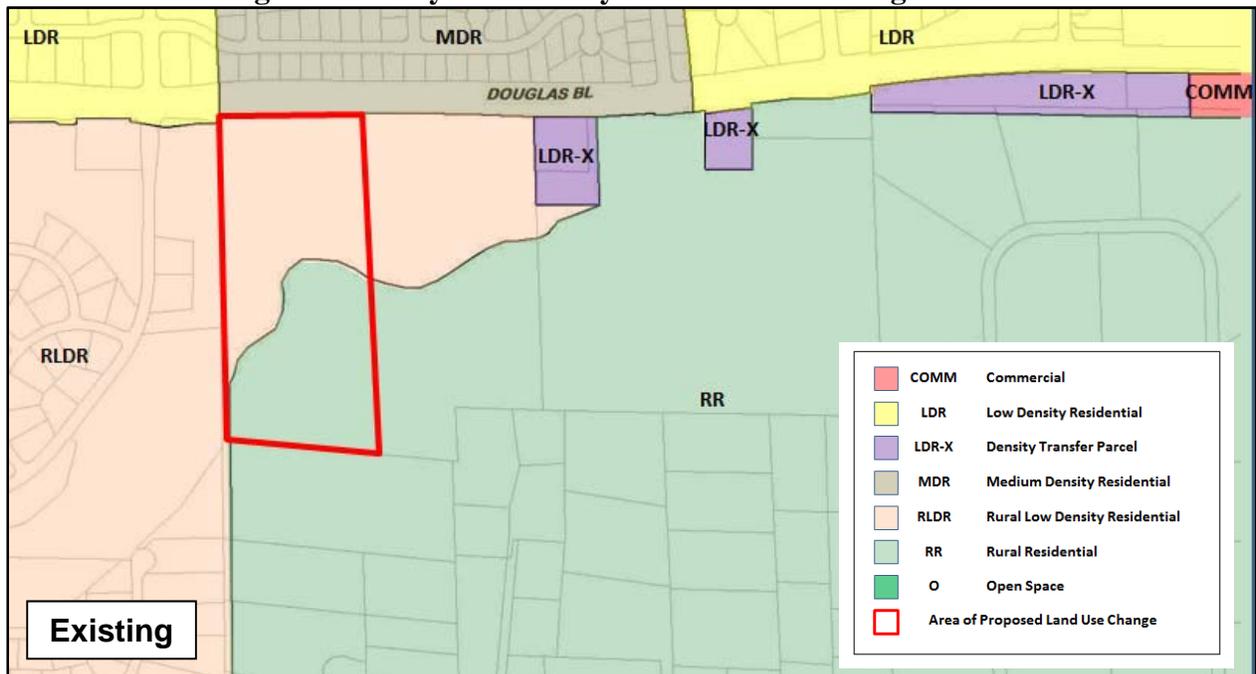


Figure 11-2
Existing Zoning: WHI and WHII

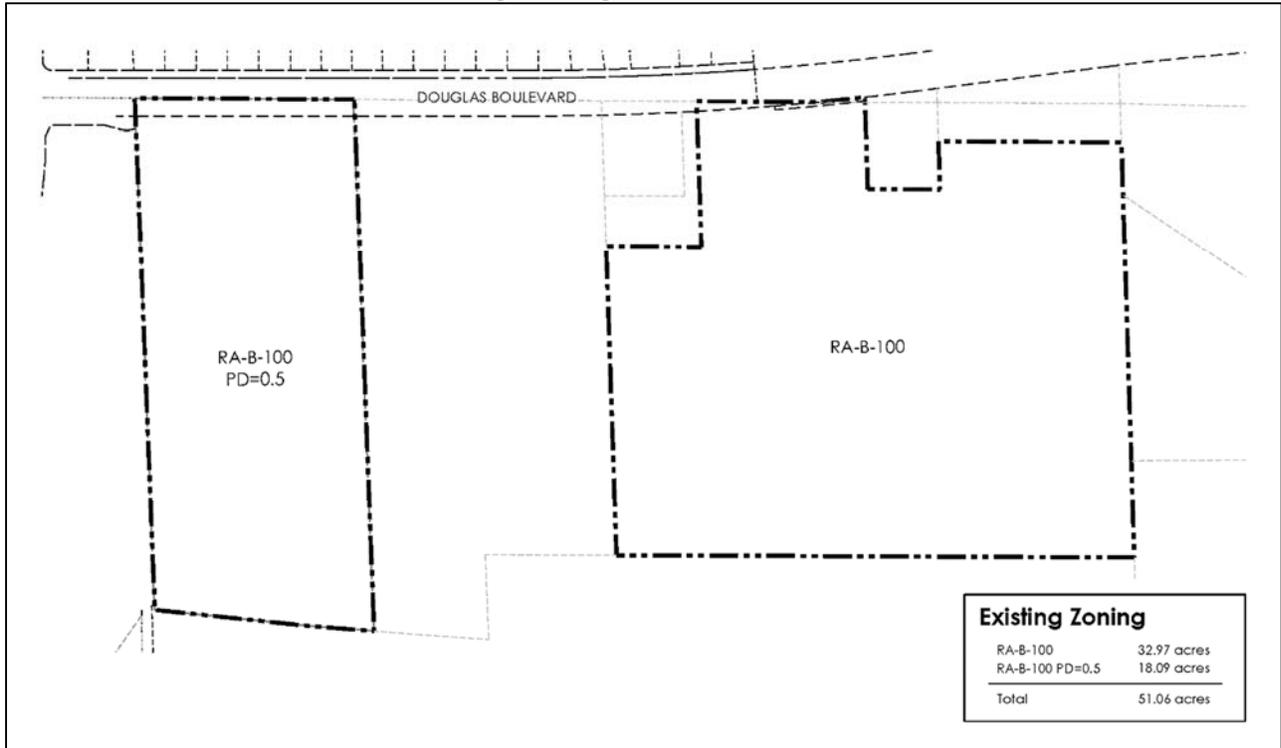
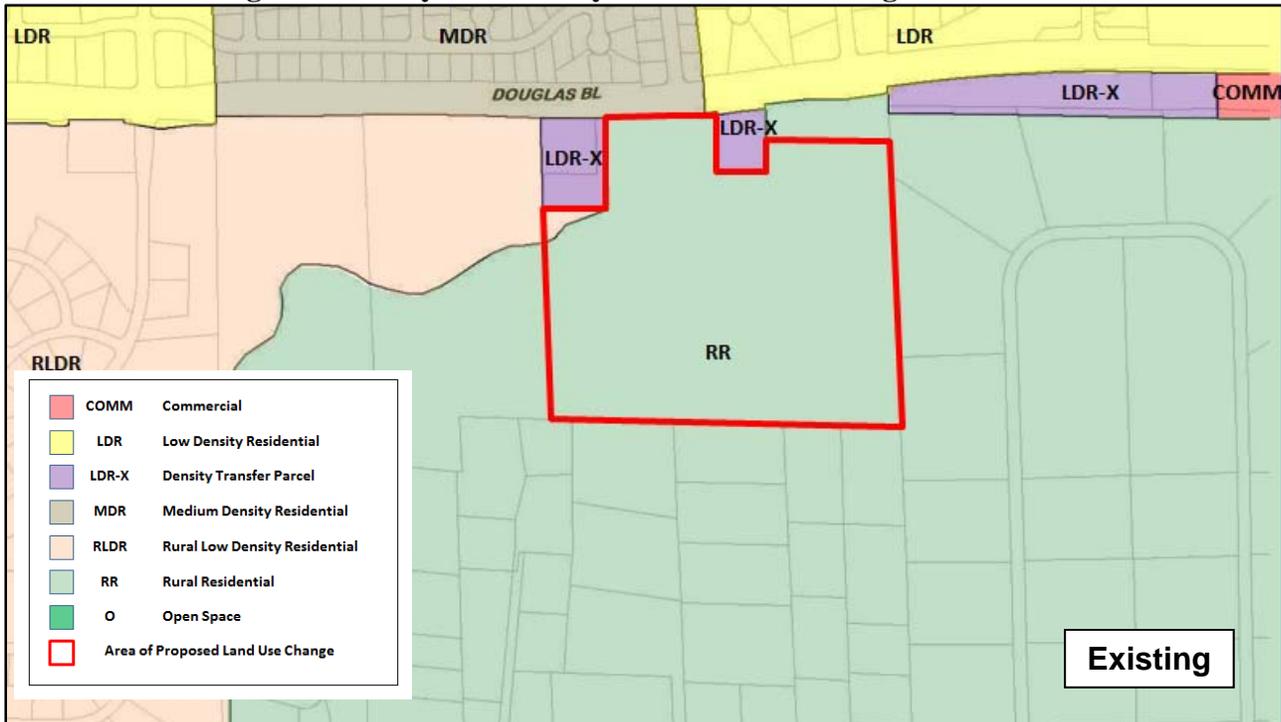


Figure 11-3
Existing Granite Bay Community Plan Land Use Designations: WHII



Surrounding Land Use and Zoning Designations

Table 11-1 below provides a summary of the current GBCP and Placer County zoning designations of the land uses adjacent to the WHI and WHII sites.

Table 11-1 Summary of Adjacent Community Plan Land Use and Zoning Designations			
Relationship to Project Site	Land Use	Community Plan Land Use Designation	Zoning Designation
WHI			
North	Single-Family Residential	Medium-Density Residential (2 - 4 DU/Ac.)	RS-AG-B-X-10
			RS-B-10
South	Single-Family Residential	Rural Residential (2.3 - 4.6 Ac. Min.)	RA-B-100
East	Undeveloped/Single-Family Residential	Rural Residential (2.3 - 4.6 Ac. Min.)	RA-B-100
		Rural Low-Density Residential (0.9 - 2.3 Ac. Min.)	RS-AG-B-100 PD = 1
West	Undeveloped/Single-Family Residential	Rural Low-Density Residential (0.9 - 2.3 Ac. Min.)	RS-AG-B-100 PD = 0.44
WHII			
North	Single-Family Residential	Low Density Residential Density, Density Transfer LDR-X (0.4 - 0.9 Ac. Min.)	RA-B-100
		Rural Residential (2.3 - 4.6 Ac. Min.)	RA-B-100
		Medium-Density Residential (2 - 4 DU/Ac.)	RS-AG-B-X-10 RS
South	Single-Family Residential	Rural Residential (2.3 - 4.6 Ac. Min.)	RA-B-100
East	Undeveloped		
West	Undeveloped/Single-Family Residential	Rural Residential (2.3 - 4.6 Ac. Min.)	RA-B-100
		Rural Low-Density Residential (0.9 - 2.3 Ac. Min.)	RS-AG-B-100 PD = 1

Granite Bay Community Plan Land Use Categories

The GBCP defines the Rural Residential, Rural Low Density Residential, Low Density Residential, Density Transfer-X, and Medium-Density Residential land use designations as follows:

Rural Residential

The Rural Residential designation covers approximately 3,124 acres (20 percent) of the Community Plan area and allows for a density ranging from 2.3 to 4.6 acres per dwelling unit. The designation allows agricultural uses, including equestrian uses.

