

DATE: January 25, 2018

TO: California State Clearinghouse
Responsible and Trustee Agencies
Interested Parties and Organizations

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

REVIEW PERIOD: **January 26, 2018 to February 26, 2018**

Placer County is the lead agency for the preparation of an Environmental Impact Report (EIR) for the proposed Whitehawk I & II projects (proposed projects) in accordance with the California Environmental Quality Act (CEQA), Section 15082. The purpose of the Notice of Preparation (NOP) is to provide responsible agencies and interested persons with sufficient information in order to enable them to make meaningful comments regarding the scope and content of the EIR. Your timely comments will ensure an appropriate level of environmental review for the project.

Project Description: WHI would involve the development of a 24-unit Planned Residential Development (PD) and WHII would involve the development of a 55-unit PD. Both projects would require Granite Bay Community Plan land use map amendments and rezoning to accommodate the proposed residential densities.

Project Location: The proposed project sites are located on the south side of Douglas Boulevard, generally east of Sierra College Boulevard and west of Barton Road, within the Granite Bay Community Plan area of Placer County, California. The 18.09-acre WHI project site is identified by Assessor's Parcel Number (APN) 048-151-001, and the 32.97-acre WHII project site is identified by APN 048-151-061.

Background and Approach to EIR: Placer County previously prepared separate Initial Study/Mitigated Negative Declarations (IS/MNDs) for the Whitehawk I (WHI) and Whitehawk II (WHII) projects. The IS/MNDs were made available for public review from November 2, 2016 to December 2, 2016. Following the closure of the comment period, the County, in coordination with the applicant, decided to prepare a single EIR to evaluate the potential physical environmental effects of both the Whitehawk I and Whitehawk II projects.

Although the County has elected to evaluate both 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. Notwithstanding this, in addition to evaluating the impacts of each project separately, the EIR will also evaluate the impacts of the two projects combined.

For more information regarding the projects, please contact Christopher Schmidt at (530) 745-3076. A copy of the NOP is available for review at the Granite Bay Public Library, the Placer County Community Development Resource Agency (Auburn), and on the Placer County website:

<http://www.placer.ca.gov/departments/communitydevelopment/envcoordsvcs/eir>

NOP Scoping Meeting: In addition to the opportunity to submit written comments, an NOP scoping meeting will be held to inform interested parties about the proposed project, and to provide agencies and the public with an opportunity to provide comments on the scope and content of the EIR. The meeting will be held on February 13, 2018 at 2:00 p.m. at the Granite Bay Branch Library, 6475 Douglas Boulevard, Granite Bay.

NOP Comment Period: Written comments should be submitted at the earliest possible date, but not later than 5:00 pm on February 26, 2018 to Shirlee Herrington, Environmental Coordination Services, Placer County Community Development Resource Agency, 3091 County Center Drive, Suite 190, Auburn, CA 95603, (530) 745-3132, fax (530) 745-3080, or cdraecs@placer.ca.gov.

1.0 PROJECT DESCRIPTION

1.1 Project Location

The proposed project sites are located south of Douglas Boulevard, approximately 650 feet apart, in the Granite Bay Community Plan area of Placer County, CA. A 19.2-acre parcel is located between the WHI and WHII parcels and is owned by the MacBride Family Trust.

Whitehawk I

The project site is located on the south side of Douglas Boulevard, approximately 200 feet east of Woodgrove Way and southeast of the Douglas Boulevard and Woodgrove Way/Quail Oaks intersection. Sierra College Boulevard is approximately 2,650 feet west of the project site (see Figure 1, Regional Location, and Figure 2, Project Location). The 18.14-acre site is identified as APN 048-151-001.

Whitehawk II

The project site is located east of WHI, on the south side of the Douglas Boulevard/Seeno Avenue intersection; approximately 3,825 feet east of Sierra College Boulevard (see Figure 1, Regional Location, and Figure 2, Project Location). The 32.97-acre site is identified as APN 048-151-061.

1.2 Project Setting

Site Characteristics

The proposed project sites comprise two physically separated parcels, with a total of approximately 51 acres of vacant land. A sewer easement for the 18-inch regional sewer main is located along the southern boundary of both sites.

Whitehawk I

The 18.14-acre (gross) project site has an elevation of approximately 270 feet but topography is variable due to the presence of dredge tailings throughout the property. The site is uninhabited, undeveloped and does not include any existing structures. Historic mining operations have resulted in an irregular and disturbed landscape. A 15-foot driveway has been cut into the site along Douglas Boulevard; however, the terminus of the driveway is gated and the driveway does not connect to any existing internal roadway network.

Strap Ravine, an intermittent stream, transects the property and flows from east to west. The Strap Ravine complex is a mosaic of fringe wetland and active stream channel that runs through the central portion of the property. Seasonal wetlands occur in depressions between placer mine tailing piles where fine 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. The site is dominated by oak woodlands and a riparian corridor along Strap Ravine. The shrub layer includes poison oak, and oak saplings. Foothill woodland is the primary habitat type and tree density is the greatest in the central and southeastern portions of the site, generally near Strap Ravine.