Rural Low-Density Residential

The Rural-Low Density Residential designation covers approximately 2,565 acres (16 percent) of the Plan area. The designation allows a density ranging from 0.9 to 2.3 acres per dwelling unit (or 1.1 to 0.43 dwelling units per acre). The designation represents a transition zone between rural areas and smaller lot developments.

Several undeveloped areas assigned the Rural Low-Density Residential Community Plan designation include PD as a combining zone. Such a combining zone permits the property to be developed as a "planned residential development" that will result in varying lot sizes. In addition to the purposes of PDs stated in Section 3.3.7 of the Community Plan, the intent of permitting such development is to be less restrictive in terms of lot sizes in order to provide flexibility to the developer in the design of projects with a goal of retaining/protecting natural features on the site or in addressing land use compatibility issues.

Low Density Residential Designation

The Low-Density Residential designation covers 1,292 acres (8 percent) of the Plan area. This designation includes urban or urbanizing areas suitable for single-family residential neighborhoods ranging in density from 0.4 to 0.9 dwelling units per acre.

The Low-Density Residential designation, combined with the Density Transfer (-X) designation, contains special provisions and limitations as discussed in the Density Transfer section following. The maximum potential allowed by the LDR designation in these areas can only be realized by the transfer of density from other parcels in the Plan area.

Density Transfer (-X)

As a matter of policy, the Plan incorporates and authorizes a Density Transfer program affecting a limited number of parcels within the Plan area. The intent is to create a mechanism which can assist in implementing the goals and policies of the Plan relative to the maintenance of a significant open space buffer along the south side of Douglas Boulevard. The Program also recognizes the existence of several small lots fronting Douglas Boulevard. In all cases these parcels are zoned Residential-Agricultural with a required 2.3-acre minimum parcel size and are, therefore, currently non-conforming sites. These parcels have been designated as Density Transfer parcels. Participation in this program is voluntary and it is created here as another form of incentive to help implement the goals of the Plan.

Parcels from which density can be transferred are identified on the Community Plan map as Low-Density Residential, Density Transfer LDR-X. Parcels which have the ability to receive density (density receptor parcels) are designated on the Plan map with a # symbol. The Low-Density Residential designation and permitted density implied by this designation (2.5 du/acre) on these parcels can only be utilized through participation in this program.

Medium-Density Residential

The Medium-Density Residential designation covers approximately 400 acres (three percent) of the Community Plan area. The designation is applied to urbanized areas and single-family residential neighborhoods where some lower-density multifamily residential development may be appropriate. Residential density ranges from two to four dwelling units per acre.

Zoning Designations

The Placer County Zoning Ordinance defines the RS, RA, -AG, -B, and PD zoning designations as follows:

Residential Single-Family

The RS district is intended to provide areas for residential development characterized by detached single-family homes in standard subdivision form. Minimum lot areas within the RS zone district are typically 10,000 sf minimum but may be smaller with a -B Combining District designation.

Residential Agriculture

The purpose of the RA zone district is to stabilize and protect the rural residential characteristics of the area to which the zoning is applied and to promote and encourage a suitable environment for family life, including agricultural uses. Minimum lot areas within the RA zone district are typically 40,000 sf minimum but may be smaller with a -B Combining District designation or when used for antennas or communications facilities.

Combining Agriculture (-AG)

The purpose of the -AG combining district is to identify residential areas where parcel sizes and neighborhood conditions are suitable for the raising and keeping of a variety of farm and exotic animals, in addition to household pets, without compatibility problems with surrounding residential uses.

Building Site (-B)

The purpose of the -B combining district is to provide for different parcel sizes and development standards in new subdivisions than would otherwise be required by an applicable zone district, based upon special characteristics of the site or area to which the combining district is applied, including but not limited to sensitive environmental characteristics, limited resource capacities, and community character.

The -B combining district is designated on the Placer County zoning maps by the letter “-B” followed by a number, where the number refers to the minimum building site established by subsection (C)(1) of Section 17.52.040 of the County Code for the area to which the combining

district is applied. For example, the -B-20 combining district allows for a minimum lot area of 20,000 sf.

Planned Residential Development (PD)

The purpose of the planned residential development (-PD) combining district is to identify areas where development can occur within the context of a planned development and where a residential density for the planned unit development must be determined by the County to guide the design of the proposed projects. New development within the -PD combining district is subject to the requirements and standards of Section 17.51.080, Planned Residential Development, of the Placer County Code of Ordinances.

Planned Residential Developments permit greater flexibility and, consequently, more creative and imaginative designs for the development of residential areas than generally is possible under conventional zoning or subdivision regulations. These regulations are intended to promote more economical and efficient use of the land while providing a harmonious variety, type, design and layout of dwellings.

Planned Residential Developments are encouraged in selected areas for the following purposes:

1. Preservation of natural resources/features (e.g., creeks, riparian areas, woodlands, vistas, etc.);
2. Providing 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; and to a lesser degree; and
3. Increasing the opportunities for both active and passive recreational facilities such as nature trails, golf courses, or neighborhood parks to meet the needs of residents of the project and/or the general public.

Opportunity Areas

In the GBCP, both the WHI and WHII project sites were identified as a “Mixed-Residential Opportunity Area.” The Opportunity Areas were envisioned as allowing a variety of housing types including apartments, lofts, townhomes, live/work units, condominiums, and clustered units. The Plan recognized that higher density along the Douglas Boulevard corridor, near services and adequate infrastructure, was appropriate. The Community Plan did not change the land use or zoning designations for these sites, rather the “Opportunity Areas” designation was suggested to be a future work program for the County to consider.

Population and Housing

Population growth assumptions, average household sizes, and vacancy rates for Placer County and the GBCP area are discussed below.

Population

According to the 2010 U.S. Census, the population of Granite Bay in 2010 was 20,825.⁴ As part of this EIR, the County conducted an analysis of the number of residential units that have been built since 2010, as well as the number of units that are under construction. The resultant Granite Bay population, as of April 2018, is approximately 21,818.⁵

PLEASE NOTE:

THE FUTURE POPULATION PROJECTIONS PROVIDED IN THE POPULATION AND HOUSING CHAPTER OF THE GBCP ARE DISCUSSED IN THE CUMULATIVE IMPACTS AND OTHER CEQA SECTIONS CHAPTER OF THIS EIR (SEE CHAPTER 17).

Average Household Size

The average size of households is a function of the number of residents living in households within a given area divided by the number of occupied housing units within the given area. In 2010, Granite Bay had a housing stock of 7,580 units with an average household size of 2.75 persons.

As shown in Table 11-2, average household sizes in California slightly increased between 2000 and 2010, with average household sizes increasing by approximately 0.03 residents. Concurrently, during this time frame, the average household size within Placer County decreased by an equivalent amount. The table also shows that Granite Bay has been experiencing an overall decline in average household sizes since 2010.

Table 11-2			
Average Household Size (Persons Per Household)			
Area	2000	2010	2016/2017
California	2.87	2.90	2.95
Placer County	2.63	2.60	2.68
Granite Bay	2.99	2.75	2.72

Sources:
 Placer County, *Housing Element: Background Report* [pg. 15], August 1, 2013.
 U.S. Census Bureau, *Census 2010 Summary File, Esri Converted Census data*, April 06, 2017.
 ESRI Business Analyst, March 2017.
 U.S. Census Bureau, *Census 2000 Summary File*, accessed February 2018.
 U.S. Census Bureau, *QuickFacts, California*, accessed March 2018.
 U.S. Census Bureau, *QuickFacts, Placer County, California*, accessed March 2018.

⁴ Placer County. *Granite Bay Community Plan, Population and Housing* [pg. 15]. 2010.

⁵ Based on 7,910 units * 2.747 persons per household + 86 new assisted living beds.

Vacancy Rate

In 2010, Placer County experienced an overall vacancy rate of 15.1 percent, which is higher than the statewide average of 8.1 percent. While the County's overall vacancy rate of 15.1 percent is relatively high, the countywide vacancy rate includes units held vacant for seasonal or recreational uses, which are generally not open for long-term residential occupancy. Excluding the units held for seasonal or recreational uses, unincorporated portions of the County experienced a vacancy rate of 6.7 percent for units classified as for rent, for sale, or already rented or sold but not occupied. Placer County's General Plan Housing Element considers a six percent vacancy rate for rental units and a two percent vacancy rate for owner-occupied units generally sufficient to keep prices down and ensure availability of units for new or relocating residents.⁶

The California Department of Finance reports that the overall vacancy rate within the County has decreased since 2010, to approximately 12.7 percent.⁷ Although data regarding the proportion of units kept vacant for seasonal or recreational uses in 2017 is not currently available, the proportion of such vacant units within the overall vacancy rate for the County is anticipated to be comparable to the proportion discussed above for the year 2010. Within the GBCP area, data from the 2010 Census indicates that the vacancy rate was approximately 3.58 percent.⁸

Regional Housing Needs Plan

The Regional Housing Needs Allocation (RHNA) is a minimum projection of additional housing units needed to accommodate projected household growth of all income levels by the end of the housing element's statutory planning period. Based on Sacramento Area Council of Governments' (SACOG) adopted RHNA, each city and county must update the housing element of their General Plan to demonstrate how the jurisdiction will meet the expected growth in housing need over this period of time.

According to the U.S. Department of Housing and Urban Development (HUD), housing is classified as "affordable" if households do not pay more than 30 percent of income for payment of rent (including utilities) or monthly homeownership costs (including mortgage payments, taxes, and insurance). SACOG adopted their Regional Housing Needs Plan (RHNP) on September 20, 2012, which officially assigns the allocations to cities and counties in the six-county Sacramento region. SACOG's RHNP covers the planning period from January 1, 2013 to October 31, 2021, and defines the lower income unit categories as follows:

- Very Low-Income Unit: is one that is affordable to a household whose combined gross household income is at or lower than 50 percent of the Placer County median income.

⁶ Placer County. *Placer County General Plan Housing Element 2013-2021*. August 1, 2013.

⁷ California Department of Finance. *Report E-5: Population and Housing Estimates for Cities Counties and the State, January 1, 2011-2017, with 2010 Benchmark*. Released May 12 2017.

⁸ ESRI Business Analyst. *Community Profile*. March 2017.

- **Low-Income Unit:** is one that is affordable to a household whose combined gross household income is at or between 50 and 80 percent of the Placer County median income.
- **Moderate-Income Unit:** is one that is affordable to a household whose combined gross household income is at or lower than 120 percent of the Placer County median income.

The median family income for a four-person household in the six-county Sacramento region is \$76,000, as reported by the HUD for 2012.⁹ According to SACOG’s RHNP, Placer County’s RHNA numbers for combined low and very low income level is 2,169 dwelling units (see Table 11-3).¹⁰ Placer County has adopted several policies that require certain new development projects to contribute to the construction of affordable housing. The County currently requires 10 percent affordability for residential units in Specific Plan areas and other developments where a Community Plan and/or General Plan Amendment is approved that increases residential density on a site. Since the proposed projects both require a land use designation change, 10 percent of the units are required to be affordable.

An applicant may meet its obligation by building or acquiring deed-restricted units at the affordability levels presented above, pay an in-lieu fee, or provide a comparable affordable housing measure that is deemed acceptable by the County.