Figure 1
Regional Location

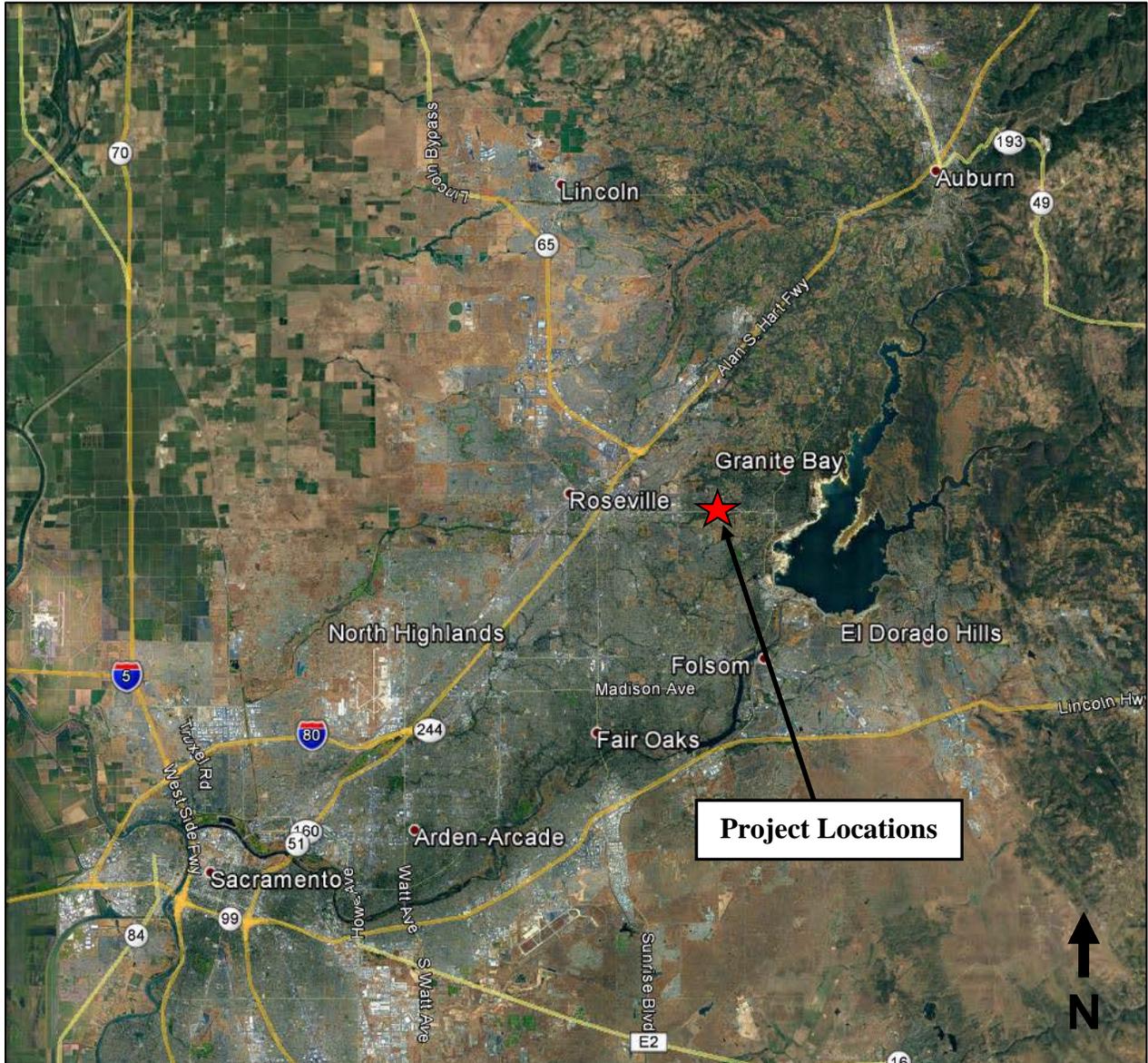


Figure 2
Project Locations



Southwest of the boundary of WHI, the aforementioned sewer easement for the 18-inch regional sewer main is coincident with a trail easement for the Granite Bay Community Plan trail system, running in a southwesterly direction along the edge of an open space preserve owned by the Greyhawk Homeowners Association (HOA).

Whitehawk II

The 32.84-acre (gross) project site is nearly square with an irregular boundary along Douglas Boulevard. The site is uninhabited, undeveloped and does not include any existing structures. The site has varied topography ranging from 255 to 295 feet in elevation due to the presence of dredge tailings throughout the property. 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.

Strap Ravine transects the property and flows from east to west. Similar to the WHI property, the Strap Ravine complex within the WHII site is a mosaic of fringe wetland and active stream channel that runs through the central portion of the property. The site is dominated by oak woodlands and a riparian corridor along Strap Ravine.

Surrounding Land Uses

Whitehawk I

Douglas Boulevard forms the 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 parcel east of the site (the MacBride Parcel) is occupied by one single-family residence with various sheds and outbuildings.

Whitehawk II

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 5-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.

Existing and Proposed Community Plan Land Use and Zoning Designations

Whitehawk I

As shown in Figure 3, the Placer County General Plan and the Granite Bay Community Plan (GBCP) designate the WHI site north of Strap Ravine as Rural Low Density Residential (0.9 – 2.3 Ac. minimum) and that portion south of Strap Ravine as Rural Residential (2.3 – 4.6 Ac. minimum). The project includes a request to change the designations of the site to Low Density Residential (0.4 – 0.9 Ac. minimum) so that the entire site is Low Density Residential, except the open space area within the 300-foot setback will be rezoned to Open Space (see Figure 4). The Placer County zoning designation for the WHI site is RA-

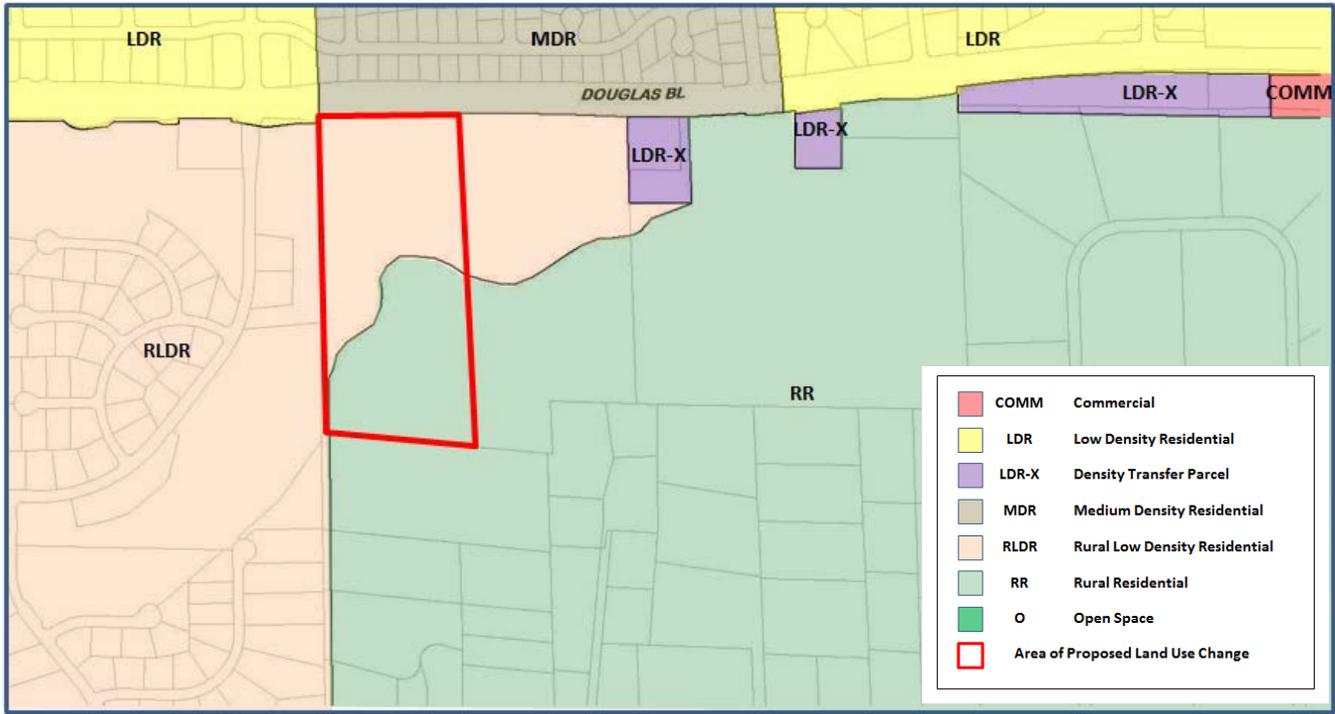
B-100 PD=0.5 (Residential Agricultural, minimum Building Site of 100,000 square feet, combining Planned Residential Development of 0.5 units per acre). The project includes a request to rezone the WHI property to RA-B-20 with a Planned Residential Development designation of 1.4 (Residential Agricultural, minimum Building Site of 20,000 square feet, combining Planned Residential Development of 1.4 units per acre), and rezone the open space areas within the 300-foot setback to Open Space (O).