Jurisdiction	Total Units ¹	Very Low Income		Low Income		Moderate		Above Moderate		Combined Low and Very Low	
		#	%	#	%	#	%	#	%	#	%
Placer County Unincorporated Areas ²	4,703	1,275	27.1	894	19.0	875	18.6	1,659	35.3	2,169	46.1
Placer County Total	21,625	5,749	26.6	4,030	18.6	4,023	18.6	7,823	36.2	9,779	45.2

Note:
¹ Total number of units (based on proportion of Metropolitan Transportation Plan/Sustainable Communities Strategy 2020 projection)
² Unincorporated areas presented in this table do not include the unincorporated areas within the Tahoe Basin.

Source: Sacramento Area Council of Governments Regional Housing Needs Plan, 2012.

To meet the ten percent affordability requirement, an applicant may build the units at the affordability guidelines presented above, pay an in-lieu fee, or provide a comparable affordable housing measure that is deemed acceptable by the County.

⁹ Placer County. *Placer County General Plan Housing Element 2013-2021*. August 1, 2013.
¹⁰ Sacramento Area Council of Governments. *Regional Housing Needs Plan 2013-2021*. Adopted September 20, 2012.

11.3 REGULATORY CONTEXT

The following section includes a brief summary of the regulatory context under which land use and planning/population and housing is managed at the State and local levels.

State Regulations

The following are applicable State regulations related to the proposed projects.

Title 14 California Code of Regulations Section 15131

Title 14, California Code of Regulations (CCR) Section 15131 provides that economic or social information may be included in an EIR, but those economic or social effects shall not be considered significant effects on the environment. In an EIR, the lead agency is responsible for researching economic or social changes resulting from a project, which may eventually lead to physical changes in the environment. These economic or social changes can be used to determine the significance of physical changes on the environment.

Regional Housing Needs Plan

California General Plan law requires each city and county to have land zoned to accommodate a fair share of the regional housing need. The share is known as RHNA and is based on a RHNP developed by councils of government. The state-mandated RHNA process (Government Code Sections 65580 et seq.) requires SACOG to develop a methodology that determines how to divide and distribute an overall allocation that the region receives from the State.

Local Regulations

The applicable Placer County General Plan and GBCP policies are presented in Table 11-5 below.

Placer County Housing Program Work Plan 2017-18

On August 8, 2017, the Placer County Board of Supervisors approved a Housing Program Work Plan for unincorporated Placer County. The Housing Program Work Plan is a short-term, one-year, plan developed within the framework of the County's existing General Plan Housing Element. Key provisions of the Housing Program Work Plan include:

- Increase the availability of a mix of housing types in the county for existing and future residents, students, and employees whose income cannot support the cost of housing in the County;
- Improve the county's overall employment growth by assisting county employers in reducing critical labor shortages of skilled workers driven by a lack of available housing; and
- Reduce vehicle miles traveled by shortening commute distances for those who commute into Placer County for education or work, but who otherwise live elsewhere.

The Housing Program Work Plan includes specific tasks to be undertaken during the fiscal year of 2017-2018, and each task is clearly linked to a related Performance Goal from the County's Housing Element.

Sacramento Area Council of Governments

SACOG is responsible for the preparation of, and updates to, the Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) for the region and the corresponding Metropolitan Transportation Improvement Program (MTIP). The MTIP identifies short-term projects (seven-year horizon) in more detail.

Metropolitan Transportation Plan/Sustainable Communities Strategy

The 2016 MTP/SCS was adopted by the SACOG board on February 18, 2016.¹¹ The MTP/SCS is a long-range plan for transportation improvements in the region and provides a 20-year transportation vision and corresponding list of projects. The plan is based on projections for growth in population, housing, and jobs. SACOG determines the regional growth projections by evaluating baseline data (existing housing units and employees, jobs/housing ratio, and percent of regional growth share for housing units and employees), historic reference data (based upon five- and ten-year residential building permit averages and historic county-level employment statistics), capacity data (General Plan data for each jurisdiction), and current MTIP data about assumptions used in the most recent MTP/SCS. SACOG staff then meets with each jurisdiction to discuss and incorporate more subjective considerations about planned growth for each area. Finally, SACOG makes a regional growth forecast for new homes and new jobs, based upon an economic analysis provided by a recognized expert in order to estimate regional growth potential based on market analysis and related economic data, which is incorporated into the MTP/SCS.

11.4 IMPACTS AND MITIGATION MEASURES

The following section describes the standards of significance and methodology used to analyze and determine the proposed projects' potential impacts related to land use and planning and population and housing. In addition, a discussion of the project's impacts, as well as mitigation measures where necessary, is also presented.

Standards of Significance

Consistent with Appendix G of the CEQA Guidelines and the County's Initial Study Checklist, a significant impact would occur if the proposed projects would result in any of the following:

- Physically divide an established community;
- Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect;

¹¹ Sacramento Area Council of Governments. *2016 Metropolitan Transportation Plan/Sustainable Communities Strategy*. Adopted February 18, 2016.

- Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects;
- Result in the development of incompatible uses and/or the creation of land use conflicts;
- Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses);
- Disrupt or divide the physical arrangement of an established community (including a low-income or minority community);
- Result in a substantial alteration of the present or planned land use of an area;
- Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration;
- Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure); or
- Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.

It should be noted that the proposed projects' potential impacts associated with conflicts with applicable habitat conservation plans or natural community conservation plans are addressed in Chapter 6, Biological Resources, of this EIR. Issues related to agricultural and timber resources are discussed in Chapter 16, Effects Not Found to be Significant, of this EIR.

Method of Analysis

The section below evaluates the WHI and WHII projects for compatibility with existing and planned adjacent land uses and for consistency with the County's adopted plans, policies, and zoning designations. Physical environmental impacts resulting from implementation of the proposed projects are discussed in the environmental resource sections of the various technical chapters within this EIR. Consistent with section 15125(d) of the CEQA Guidelines, the discussion of land use and planning differs from impact discussions in that only compatibility and consistency issues are discussed, as opposed to physical environmental impacts and mitigation measures. The ultimate determination of consistency rests with the Placer County Board of Supervisors.

In addition, the potential for the WHI and WHII projects to result in population and housing impacts is evaluated. The level of significance of the impacts is determined by evaluating whether the proposed projects, either directly or indirectly, would induce substantial population growth in the area, or if the projects would displace people or housing which would require the construction of replacement housing elsewhere.

The standards of significance listed above are used to determine the significance of any potential impacts.

Project-Specific Impacts and Mitigation Measures

As discussed in Chapter 3, Project Description, of this EIR, although the County has elected to evaluate both the WHI and WHII projects in a single EIR, it is reasonable to consider WHI and WHII as separate projects under the independent utility test, given that each proposal has independent utility and is not necessary for the other to proceed. The following discussion of impacts is based on implementation of both projects. Where the analysis required of the two projects is highly similar, the discussion of impacts presented below is applicable for both projects together. However, where potential impacts and/or the scope of analysis differs between the two projects, the impacts are discussed separately for each project.

11-1 Physically divide an established community, disrupt or divide the physical arrangement of an established community (including a low-income or minority community), or result in a substantial alteration of the present or planned land use of an area. Based on the analysis below, the impact is *less than significant*.

WHI and WHII

A project would risk dividing an established community if the project would introduce infrastructure or alter land use so as to change the land use conditions in the surrounding community or isolate an existing land use. The proposed project sites are located within the vicinity of existing single-family residential subdivisions to the north and west and scattered rural single-family residences to the south. The WHI and WHII projects both consist of single-family residential development and, thus, would expand the existing residential community that predominates the area. Therefore, development of the proposed projects would complement the surrounding community and provide single-family housing to serve the housing needs of Granite Bay, as well as extend a Community Plan-designated trail system which will provide greater connectivity between the new and existing neighborhoods. The project sites have been planned for residential development in the GBCP, albeit at a lower density. The sites were identified as a “Mixed-Residential Opportunity Area,” where a mix of housing types and increased density would be appropriate in the Community Plan, but the County has not undertaken a work program to implement this recommendation.

Given that the WHI and WHII projects would act as an extension of existing residential land uses in the area, and not isolate an existing residential community, the proposed projects would have a *less-than-significant* impact related to physically dividing an established community, disrupting or dividing the physical arrangement of an established community (including a low-income or minority community), or resulting in a substantial alteration of the present or planned land use of an area.

Mitigation Measure(s)

None required.

11-2 Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect. Based on the analysis below, the impact is *less than significant*.

WHI

As previously discussed, the Placer County General Plan and the GBCP currently designate the northern portion of the WHI site north of Strap Ravine as Rural Low Density Residential (0.9 – 2.3 Ac. minimum). The portion of the WHI site south of Strap Ravine is designated Rural Residential (2.3 – 4.6 Ac. minimum). The Placer County zoning designation for the site is RA-B-100 PD=0.5.

The WHI project includes a request to change the land use designations of the site to Low Density Residential (0.4 – 0.9 Ac. minimum), with the exception of the northern portion of the site within 300 feet of Douglas Boulevard, which would be designated Open Space (see Figure 11-4). In addition, the WHI project includes a request to rezone the southern 14.3-acre portion of the WHI site to Residential Agricultural, minimum Building Site of 20,000 sf, combining Planned Residential Development of 1.4 units per acre (RA-B-20 PD=1.4), and rezone the 3.80-acre open space area within the 300-foot setback to Open Space (O) (see Figure 11-5).

The WHI project also includes a request for a variance to increase the maximum residential lot coverage allowed within Planned Residential Developments. This is discussed in the “WHI and WHII” section below. The project also requires approval of a Conditional Use Permit to construct a Planned Residential Development.