Whitehawk II

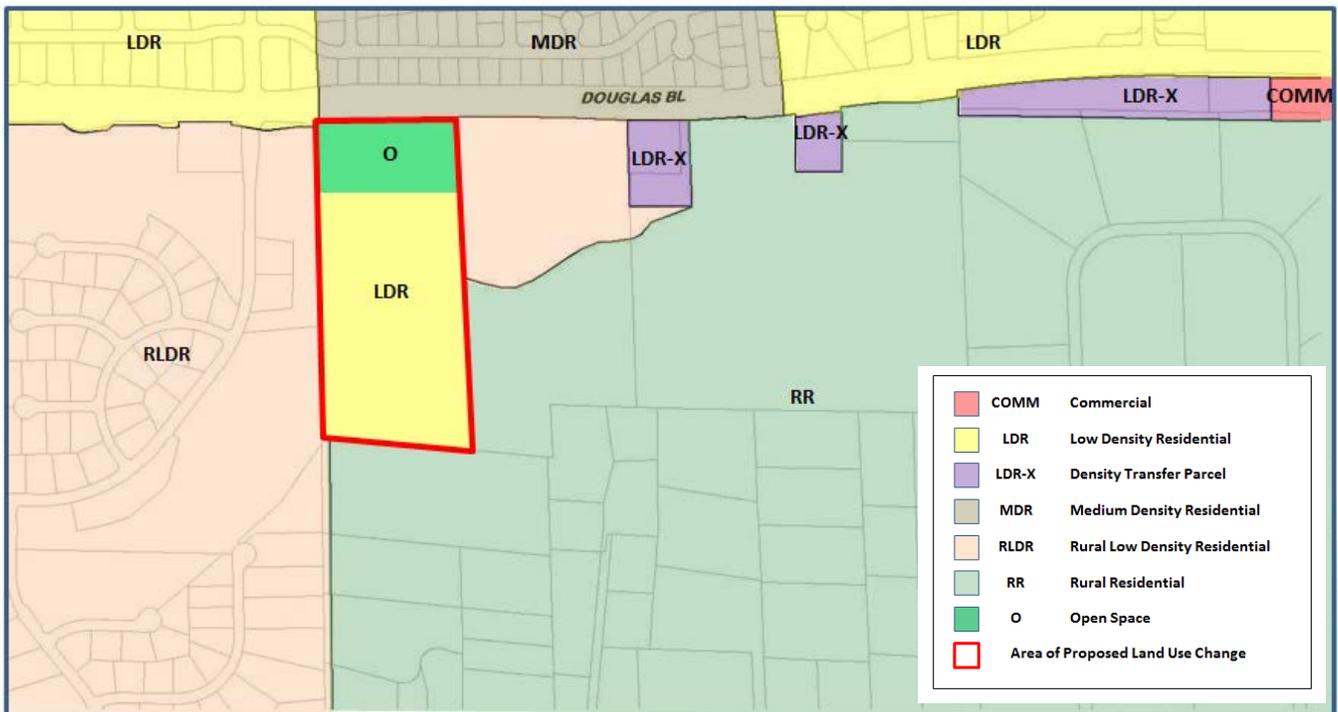
As shown in Figure 5, the Placer County General Plan and the GBCP designate the majority of the WHII site as Rural Residential (2.3 – 4.6 Ac. minimum), while the northwestern corner is designated Rural Low Density Residential (0.9 – 2.3 Ac. minimum). The project includes a request to redesignate the entire site to Low Density Residential (0.4 – 0.9 Ac. minimum) (see Figure 6). The Placer County zoning designation for the WHII site is RA-B-100 (Residential Agricultural, minimum Building Site of 100,000 square feet). The project includes a request to rezone the WHII site to RA-B-20 with a Planned Development designation of 1.75 (Residential Agricultural, minimum Building Site of 20,000 square feet, Planned Residential Development of 1.75 units per acre), and rezone the open space areas within the 300-foot setback to Open Space (O).

The proposed PD designations will allow greater flexibility in neighborhood design than generally possible under the County's conventional subdivision regulations, allowing more creative design to maximize open space opportunities and avoid key wetland and woodland resources where practicable.

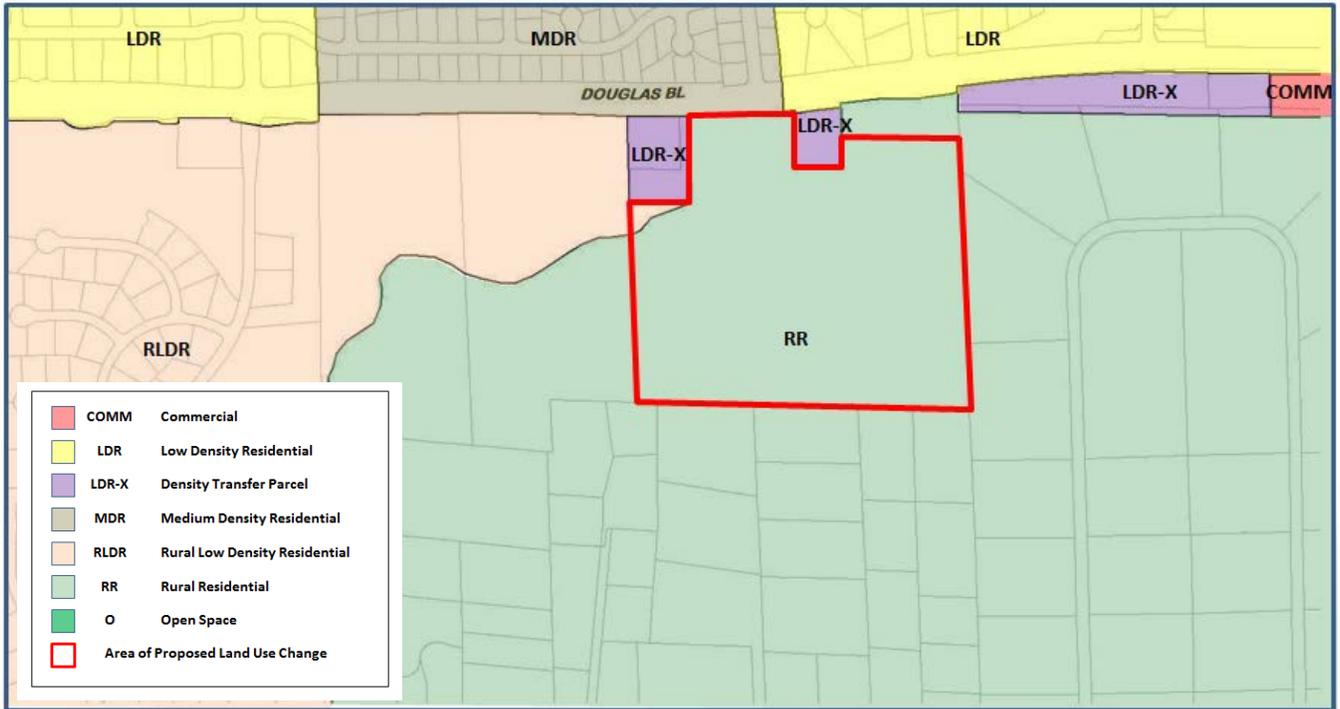
**Figure 3
Granite Bay Community Plan Existing Land Use: WHI**



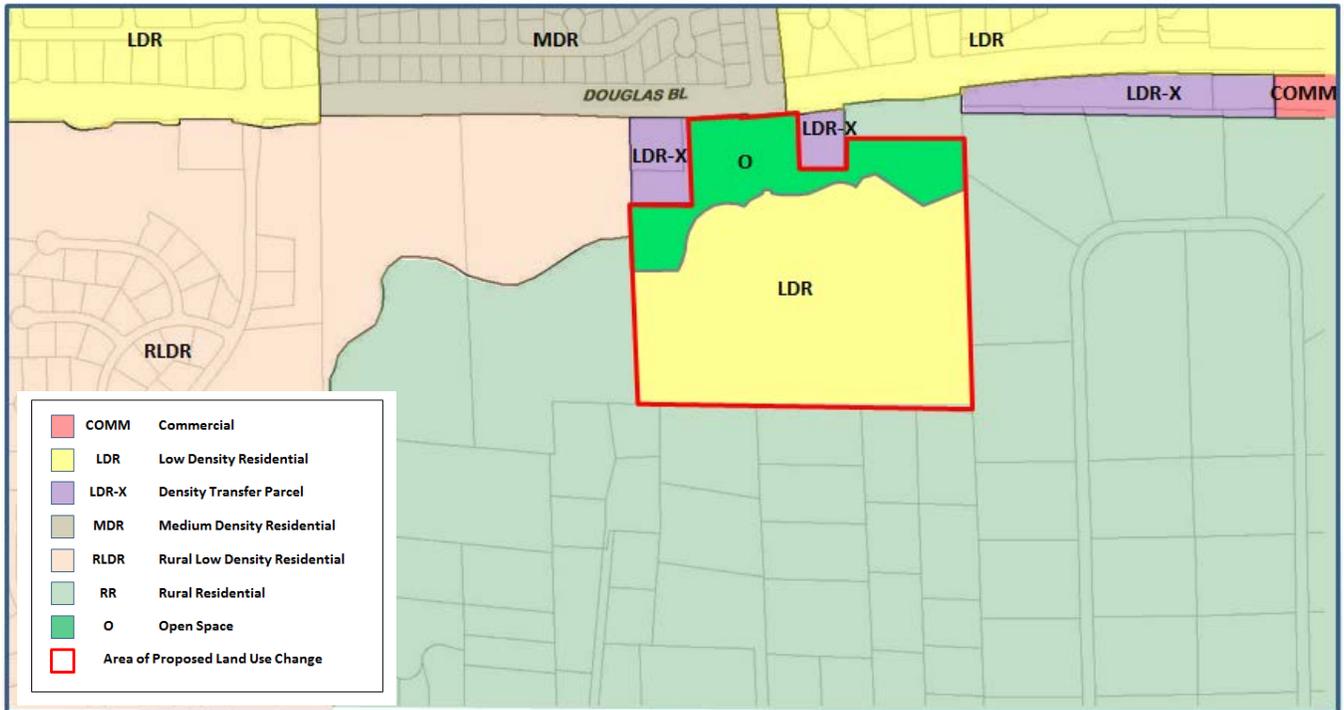
**Figure 4
Granite Bay Community Plan Proposed Land Use: WHI**



**Figure 5
Granite Bay Community Plan Existing Land Use: WHII**



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



1.3 Project Elements

Proposed Uses

The following sections describe the proposed uses of the WHI and WHII project sites.

Whitehawk I

The WHI site would be accessed from a new private, gated road extending south from Douglas Boulevard. The 24 single-family residences included in WHI would be arranged along a private roadway extending through the neighborhood. The WHI roadway terminates in a half-circle loop, with an emergency vehicle access to Chestnut Court in the Greyhawk subdivision to the west (see Figure 7).

The project would include a 300-foot scenic setback along the south side of Douglas Boulevard along the northern edge of the site. The scenic setback will be maintained in an open space lot and rezoned to Open Space to protect existing oak woodlands and create a permanent visual separation between Douglas Boulevard and the proposed residential uses.

As shown in Figure 8, WHI would include 9.54 acres of open space and 0.33-ac of parkland within the project site, which would comprise 54 percent of the project site. Strap Ravine and the floodplain connected to the ravine, along with wetlands and woodlands, would be protected within the open space portions of the project site. The 0.33-acre park include active and passive recreation facilities such as seating areas, a bocce ball court, and walkways.

The overall density of the WHI project is 1.33 units per acre.