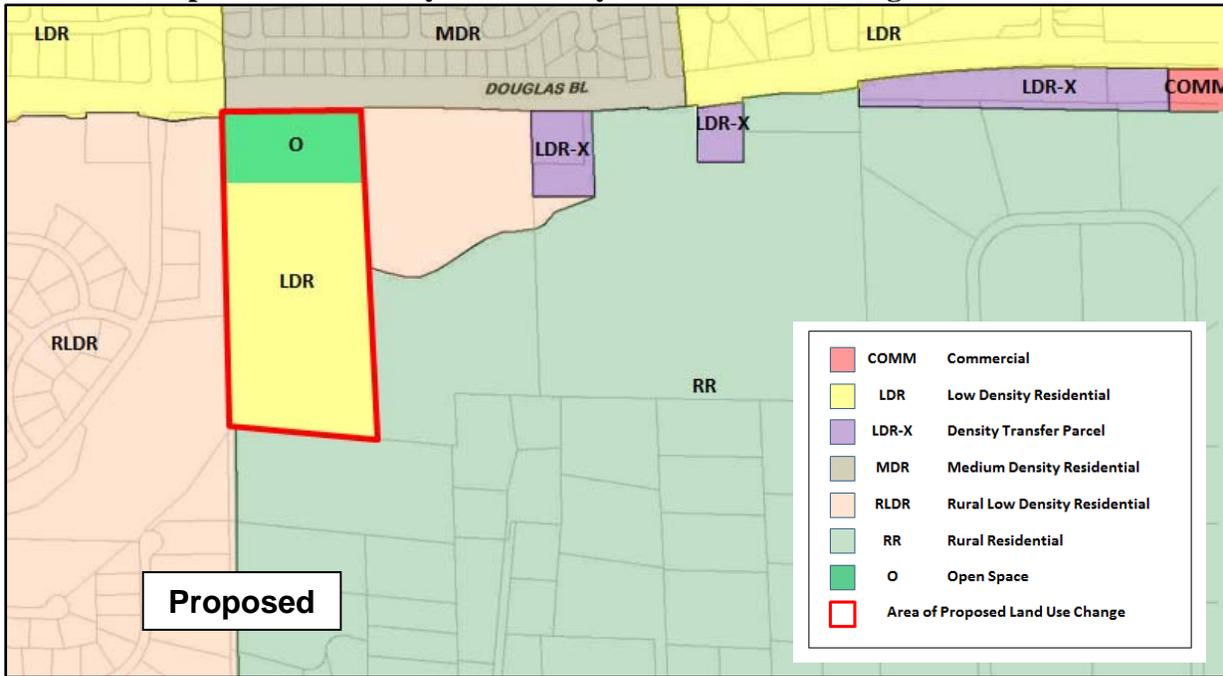
WHII

As previously discussed, the Placer County General Plan and the GBCP designate 32.55 acres of the WHII site as Rural Residential (2.3 – 4.6 Ac. minimum), while the northwestern 0.42-acre portion is designated Rural Low Density Residential (0.9 – 2.3 Ac. minimum). The Placer County zoning designation for the WHII site is Residential Agricultural, minimum Building Site of 100,000 sf (RA-B-100).

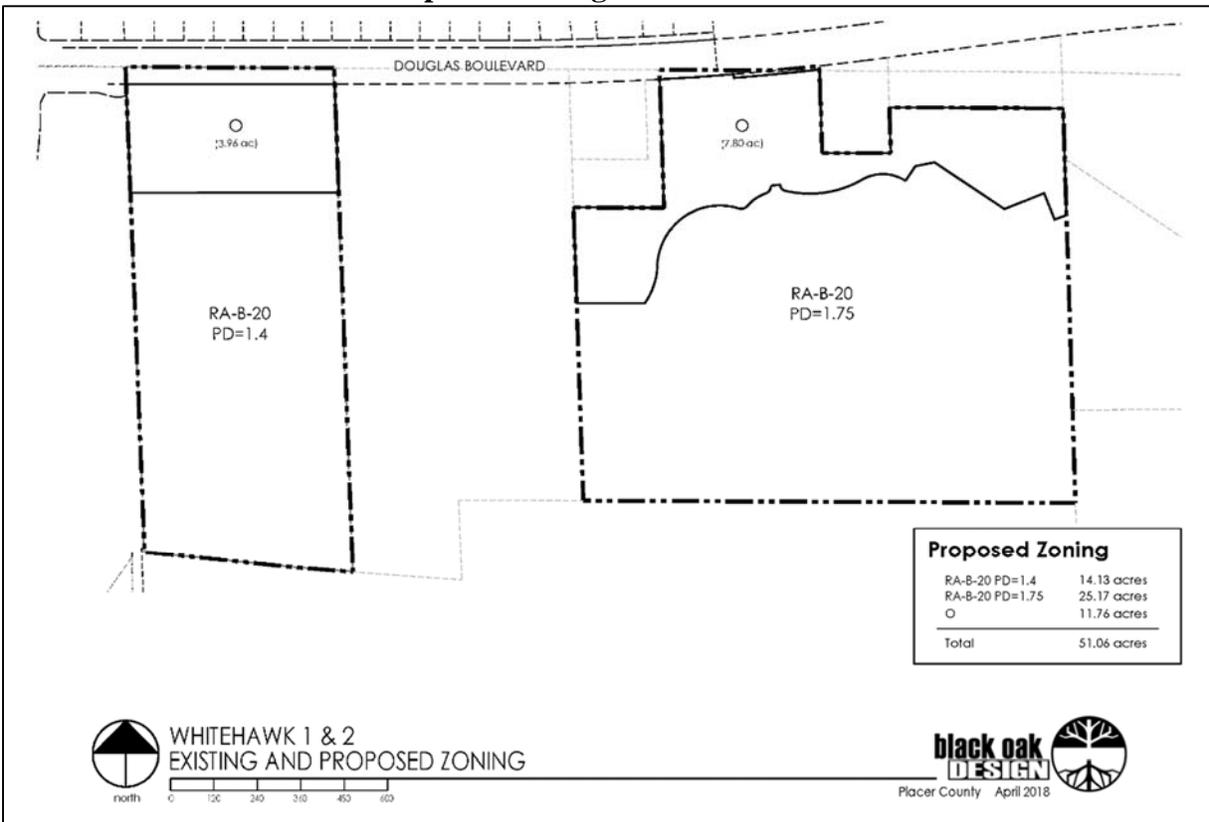
The WHII project includes a request to change the land use designation of the southern 25.17-acre portion of the site to Low Density Residential (0.4 – 0.9 Ac. minimum). The 7.80-acre portion of the WHII site north of Strap Ravine, including the 300-foot setback from Douglas Boulevard, would be designated Open Space (see Figure 11-6). In addition, the project includes a request to rezone the southern 25.17-acre portion of the site to RA-B-20 PD=1.75 and the 7.80-acre area north of Strap Ravine, including the 300-foot setback, to Open Space (O) (see Figure 11-5).

The WHII project also includes a request for a variance to increase the maximum residential lot coverage. This is discussed in the “WHI and WHII” section below. The project also requires approval of a Conditional Use Permit to construct a Planned Residential Development.

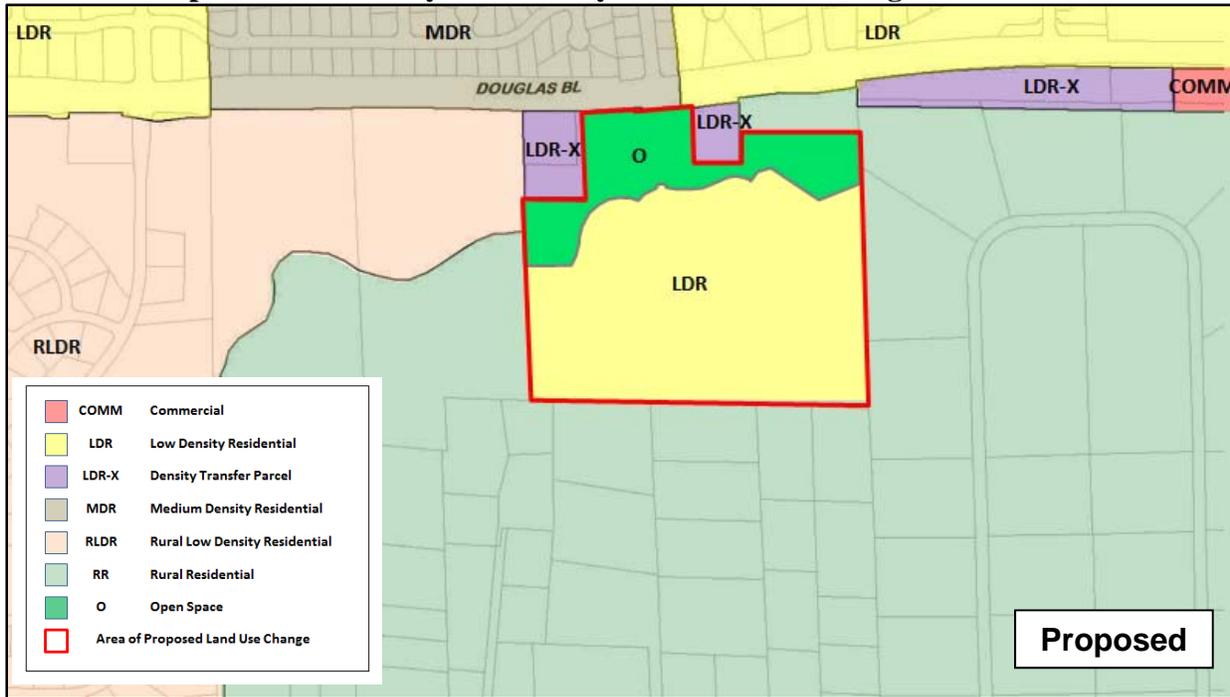
**Figure 11-4
 Proposed Granite Bay Community Plan Land Use Designations: WHI**



**Figure 11-5
 Proposed Zoning: WHI and WHII**



**Figure 11-6
 Proposed Granite Bay Community Plan Land Use Designations: WHII**



WHI and WHII

As discussed above, both the WHI and WHII projects require land use map amendments to the GBCP and rezones to accommodate the proposed residential densities. Although the proposed residential densities are not consistent with the current GBCP residential designations for the project sites, re-designating the project sites would support many of the overarching land use goals and policies in the Placer County General Plan and GBCP, as described in Table 11-5 at the end of this chapter. Furthermore, per the GBCP, both project sites are located within a “Mixed-Residential Opportunity Area”, which is envisioned as allowing a variety of housing types including apartments, lofts, townhomes, live/work units, condominiums, and clustered units.

Variance

Within the WHI site, the minimum and maximum lot sizes would be 9,049 sf and 16,639 sf. Within the WHII site, the minimum and maximum lot sizes would be 8,111 sf and 14,980 sf.

The WHII project is requesting a rezone to allow for a Planned Residential Development. Per the Planned Residential Developments Section of the Placer County Code, the maximum coverage of lots greater than 15,000 sf (WHI only) have a maximum coverage of 25 percent for both one- and two-story units. Lots ranging from 10,000 to 15,000 sf have maximum coverage of 30 percent and those under 10,000 sf have a maximum of 40 percent for one-story units.

projects would require a variance to increase the allowable building coverage to 50 percent for one-story units. The proposed increase would allow for development of the WHI and WHII sites at the proposed densities without necessitating the development of two-story homes. Subdivision streetscapes would improve by having exclusively single-story homes, which break up the less attractive mass a streetscape dominated by two-story homes creates. The one-story homes also reduce the aesthetic impact and issues of privacy of the proposed residences on neighboring properties.

Lot coverage requirements are designed to ensure that lots are not overdeveloped; however, such requirements have been found by the County to impede single-story home construction on small lots. The following trends in the local and national housing markets also necessitate the County re-examine its development standards:

- An increase in smaller lots and compact development reflecting both increasing land cost and ‘smart growth’ planning trends;
- Increases in home sizes;
- Demand for increased interior entertainment space;
- Demand for smaller, drought-sensitive yards; and
- Demand for single-level living.

Conclusion

In summary, although the proposed projects are inconsistent with the current zoning and land use designations and would require a Community Plan amendment and rezoning, the projects as proposed would be generally consistent with the goals and policies of the General Plan and Community Plan that are applicable to the sites and their proposed residential land uses. Furthermore, the proposed projects would implement the goals in the General Plan and Community Plan to diversify the housing stock in the County. Because the proposed projects are consistent with the land use goals and policies in the Placer County General Plan and GBCP, as demonstrated in Table 11-5, this impact would be *less than significant*.

Mitigation Measure(s)

None required.

11-3 Result in the development of incompatible uses and/or the creation of land use conflicts. Based on the analysis below, the impact is *less than significant*.

The determination of compatibility of land uses typically relies on a general discussion of the types of adjacent uses to a proposed project and whether any sensitive receptors are located either on the adjacent properties or associated with the proposed project. Surrounding existing land uses within the vicinity of the WHI and WHII sites consist of the following:

Table 11-4 Surrounding Land Uses: WHI and WHII		
Direction	WHI	WHII
North	Douglas Boulevard Single-family residential	Douglas Boulevard Single-family residential
South	Rural Single-family residential Antenna facility	Rural Single-family residential
East	Rural Single-family residential (Mac Bride Family Trust property)	Rural Single-family residential Vacant lots
West	Single-family residential (Greyhawk I)	Rural Single-family residential (Mac Bride Family Trust property)

WHI

The WHI project consists of a residential subdivision, including 24 single-family homes and associated improvements. As noted above, areas surrounding the WHI site consist predominantly of residential development with varying parcel sizes and undeveloped land. Implementation of the proposed project would require both a General Plan/Community Plan amendment and rezone to accommodate the proposed increase in density at the project site, which could result in land use incompatibilities with surrounding areas. Generally, locating residential uses of different densities adjacent to each other does not present significant, large-scale, land use compatibility conflicts; however, it is possible that the location of higher density residential development near rural residential uses or within transitional areas would alter the character of the existing community, thereby resulting in localized land use conflicts.

As discussed under Impact 11-2, the proposed project would develop 24 single-family detached dwelling units on minimum lot sizes of approximately 9,000 sf, in an area that consists of residential lots ranging from medium density-sized lots to the north, to large lot rural residential lots to the south. While the proposed project would develop homes on lots that are smaller than some of those in the immediate vicinity, there is a wide range of housing types and sizes in the surrounding unincorporated area, and many of the lots along Douglas Boulevard to the north are smaller in size than the average lot size proposed for the project (approximately 10,869 sf). The neighborhood across Douglas Boulevard is also comprised of single-family homes on approximately 9,000-sf lots that are similar in size. The Greyhawk neighborhood to the east is comprised of single-family homes on approximately 15,000-sf minimum lots, which are larger than the proposed project, but not substantially so, as WHI would include lot sizes up to 16,639 sf.

The proposed project is designed to maintain a 300-foot, open space setback from Douglas Boulevard so as to not be visible from the public, scenic roadway. The GBCP acknowledges that adjoining properties could have different zoning and Policy 3.2.6 requires that transitional areas or landscape buffers be constructed to minimize potential land use conflicts (Land Use, Policy 6). Individual home lots are adjacent to the project site boundaries on the east and south sides of the site. A 10-foot landscape lot would be provided at the rear of Lots 1-3 along the site’s eastern boundary along with a six-foot tall

fence. A 10-foot landscape easement was proposed along the southern boundary but was eliminated and replaced by an increased sewer easement (from 20 to 30 feet) required by the SMD2. The easement areas would contain existing natural vegetation to lessen the impact of the subdivision on the surrounding property.

WHII

As discussed under Impact 11-2, the proposed project would develop 55 single-family detached dwelling units on minimum lot sizes of approximately 8,000 sf, in an area that consists of residential lots ranging from medium density-sized lots to the north, to large lot rural residential lots to the south. While the proposed project would develop homes on lots that are smaller than some of those in the immediate vicinity, there is a wide range of housing types and sizes in the surrounding unincorporated area, and many of the lots along Douglas Boulevard to the north are smaller in size than the average lot size proposed for the project (approximately 10,999 sf).

The proposed project is designed to maintain a 300-foot, open space setback from Douglas Boulevard so as to not be visible from the public, scenic roadway. The GBCP acknowledges that adjoining properties could have different zoning and Policy 3.2.6 requires that transitional areas or landscape buffers be constructed to minimize potential land use conflicts (Land Use, Policy 6). Individual home lots are adjacent to the project site boundaries on the east and south sides of the site. The lots have been oriented so that the main living area windows of the proposed residences do not directly face existing neighboring homes. A 10- to 30-foot landscape area would be provided at the rear of Lots 45 through 47 along the site's eastern boundary, and a 30-foot sewer easement would be provided along the site's southern boundary, within which would contain natural vegetation. The landscape areas would contain existing natural vegetation, as well as new native plantings, to lessen the impact of the subdivision on the surrounding property.

WHI and WHII

Land use compatibility effects are generally localized effects experienced by specific receptors. For example, an existing rural residential lot adjacent to WHI would generally not be affected by the development of WHII, which would not be visible from WHI. Potential area-wide effects of both projects, such as traffic and noise, are appropriately addressed in the technical sections of this EIR. To the extent that such impacts affecting adjacent uses can be fully mitigated, then these impacts would not create land use conflicts or conflict with plans and policies adopted for the purpose of preventing environmental impacts.

Conclusion

Implementation of the proposed projects would increase the density of residential development within a portion of the County containing a mix of residential densities ranging from rural residential to medium-density residential. The projects are proposed as Planned Residential Developments and must conform to the general development

standards within the PD combining district. The regulations allow for smaller lots in exchange for permanently preserved common open space elsewhere on the site. The proposed project includes such open space on-site. In addition, the proposed projects include design features to minimize inconsistencies with adjacent neighbors located on rural residential properties. Those design features include landscaped buffer lots where the projects are adjacent to existing single-family lots. These landscaped buffer lots have been designed to include trees and shrubs of varying sizes. All landscaped areas would be required to comply with Placer County's Landscape Design Guidelines. These design features would be encapsulated into conditions of approval. Furthermore, per the GBCP, both project sites are located within "Mixed-Residential Opportunity Area", which is envisioned as allowing a variety of housing types including apartments, lofts, townhomes, live/work units, condominiums, and clustered units. Higher density along the Douglas Boulevard corridor, near services and adequate infrastructure, is considered appropriate. It should be noted that the Placer County General Plan includes additional buffer requirements for sensitive habitat areas such as Strap Ravine, which flows through both the WHI and WHII sites. Consistency with the County's sensitive habitat buffers is discussed in Chapter 6, Biological Resources, of this EIR.

Based on the above, the proposed projects would not result in the development of incompatible uses and/or the creation of land use conflicts or result in a substantial alteration of the present or planned land use of an area, and a *less-than-significant* impact would occur.

Mitigation Measure(s)

None required.

11-4 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). Based on the analysis below, the impact is *less than significant*.

According to the 2010 U.S. Census, the population of Granite Bay in 2010 was 20,825.¹² As part of this EIR, the County conducted an analysis of the number of residential units that have been built since 2010, as well as the number of units that are under construction. The resultant Granite Bay population, as of April 2018, is approximately 21,818.¹³

PLEASE NOTE:

THE FUTURE POPULATION PROJECTIONS PROVIDED IN THE POPULATION AND HOUSING CHAPTER OF THE GBCP ARE DISCUSSED IN THE CUMULATIVE IMPACTS AND OTHER CEQA SECTIONS CHAPTER OF THIS EIR.

¹² Placer County. *Granite Bay Community Plan, Population and Housing* [pg. 15]. 2010.

¹³ Based on 7,910 units * 2.747 persons per household + 86 new assisted living beds.

Growth can be induced in a number of ways, including through the elimination of obstacles to growth or through the stimulation of economic activity within the region. Examples of projects likely to have growth-inducing impacts include extensions or expansions of infrastructure systems beyond what is needed to serve project-specific demand, and development of new residential subdivisions or office complexes in areas that are currently only sparsely developed or are undeveloped. Potential growth-inducing effects associated with the WHI and WHII projects are described below.

WHI

The WHI project would increase the available housing within Granite Bay, which would be expected to increase population in the area. Development of the project would include the construction of 24 residential units, resulting in an estimated 66 residents (using 2.75 persons per household per the GBCP). Under the current RA-B-100 PD=0.5 zoning, 11 units, or approximately 30 residents, are permitted on the site. Thus, the WHII project would result in an increase of approximately 36 residents beyond what is currently anticipated.

As noted above, the population of Granite Bay in 2018 was approximately 21,818 people. Therefore, the anticipated increase in population to the Granite Bay community as a result of the proposed project would be 0.3 percent, and not considered substantial. Furthermore, the relevant CEQA threshold is whether the proposed project would “induce” substantial population growth, which is more appropriately a question focused on the project’s ability to remove obstacles to growth, thus causing growth in *other* areas. The direct effects of the project’s population are evaluated throughout technical chapters of this EIR.

Given that the project site is located along the largely developed Douglas Boulevard corridor, substantial extension of new roads or infrastructure to an undeveloped area would not be required. Douglas Boulevard is a major transportation corridor and the proposed on-site roadway improvements would not provide access to any new areas beyond the limits of the project site. While the WHI project includes a twenty-six (26)-foot wide access easement north of Lot 1 for the potential future extension from the roadway to the Mac Bride property, located between WHI and WHII, induced development of the Mac Bride property would not result in substantial population growth, given its current zoning designations of Rural Residential (2.3 - 4.6 Ac. Min.) and Rural Low-Density Residential (0.9 - 2.3 Ac. Min.).

As required by the County, the wastewater trunk line along the southern boundary of the project would be upsized to accommodate future, planned development of the sewer shed, including the proposed project site. The proposed trunk line improvement would be intended to service the project as well as other future development within the project area and the sewer shed, pursuant to General Plan/Community Plan buildout. The foregoing infrastructure improvements would serve areas previously anticipated for development within Placer County. The Placer County General Plan and associated EIR have already considered growth inducing impacts related to the buildout of the areas that would be

served by the trunk line running along the southern boundary of the WHI site, and the induced growth need not be reconsidered (cf. *Friends of the Eel River v. Sonoma County Water Agency* (2003) 108 CA4th 859).¹⁴ This evaluation relies on the General Plan analysis pursuant to Guidelines Section 15130, subdivision (b)(1)(B).

WHII

The WHII project would increase the available housing within Granite Bay, which would increase population in the area. Development of the project would include the construction of 55 residential units, resulting in an estimated 151 residents (2.75 persons per household). Under the current RA-B-100 zoning, approximately 13 units, or approximately 35 residents, are permitted on the site. Thus, the WHII project would result in an increase of approximately 116 residents beyond what is currently anticipated.

As noted above, the population of Granite Bay in 2018 was approximately 21,818 people. Therefore, the anticipated increase in population to the Granite Bay community as a result of the proposed project would be 0.7 percent, and not considered substantial. As discussed above, the relevant CEQA threshold is whether the proposed project would “induce” substantial population growth, which is more appropriately a question focused on the project’s ability to remove obstacles to growth, thus causing growth in *other* areas. The direct effects of the project’s population are evaluated throughout technical chapters of this EIR.

Similar to WHI, the WHII project includes a twenty-six (26)-foot wide access easement between Lots 1 and 2 for the potential future extension from the roadway to the Mac Bride property, located between WHI and WHII. Induced development of the Mac Bride property would not result in substantial population growth for reasons discussed above.

Also similar to WHI, WHII would be required by the County to upsize the wastewater trunk line along the southern boundary of the site to accommodate future development of the sewer shed, including the proposed project site. As previously discussed, the future growth areas that could be served by the upsized trunk line have already been evaluated in the Placer County General Plan EIR.