Whitehawk II

The WHII site would be accessed from a new private, gated road extending south from the current Douglas Boulevard/Seeno Avenue intersection. The 55 single-family residences would be arranged along private roadways extending through the neighborhood. Residential units are proposed to be single-story. Pedestrian facilities would be connected to and within the open spaces.

The project would include a 300-foot scenic setback along the south side of Douglas Boulevard, which is the northern edge of the project site. The scenic setback would be maintained in an open space lot and rezoned to Open Space to protect existing oak woodlands and Strap Ravine and create a visual separation between Douglas Boulevard and the proposed residential uses.

As shown in Figure 9, WHII would include 14.45 acres of open space and 0.87-ac of parkland within the site, which would comprise 46 percent of the project site. Open spaces within WHII are intended to protect Strap Ravine, associated wetlands, and woodland areas. A 0.87-acre park would be included within WHII, south of Strap Ravine. The park would provide active and passive recreation facilities including a covered picnic area, a bocce ball court, walkways, and seating areas.

An EVA is planned for the east side of WHII, south of Lot 45. The 20-foot access road will extend within a 25-foot off-site easement for approximately 500 feet east to Quartzite Circle, a privately-maintained public road southeast of the site (see Figure 10). Tube gates will be used where the EVA meets the adjacent property lines.

The overall density of the WHII project is 1.67 units per acre.