WHI and WHII

The overall increase in population resulting from WHI and WHII would be approximately 217 residents. Therefore, the anticipated increase in population to the Granite Bay community as a result of the proposed projects would be approximately one percent (217/21,818). An increase in the population of Granite Bay by approximately one percent would not be considered a substantial increase in population growth in the area. While both projects would upsize the sewer trunk line along their southern boundary, the

¹⁴ See pg. 3-18 and 3-19 of the Land Use, Housing, and Population chapter of the Placer County General Plan EIR.

potential growth served by this improvement has already been evaluated in the Placer County General Plan.

Conclusion

Considering the above, the proposed projects would include the development of housing units and infrastructure that would result in direct on-site population growth. However, population growth resulting from the proposed projects would not be considered substantial. Thus, the proposed projects would not be considered to result in a substantial amount of population growth, and a *less-than-significant* impact would occur. Cumulative growth impacts related to pending and planned developments within Granite Bay, as well as growth-inducement, are discussed within Chapter 17, Cumulative Impacts and Other CEQA Sections, of this EIR.

Mitigation Measure(s)

None required.

- 11-5 Displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere. Based on the analysis below, the impact is *less than significant*.**

WHI and WHII

As discussed above, the project sites are located within the Granite Bay community, in an unincorporated portion of Placer County. Neither project site contains any existing housing. Thus, the proposed projects, including both on- and off-site improvements, would not result in the displacement of housing or people. As such, the proposed projects would result in a *less-than-significant* impact related to the displacement of a substantial number of houses, and the need for construction of replacement housing.

Mitigation Measure(s)

None required.

Table 11-5	
Placer County General Plan and Granite Bay Community Plan Policy Discussion	
Policy	Project Consistency
Placer County General Plan	
<p>A.9 Housing for low-income households that is required in a new residential project shall be dispersed throughout the project, to the extent practical, given the size of the project and other site constraints.</p>	<p><u>WHI and WHII</u></p> <p>Both the WHI and WHII projects would provide an affordable housing component as illustrated below by Policy B-14.</p>
<p>B-14 The County shall consider requiring 10 percent affordable units, payment of an in-lieu fee, or comparable affordable housing measure(s) acceptable to the County, for any General Plan amendment that increases residential density.</p>	<p><u>WHI and WHII</u></p> <p>The proposed single-family homes would be market rate units. Pursuant to Placer County Housing Element Policy B-14, the WHI and WHII projects are required to include an affordable housing component. Placer County Housing Element Policy B-14 requires the County to consider projects that increase residential density to include 10 percent of the units to be affordable, pay an in-lieu fee, or provide a comparable affordable housing measure(s) found acceptable to the County. Placer County does not have an adopted affordable housing in-lieu fee at this time.</p> <p>The applicant is required to provide an affordable housing measure (i.e., construction deed-restricted affordable housing units) and submit an affordable housing plan to the County for review and approval that details how this measure fulfills the projects' Affordable Housing obligation.</p> <p>Considering that the proposed projects would include an affordable housing component executed by an affordable housing plan approved by the County, the proposed projects would be in compliance with the County's affordable housing requirements, including County Policy B-14. This will be a Condition of Approval of the project(s).</p>
<p>1.B.1 The County shall promote the concentration of new residential development in higher density residential areas located along major transportation corridors and transit routes.</p>	<p><u>WHI and WHII</u></p> <p>While the surrounding area includes rural residential development to the south and east, medium-density residential development on minimum lot sizes of approximately 9,000 sf is located to the north, across Douglas Boulevard, which is a major transportation corridor.</p>

(Continued on next page)

Table 11-5	
Placer County General Plan and Granite Bay Community Plan Policy Discussion	
Policy	Project Consistency
<p>1.B.3 The County shall encourage the planning and design of new residential subdivisions to emulate the best characteristics (e.g., form, scale, and general character) of existing, nearby neighborhoods.</p>	<p><u>WHI and WHII</u></p> <p>Within both the WHI and WHII sites, one-story single-family homes would be developed on padded and fenced lots sized between approximately 9,000 and 16,000 sf. Rear yards associated with the homes would typically be fenced with open iron fencing, except when backing to another lot, where a six-foot decorative solid wood fence would be used to provide privacy.</p> <p>The proposed projects would be designed per the proposed Whitehawk Architectural and Design Guidelines, which would address architectural design, building materials, colors, streetscape design, setbacks, massing, entry features, lighting, streetscape design, landscaping, fencing and hardscapes. The Whitehawk Architectural and Design Guidelines would supplement the Placer County Design Guidelines Manual and would ensure that the proposed projects would be compatible with existing residential development in the surrounding area.</p>
<p>1.B.5 The County shall require residential project design to reflect and consider natural features, noise exposure of residents, visibility of structures, circulation, access, and the relationship of the project to surrounding uses. Residential densities and lot patterns will be determined by these and other factors. As a result, the maximum density specified by General Plan designations or zoning for a given parcel of land may not be realized.</p>	<p><u>WHI and WHII</u></p> <p>The WHI and WHII projects would preserve Strap Ravine, as well as substantial portions of the oak woodland habitat within the project sites, as open space. For example, WHI would preserve approximately 54 percent of the site as open space, and approximately 47 percent of the WHII site would be retained as open space.</p> <p>Within the southern portions of the project sites, proposed open space-common area buffers would limit potential incompatibilities with the existing single-family residential uses located south of the sites along the north ends of Buddecke Place, Farschon Place, and Carriage Drive. Similarly, a landscape lot would be provided at the rear of Lots 1-3 along the WHI site’s eastern boundary, across from which is the Mac Bride parcel residence. A detailed analysis of noise, aesthetics, and transportation and circulation is provided in Chapters 12, 4, and 14, respectively.</p>

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Table 11-5		
Placer County General Plan and Granite Bay Community Plan Policy Discussion		
Policy	Project Consistency	
<p>1.B.6 The County shall require new subdivided lots to be adequate in size and appropriate in shape for the range of primary and accessory uses designated for the area.</p>	<p><u>WHI and WHII</u></p> <p>Within the WHI site, the minimum and maximum lot sizes would be 9,049 sf and 16,639 sf, respectively, with an average lot size of 10,869 sf. Within the WHII site, the minimum and maximum lot sizes would be 8,111 sf and 14,980 sf, respectively, with an average lot size of 10,999 sf. These lot sizes would be adequate for the range of primary uses designated for the area. As previously discussed, the neighborhood across Douglas Boulevard is also comprised of single-family homes on approximately 9,000-sf lots that are similar in size. The Greyhawk neighborhood to the west is comprised of single-family homes on approximately 15,000-sf minimum lots, which are larger than the proposed projects, but not substantially so, as WHI and WHII would include lot sizes up to approximately 15 to 16,000 sf.</p>	
<p>1.B.7 The County shall require residential subdivisions to be designed to provide well-connected internal and external street and pedestrian systems with clear, unobstructed pedestrian paths of travel.</p>	<p><u>WHI and WHII</u></p> <p>Consistent with the GBCP, the WHI and WHII projects would include an eight-foot-wide, concrete, Class I meandering sidewalk/bike trail along the south side of Douglas Boulevard. The trail along Douglas Boulevard would connect to existing and future trail segments east and west of the project sites and would provide pedestrian connectivity between the project sites and the surrounding areas.</p> <p>In addition, a system of public trails would be constructed throughout the WHI and WHII sites. Within the WHI site, the trail would connect to the existing trail within the Greyhawk subdivision located on the south side of Strap Ravine with connections to Streamside and Chestnut Courts. The connectivity provided by the proposed trail systems would allow for a greater sense of community within the area.</p>	
<p>1.B.8 The County shall discourage the development of isolated, remote and/or walled residential projects that do not contribute to the sense of community desired for the area.</p>	<p><u>WHI and WHII</u></p> <p>As discussed in the Noise chapter of this EIR, walls will not be required for this project for noise attenuation purposes. In contrast, the project includes a</p>	

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Table 11-5	
Placer County General Plan and Granite Bay Community Plan Policy Discussion	
Policy	Project Consistency
	300-foot open space setback from Douglas Boulevard, consistent with the requirements of the GBCP. This will ensure that the proposed projects maintain the open space character desired along Douglas Boulevard.
1.B.9 The County shall require that all residential development provide private and/or public open spaces in order to ensure that each parcel contributes to the adequate provision of light, air, and open space.	<p><u>WHI</u></p> <p>The WHI project would include the provision of a 0.33-acre private park within the southern portion of the WHI site. The park would include active and passive recreation facilities such as seating areas, a bocce ball court, and walkways. In addition, the project would include 4.1 acres of ‘open space – common area’. As discussed in Chapter 13, Public Services and Recreation, of this EIR, the proposed park area would exceed the Placer County Code requirement of five acres of park land per 1,000 residents. In addition, the project would be required to pay park fees to mitigate for the increased recreational impacts of new residential developments. This fee will be used for the acquisition, improvement and/or expansion of parks and recreational facilities within the community.</p> <p>Overall, approximately 9.82 acres of the site (approximately 54 percent), including Strap Ravine and the associated floodplain, would be retained as restricted and common area open space. No development would be allowed within the 5.39 acres of restricted open space. .</p> <p>As such, the WHI project would provide an adequate amount of light, air, and open space to residents of the proposed subdivision.</p> <p><u>WHII</u></p> <p>The WHI project would include the provision of a 0.87-acre private park near the center of the WHII site. The park would provide active and passive recreation facilities including a covered picnic area, a bocce ball court, walkways, and seating areas. In addition, the WHII project would include 3.80 acres of open space – common area. As discussed in Chapter 13, Public</p>

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Table 11-5	
Placer County General Plan and Granite Bay Community Plan Policy Discussion	
Policy	Project Consistency
	<p>Services and Recreation, of this EIR, the proposed park area would exceed the Placer County Code requirement of five acres of park land per 1,000 residents. In addition, the project would be required to pay park fees to mitigate for the increased recreational impacts of new residential developments. This fee will be used for the acquisition, improvement and/or expansion of parks and recreational facilities within the community.</p> <p>Forty-seven percent, or 15.47 acres, of the project site would be open space, including 10.8 acres of ‘restricted open space’, 3.8 acres of ‘open space – common area’, and a 0.87-acre park.</p> <p>As such, the WHII project would provide an adequate amount of light, air, and open space to residents of the proposed subdivision.</p>
<p>6.A.1 The County shall require the provision of sensitive habitat buffers which shall, at a minimum, be measured as follows: 100 feet from the centerline of perennial streams, 50 feet from centerline of intermittent streams, and 50 feet from the edge of sensitive habitats to be protected including riparian zones, wetlands, old growth woodlands, and the habitat of rare, threatened or endangered species (see discussion of sensitive habitat buffers in Part I of this Policy Document). Based on more detailed information supplied as a part of the review for a specific project, the County may determine that such setbacks are not applicable in a particular instance or should be modified based on the new information provided. The County may, however, allow exceptions, such as in the following cases:</p> <ul style="list-style-type: none"> a. Reasonable use of the property would otherwise be denied; b. The location is necessary to avoid or mitigate hazards to the public; c. The location is necessary for the repair of roads, bridges, trails, or similar infrastructure; or 	<p><u>WHI and WHII</u></p> <p>This General Plan policy sets forth setback requirements for development in proximity to perennial and intermittent streams, and sensitive habitats. Strap Ravine, an intermittent stream, bisects both the WHI and WHII project sites. In addition, riparian woodland and other riparian vegetation are located on both project sites along Strap Ravine. Policy 6.A.1. requires a 50-foot buffer from both the centerline of intermittent streams and the edge of sensitive riparian zones. Part I of the GP Policy Document further elaborates on Sensitive Habitat Buffers and specifies that no land use, other than for recreational purposes, shall be allowed within the buffer that involves grading or the removal of natural vegetation.</p> <p>With respect to the 50-foot setback from the centerline of Strap Ravine, the nearest homes and associated site improvements (e.g., roadways, water and sewer infrastructure) are located more than 50 feet from the centerline of Strap Ravine.</p> <p>With respect to the 50-foot setback from the Strap Ravine riparian zones, nearly all of the home sites for WHI and WHII are located outside of the 50-</p>

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**Table 11-5
 Placer County General Plan and Granite Bay Community Plan Policy Discussion**

Policy	Project Consistency
<p>d. The location is necessary for the construction of new roads, bridges, trails, or similar infrastructure where the County determines there is no feasible alternative and the project has minimized environmental impacts through project design and infrastructure placement.</p>	<p>foot setback area, with minor exceptions (for WHII, less than one percent of home sites would encroach into setback; for WHI, approximately six percent of home sites encroach). The encroachments into the 50-foot setback area are primarily limited internal roadway improvements. As indicated in Chapter 6, Biological Resources, of this EIR, approximately 0.90-acre of the total 3.90 acres of riparian woodland for the WHI project site would be impacted by development, and approximately 0.10-acre of the total 2.7 acres of riparian woodland for the WHII project site would be impacted. In other words, approximately 77 percent of the riparian woodland on WHI would be preserved, while 96 percent of riparian woodland on WHII would be preserved.</p> <p>Notwithstanding the encroachments into the 50-foot riparian zone setbacks as described above, Policy 6.A.1. indicates that the County may allow exceptions in certain cases, four of which are specifically provided in the policy. The following discussion demonstrates that the WHI and WHII projects meet at least two of the exceptions.</p> <p><i>Reasonable Use of the Property Would Otherwise Be Denied</i></p> <ol style="list-style-type: none"> 1. <u>Bisected Site</u>: Both the WHI and WHII sites are bisected in an east-west direction by Strap Ravine and associated riparian woodlands, thus limiting the potential development footprint. The Strap Ravine stream corridor and associated riparian woodland vegetation comprises approximately 4.93 acres on the WHI site and 3.16 acres on the WHII site. 2. <u>Required 300-foot Setback from Douglas Boulevard</u>: The potential development footprint of both project sites is further constrained by the 300-foot setback required along the south side of Douglas Boulevard. Section 4.2.5 of the GBCP provides design standards specific to residential subdivisions within the Community Plan area. Per the design standards for road corridors within Granite Bay, all currently undeveloped parcels (or parcels created after adoption of the

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Policy	Project Consistency
	<p>Community Plan and intended for residential use) are required to maintain a 300-foot setback/noise buffer along the south side of Douglas Boulevard as measured from the edge of the ultimate right-of-way.</p> <p>For both WHI and WHII, the 300-foot scenic setback would be retained as open space and the existing oak woodland therein would be protected from development and will provide a permanent visual separation between Douglas Boulevard and the proposed residential uses.</p> <p><u>WHI</u></p> <p>Overall, approximately 5.39 acres of the site (approximately 30 percent), including Strap Ravine and the associated floodplain, would be retained as restricted open space.</p> <p><u>WHII</u></p> <p>Overall, approximately 10.8 acres of the site (approximately 33 percent), including Strap Ravine and the associated floodplain, would be retained as restricted open space.</p> <p><i>Location Necessary for Construction of New Roads, Bridges, Trails</i></p> <p>The GBCP currently designates both project sites for residential uses. In order to efficiently develop the WHI and WHII project sites with residential uses and provide a well-integrated community, it is necessary to construct new internal roads and bridges over Strap Ravine; and it is these improvements that primarily result in encroachments to the 50-foot riparian zone setbacks. The projects, however, are minimizing impacts to Strap Ravine and its associated riparian zones by using pre-fabricated, modular concrete CON/SPAN bridge structures for each of the two roadway crossings of Strap Ravine. CON/SPAN</p>

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	<p>bridge structures enable a clear span over drainage features such that in-channel impacts can be avoided.</p> <p><i>Conclusion</i></p> <p>As a result of the aforementioned limiting conditions, the projects include encroachment of roadways, bridges, and portions of a few homesites (five for WHI and 2 on WHII) within the 50-foot riparian zone setback area. The encroachments would allow an increase in buildable area on the project sites, thus off-setting constraints to development due to the Strap Ravine corridor and disproportionately high open space land area dedications.</p>
Granite Bay Community Plan Community Plan Goals	
<p>1. Protect and preserve the unique rural character of the community and maintain the identity of Granite Bay as a scenic, tranquil, family-oriented rural/residential community compatible with the area’s physical constraints and natural features.</p>	<p><u>WHI and WHII</u></p> <p>As discussed in Chapter 4, Aesthetics, of this EIR, the WHI and WHII projects would be subject to the Placer County Design Guidelines, the specific design guidelines contained in the GBCP, and all applicable sections of Article 17.54, General Development Regulations, of the Placer County Code. Compliance with such guidelines and regulations would help to preserve the rural character of the project area. For example, both projects would include a 300-foot setback along the south side of Douglas Boulevard and the existing oak woodland therein would be protected from development and will provide a permanent visual separation between Douglas Boulevard and the proposed residential uses. In addition, both projects would retain Strap Ravine and the associated floodplain as ‘restricted open space’. Development within the restricted open space areas would be limited to a system of unpaved public trails and necessary roadway improvements. Thus, the proposed projects would be compatible with the physical constraints and natural features within the project area.</p>
<p>3. Conserve and protect, as valuable assets to the community and the County, the natural environment, open space and</p>	<p><u>WHI and WHII</u></p>

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Table 11-5	
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Policy	Project Consistency
significant historical resources.	Overall, approximately 9.82 acres of the WHI site (54 percent) and 15.47 acres of the WHII site (47 percent), including Strap Ravine and the associated floodplain, would be retained as open space. As discussed in Chapter 7, Cultural Resources, of this EIR, the bedrock milling stations located within the project sites would be permanently protected through project design and mitigation.
7. Provide safe routes for walking and cycling, and equestrian use in rural areas, to enable convenient and active travel as a part of daily activities.	See General Plan Policy 1.B.7 above.
11. Encourage healthy, sustainable and accessible neighborhoods which accommodate a variety of development, attractive streetscapes, walkable/pedestrian environments, and accessible open space.	See General Plan Policy 1.B.9 above.
13. Provide a diversity of housing choices that can support a full range of lifestyles in the community.	<u>WHI and WHII</u> The proposed single-family developments would include a wide range of lot sizes. Within the WHI site, the minimum and maximum lot sizes would be 9,049 sf and 16,661 sf, respectively, with an average lot size of 10,869 sf. Within the WHII site, the minimum and maximum lot sizes would be 8,111 sf and 14,980 sf, respectively, with an average lot size of 10,999 sf. In addition, as noted above, the projects would comply with the County's affordable housing requirements, including County Policy B-14. Thus, the projects would provide a diversity of housing choices.
Land Use: General Policies	
3.2.2 Locate high and medium-density residential areas close to existing commercial services and along major transportation corridors where urban services are most efficiently provided.	<u>WHI and WHII</u> The WHI and WHII projects would be located adjacent to Douglas Boulevard, a major transportation corridor, across from which are medium-density residential areas. Existing commercial services are located in close proximity, near the Douglas Boulevard, Sierra College Boulevard intersection, approximately ½ mile from the project sites.

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<p>3.2.3 Where permitted, utilize Planned Residential Developments to: protect environmentally sensitive areas; preserve natural, cultural and historical resources; conserve visual and aesthetic resources; maintain the local area’s quality of life; provide for an increasing variety of housing types, designs and layouts; efficiently use land; and, effectively develop and utilize public facilities and services.</p>	<p><u>WHI and WHII</u></p> <p>In recognition of the environmentally sensitive areas on-site, both WHI and WHII would be Planned Residential Developments. Please see discussion for General Plan Policy 1.B.9 regarding the WHI and WHII projects’ preservation of substantial natural habitats in perpetuity within open space areas. With respect to visual resources, both projects include a 300-foot setback from Douglas Boulevard, which would screen the proposed residences from view. Regarding public facilities, water infrastructure exists within Douglas Boulevard and would require minimal extensions for the projects to receive service. Similarly, an existing sewer trunk line runs along the southern boundary of the project sites and could accommodate new connections for the projects to receive service.</p>
<p>3.2.6 Provide transitional land uses or a landscaped buffer wherever necessary to minimize the conflicts inherent to adjoining properties of different zoning intensity, density, or adverse uses.</p>	<p><u>WHI and WHII</u></p> <p>The projects are located in a transitional area surrounded by an existing suburban community and in proximity to urban uses and major transportation corridors.</p> <p>Within the southern portions of the project sites, proposed open space-common area buffers would limit potential incompatibilities with the existing single-family residential uses located south of the site along the north ends of Buddecke Place, Farschon Place, and Carriage Drive. Similarly, a landscape lot would be provided at the rear of Lots 1-3 along the WHI site’s eastern boundary, across from which is the Mac Bride parcel residence.</p>
<p>3.2.7 Property shall be developed with minimum disturbance to the natural terrain. The natural environment shall be enhanced, retained or restored as much as possible.</p>	<p><u>WHI and WHII</u></p> <p>Overall, approximately 9.82 acres of the WHI site (54 percent) and 15.47 acres of the WHII site (47 percent), including Strap Ravine and the associated floodplain, would be retained as open space; development within the open space would be limited to access roadways and an unpaved public trail.</p>

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	<p>For WHI, of the above amount, approximately 5.39 acres of the site (approximately 30 percent), including Strap Ravine and the associated floodplain, would be retained as restricted open space.</p> <p>For WHII, of the above amount, approximately 10.8 acres of the site (approximately 33 percent), including Strap Ravine and the associated floodplain, would be retained as restricted open space.</p>
<p>3.2.9 Buildings shall be of a size and scale conducive to the character of the immediate neighborhood.</p>	<p><u>WHI and WHII</u></p> <p>All proposed homes would be single-story. The configuration of a typical home within each lot would include a living area (approximately 2,760 to 3,246 sf), partially-covered rear patio (approximately 160 to 220 sf) and garage space for three vehicles (approximately 622 to 722 sf). Rear yards backing to open space would typically be fenced with open iron fencing, except when backing to another lot, where a six-foot decorative solid wood fence would be used to provide privacy.</p> <p>As previously discussed, the proposed projects would require a variance to increase the allowable building coverage from the 25 to 35 percent allowed to 50 percent for one-story units. The proposed increase would allow for development of the WHI and WHII sites at the proposed densities without necessitating the development of two-story homes. Subdivision streetscapes would improve by having exclusively single-story homes, which break up the less attractive mass a streetscape dominated by two-story homes creates.</p>
<p>3.2.11 To preserve the character of the community, land use changes shall be considered only if:</p> <ul style="list-style-type: none"> a) The change can be designed and implemented to be consistent with the contiguous properties. In determining consistency, all elements of the Community Plan shall be reviewed. b) The change is consistent with or adequately buffered from contiguous properties and will provide for a 	<p><u>WHI and WHII</u></p> <p>Pursuant to Policy 3.2.11, the proposed land use change is being considered by the County for the following reasons: a, b) all existing residential units adjacent to, or near the project sites, are adequately buffered. As discussed elsewhere in this table, within the southern portions of the project sites, proposed open space-common area buffers would limit potential incompatibilities with the existing single-family residential uses located south</p>