Figure 7
Illustrative Map



Figure 8
Whitehawk I Land Use Plan

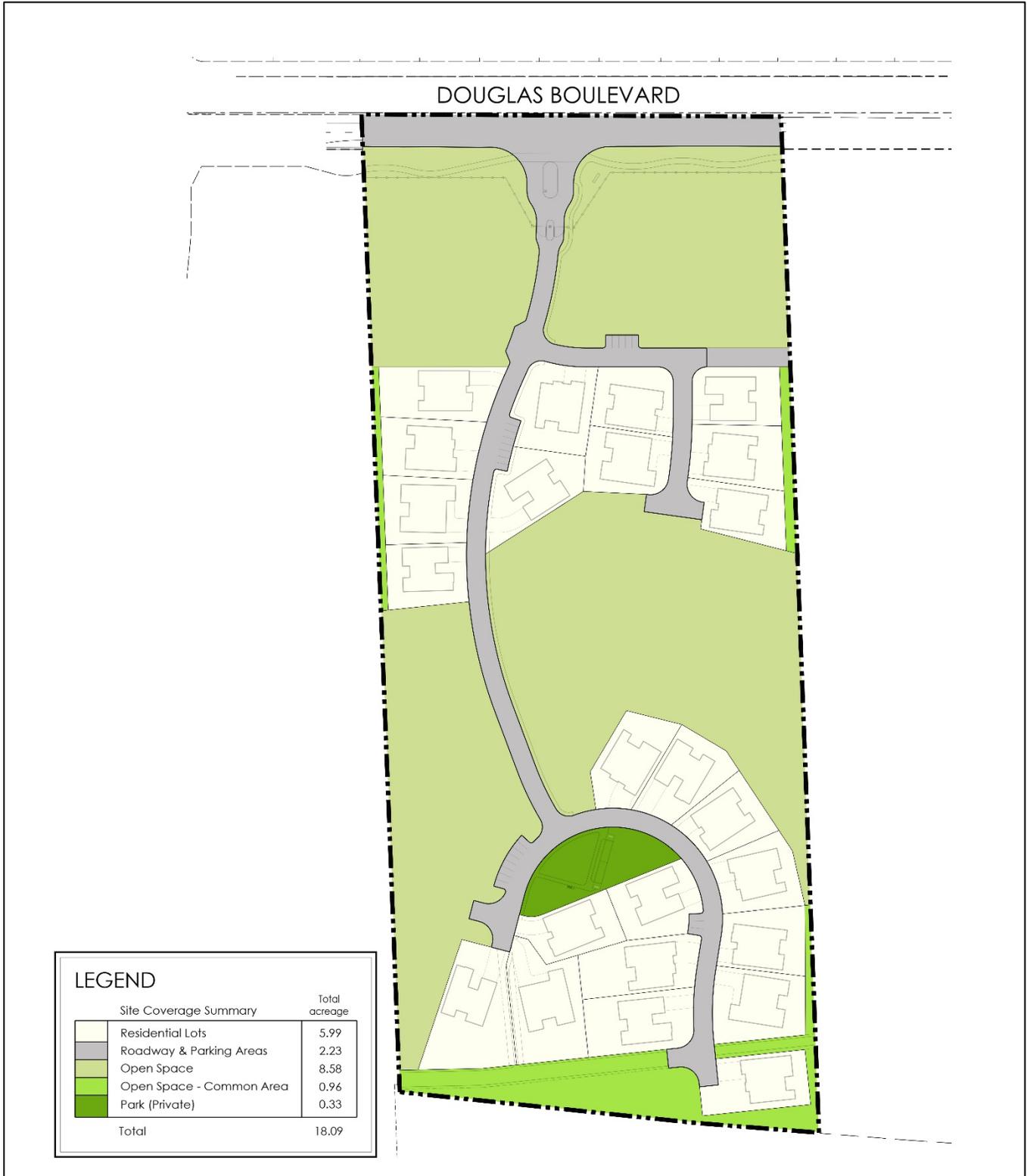


Figure 9
Whitehawk II Land Use Plan

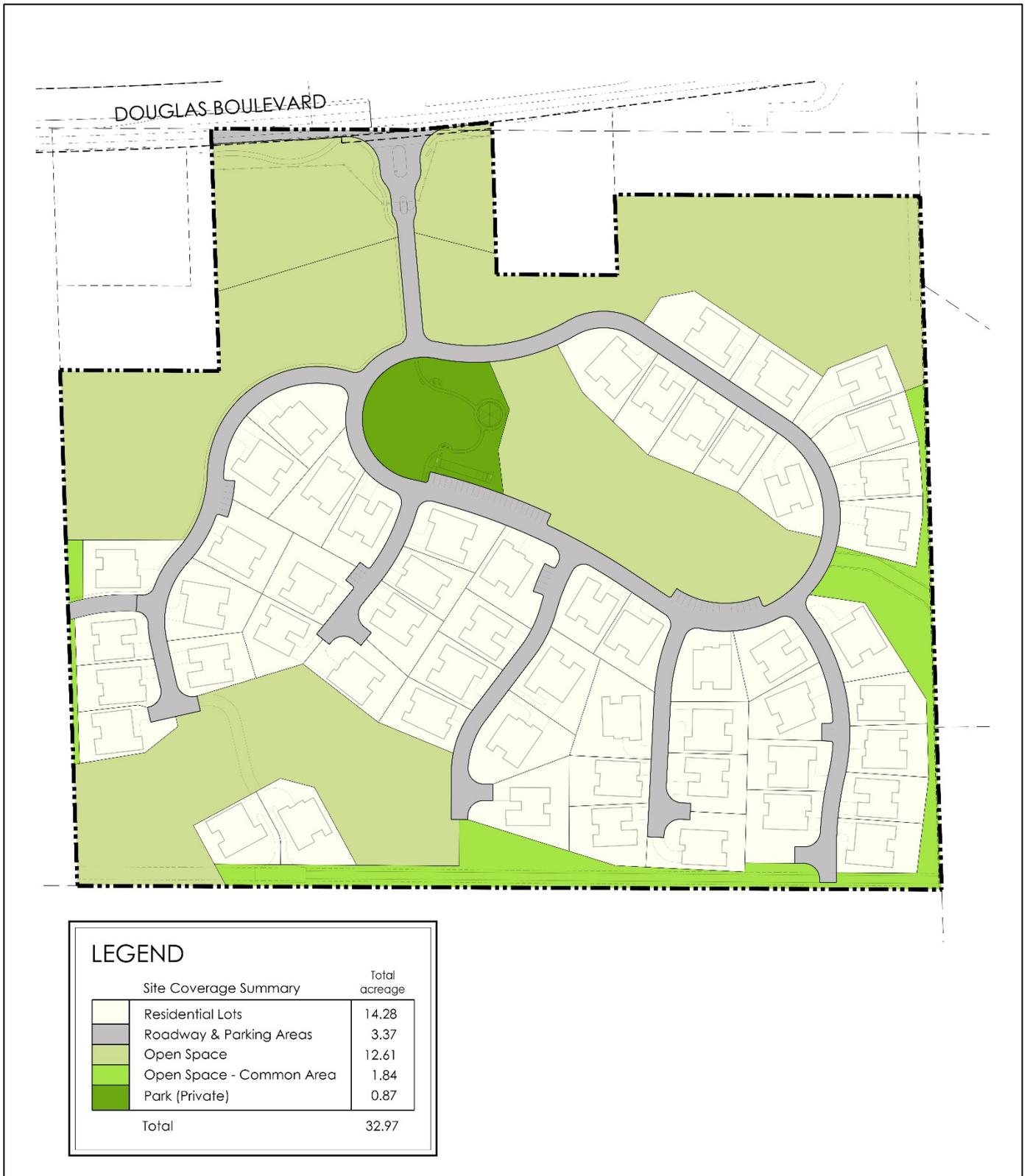
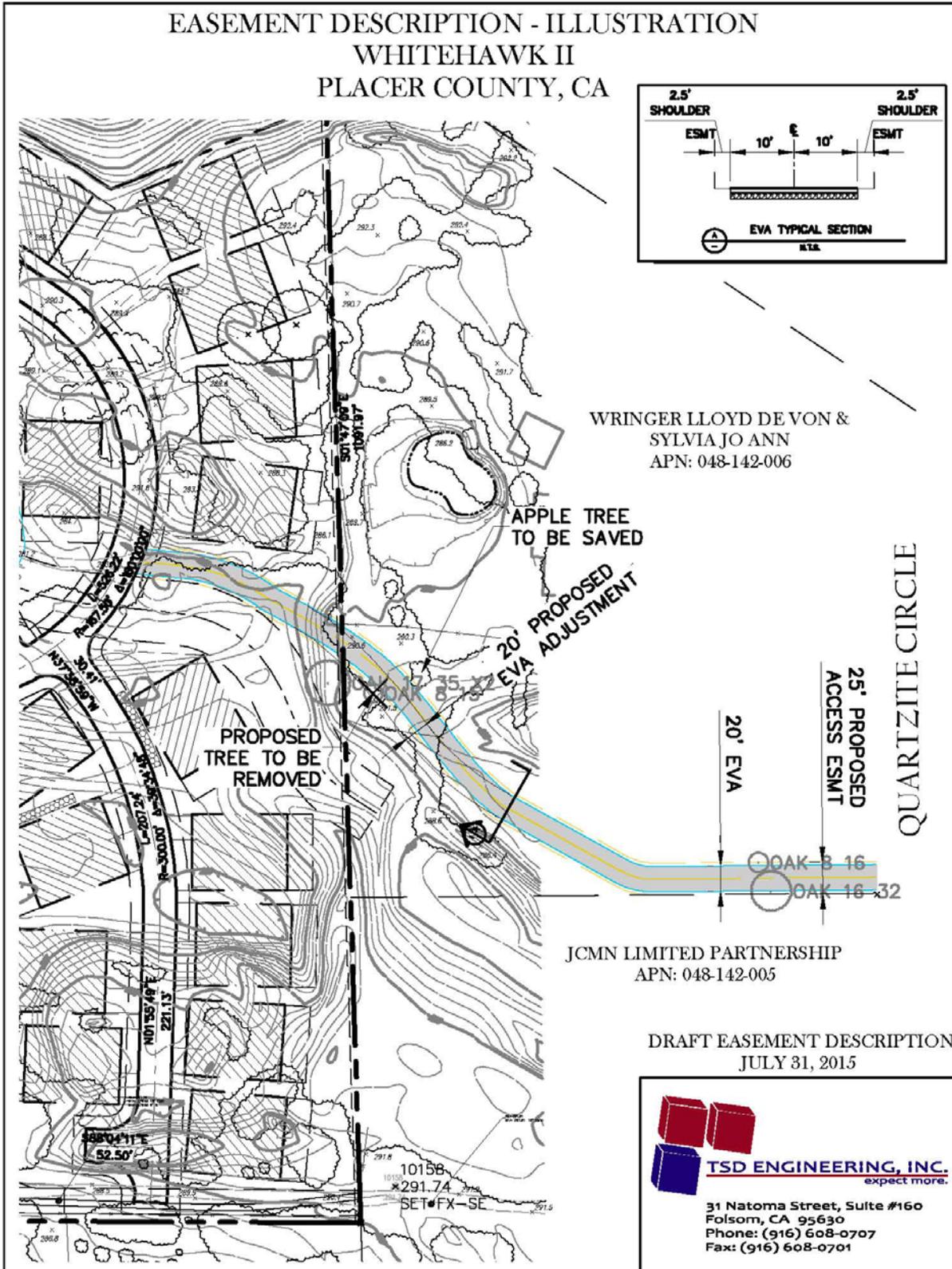