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<p>reasonable transition between land uses.</p> <p>c) The change shall not significantly impact the level of services provided in its vicinity and there is or will be adequate infrastructure to serve the proposed development.</p> <p>d) The development is effectively screened so as to not be perceived by the public as high-density.</p>	<p>of the sites along the north ends of Buddecke Place, Farschon Place, and Carriage Drive. Similarly, a six-foot tall wood fence and landscape lot would be provided at the rear of Lots 1-3 along the WHI site’s eastern boundary, across from which is the Mac Bride parcel residence. A 10- to 30-foot landscape area and six-foot tall open metal or solid wood fencing would be provided at the rear of Lots 45-47 along the WHII site’s eastern boundary, beyond which are rural residences along Quartzite Circle; c) With respect to level of services, development of the proposed projects will not significantly impact services provided to the vicinity, as demonstrated in Chapter 13, Public Services and Recreation, of this EIR; and d) both projects include a 300-foot setback from Douglas Boulevard, to provide an effective screen. The projects would also be largely screened from private viewers to the south, east, and west by existing and proposed vegetation within landscape lots and open space areas.</p>
Land Use: Specific Policies for Intensity of Use	
<p>3.2.1 The planning area shall have the intensity of development which is appropriate to its location on the fringe of the urban areas of the cities of Roseville and Rocklin and the County of Sacramento, and should provide a transition between the urban densities in the adjoining communities and non-intensive land uses to the north and west.</p>	<p>As noted above, the lot sizes included in the WHI and WHII projects would be adequate for the range of primary uses designated for the area. Lot sizes would be similar to the existing residential neighborhood to the north across Douglas Boulevard, and slightly smaller than the approximately 15,000-sf minimum lots within the Greyhawk neighborhood to the west of the site. Thus, the proposed development would complement the existing residential development in the project area.</p>
<p>3.2.2 Population densities within the planning area should be guided by considerations of topography, geology, vegetative cover, preservation of natural terrain and resources, and access to transportation and service facilities.</p>	<p><u>WHI and WHII</u></p> <p>As noted previously, approximately 8.58 acres of the WHI site and 12.61 acres of the WHII site, including Strap Ravine and the associated floodplain, would be retained as open space. Development within the open space areas would be limited to access roads and an unpaved public trail. By limiting development within such areas, the proposed projects would emphasize preservation of existing natural landscape features within the area. Both projects would be located adjacent to Douglas Boulevard, a major transportation corridor. Thus, the WHI and WHII projects would provide for convenient access to</p>

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	transportation and service facilities.
3.2.3 Densities should not be increased unless there exists or are assured adequate services and infrastructure, including but not limited to potable water, sanitary sewer, roadways meeting County standards, police and fire.	<p><u>WHI and WHII</u></p> <p>Chapters 13 and 15 of this EIR demonstrate that adequate public services and utility infrastructure exist to accommodate the increased densities proposed for the WHI and WHII projects. The project applicants would fund construction of all utility extensions necessary for the projects to receive service.</p>
3.2.4 Intensity of use of individual parcels and buildings shall be governed by considerations of health and safety; impact on adjoining properties due to noise, traffic, night lighting, or other disturbing conditions; and protection of natural land characteristics.	<p><u>WHI and WHII</u></p> <p>Potential impacts related to health and safety, noise, traffic, night lighting, and biological resources are discussed in Chapters 9, 12, 14, 4, and 6 of this EIR, respectively. As a general summary, the projects would not result in adverse noise and night lighting impacts to adjacent properties. The projects, when considered separately, would not generate significant traffic impacts. When combined, the projects would only result in a significant traffic impact to one roadway segment, which already operates unacceptably without the project.</p>
Land Use: Specific Policies for Subdivision and Minor Land Division	
3.2.1 The number of lots permitted in a subdivision is dependent on the specific characteristics of the area, as well as the minimum lot area required by ordinance. However, the number of lots permitted by a zoning designation should be considered only as a maximum and is not a guarantee of the density that is allowed.	<p>The proposed lot sizes would not be permitted under existing land use designations or zoning. As a result, the projects would require both a Community Plan Amendment and a Rezone. The proposed number of lots are consistent with the requested zoning designations, as follows:</p> <p><u>WHI</u></p> <p>At a minimum, 20 percent of the WHI site is required to be set aside as open space in exchange for a five percent density bonus equal to 0.94 units under the County’s PD guidelines. In addition, the WHI project is eligible for one percent bonus density for each percentage over 20 percent that is set aside as open space, up to a maximum 30 percent density bonus, under the open space provisions of the PD ordinance. With 54 percent open space provided, the WHI project would be eligible for the full 30 percent open space density bonus: 5.65 bonus units. By meeting both the minimum and maximum open space bonus</p>

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	<p>densities, a total of 6.02 additional bonus units are allowed beyond the 18.83 lots allowed under the base zoning, for a total of 25.42 units. The WHI project includes 24 units.</p> <p><u>WHII</u></p> <p>The PD designation of 1.75 allows for 1.75 units per net acreage of the site, or 44.5 units. At a minimum, 20 percent of the project site is required to be set aside as open space in exchange for a five percent density bonus, or 2.22 units. The WHII project would be eligible for a one percent bonus density for each percentage over 20 percent that is set aside as open space, up to a maximum 30 percent density bonus, under the open space provisions of the PD ordinance. With 47 percent open space provided, the WHII project would be eligible for a 27 percent density bonus: 12.01 bonus units for a total of 58.70 units. The WHII project includes 55 units.</p>
3.2.3	<p>Visibility of structures, preservation of natural land form and natural resources, topography, noise exposure, maintenance of rural quality and relationship to the surrounding properties, and access to transportation corridors and services shall all be considered in preparing subdivision designs. Subdivision density, or number of lots, will ultimately be determined by these factors.</p> <p>See Policy 1.B.5 above.</p>
3.2.5	<p><u>WHI and WHII</u></p> <p>As noted above, the proposed projects would each require a Variance to increase the allowable building coverage from 25 to 40 percent to 50 percent for one-story units. As discussed under Impact 11-2 above, the proposed increase would be consistent with broader development trends within Granite Bay and the broader region. The proposed increase would allow for development of the WHI and WHII sites at the proposed densities without necessitating the development of two-story homes.</p>

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Table 11-5	
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Land Use: Specific Policies for Planned Residential Developments	
3.2.1 Residential lots on the perimeter of the Planned Residential Development shall be of similar size and configuration as the existing adjoining lots and/or zoning district lot size minimums.	<u>WHI and WHII</u> None of the proposed residential lots would directly adjoin existing residential properties. Rather, landscape lots would be provided by both projects where proposed residential lots are located in close proximity to existing residential properties. In addition, the proposed rear yard setbacks for all lots would be 20 feet.
3.2.2 Entry features shall reflect their surrounding environment, utilizing indigenous materials for any walls, signs, or related entry features and native and/or native appearing plantings for landscaping.	<u>WHI and WHII</u> Primary access to both projects would be from gated entries off Douglas Boulevard at the north end of each site. The entries would be landscaped with native vegetation and marked with enhanced hardscape features (masonry, engraved stonework, etc.). The design of the entries would be consistent with the Placer County Landscape Design Guidelines, as well as the proposed Whitehawk Architectural and Design Guidelines.
3.2.3 PDs shall be designed to place streets and/or common area open space, rather than private back yards, next to perennial streams and riparian corridors.	<u>WHI and WHII</u> Both projects have been designed around Strap Ravine and its riparian corridor. Please refer to Chapter 6, Biological Resources, of this EIR for further discussion.
3.2.4 Where a public park site is proposed to meet the recreational requirements of the PD, generally the park should be located near the project's main entrance and/or as close as possible to a major roadway to facilitate public access.	This policy is not applicable to the proposed projects, as a public park is not necessary to meet the recreational requirements of the PD.
3.2.5 Where sound attenuation is necessary, earthen berms and additional building setbacks shall be provided. Soundwalls are permitted only when no other feasible alternative is available and only if screened with mounding and/or landscaping such as vines.	As discussed in Chapter 12, Noise, of this EIR, sound attenuation is not necessary for the proposed projects. Thus, this policy is not applicable.

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3.2.6	PDs shall be designed to avoid lot grading where lots larger than 20,000 square feet are proposed. Lot grading may be more appropriate for lots smaller than 10,000 square feet to minimize cross drainage concerns, and should be considered on a project-by-project basis for lots ranging between 10,000 and 20,000 square feet.	<p><u>WHI and WHII</u></p> <p>While all proposed residential lots would be graded, no such lots are greater than 20,000 sf. Within the WHI site, the minimum and maximum lot sizes would be 9,049 sf and 16,639 sf, respectively, with an average lot size of 10,869 sf. Within the WHII site, the minimum and maximum lot sizes would be 8,111 sf and 14,980 sf, respectively, with an average lot size of 10,999 sf. Per Mitigation Measure 8-2(b) in this EIR, all proposed grading improvements would conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code). The proposed grading plans would be subject to review by the Placer County Engineering and Surveying Division.</p>
3.2.7	PDs should be designed to avoid long, straight roadways in favor of curvilinear designs that generally follow the natural landforms, are consistent with the Land Development Manual, and provide for landscape islands along some roads and/or within oversized cul-de-sacs if adequate turnarounds for emergency and service vehicles can be provided.	<p><u>WHI and WHII</u></p> <p>Both of the proposed projects would include internal roadways curved to match the existing topography of the area. In addition, landscaped islands would be provided at the proposed project entries at Douglas Boulevard.</p>
Community Design Policies		
4.2.3	Planned Residential Developments shall protect significant natural features.	See General Plan Policies 1.B.5 and 6.A.1 above.
4.2.4	Support subdivision designs which provide for the least amount of site disturbance and greatest amount of open space.	See General Plan Policies 1.B.5 and 6.A.1 above.
4.2.5	Preserve the heavily vegetated areas that exist along circulation corridors to protect the Plan area’s rural nature.	<p><u>WHI and WHII</u></p> <p>As noted above, for both WHI and WHII, the 300-foot scenic setback required along the south side of Douglas Boulevard would be retained as open space and the existing oak woodland therein would be protected from development. The setback would provide a permanent visual separation between Douglas Boulevard and the proposed residential uses.</p>