Figure 10
 Whitehawk II Emergency Vehicle Access Route



Community Design

Both Whitehawk projects are consistent with the County's Planned Residential Development (PD) regulations because each sites' sensitive features (Strap Ravine and riparian area, floodplain, wetlands, and many native trees) are avoided and retained within open space areas and residential lots are oriented to enjoy the natural features. The project sites are suitable for the type of residential development pattern proposed and the projects' open space and buffers make them compatible with the development pattern of surrounding properties. The proposed PD allows an innovative approach to residential design using single-story homes on small lots and pre-defined building envelopes which allow the neighborhood to maintain land use compatibility with the project setting and surrounding uses.

Single-family homes will be constructed in each of the two Whitehawk neighborhoods, on padded and fenced lots sized between 9,000 and 15,000 square feet. The configuration of a typical home within each lot will include a living area (2,760 to 3,246+ square feet), partially-covered rear patio (160 to 220+ square feet) and garage space for three vehicles (622 to 722+ square feet). Rear yards backing to open space will typically be fenced with open iron fencing, except when backing to another lot, where a 5-foot decorative solid wood fence will be used to provide privacy. Each home will be single story and include a driveway with a minimum length of twenty feet from garage face to curb. Resident parking will be accommodated within three-car garage spaces and driveways will provide off-street parking for guests.

Proposed Lot Coverage and Setbacks

Lot coverage will be a maximum of 50 percent, for which a variance will be required. The proposed building setbacks will be as follows:

- Front: 20 feet minimum to garage doors, 10 feet to the front of a home
- Rear: 20 feet minimum
- Sides: 5 feet minimum

Architectural and Design Features

The Whitehawk communities will feature high quality California timeless and traditional home designs. The Whitehawk Architectural and Design Guidelines will address architectural design, building materials, colors, streetscape design, setbacks, massing, entry features, lighting, streetscape design, landscaping, fencing and hardscapes. Residential landscapes will be drought-tolerant and will emphasize native plant materials.

Affordable Housing

The proposed single-family homes are market rate units. Pursuant to the Placer County Housing Element Policy B-12, the Whitehawk projects will pay in-lieu fees to Placer County for affordable housing programs such as first-time buyer down payment assistance and construction of affordable housing units off-site.

Access, Roadways, Parking, Trails, and Open Space

Due to their common design, access, roadways, parking, trails, and open space will be described in the following section for both WHI and WHII.

Access

Primary access to both projects will be from gated entries off Douglas Boulevard at the north end of each site. A new right-in, right-out only intersection will be constructed for WHI, and for WHII, the south/4th leg of the existing signalized Douglas Boulevard/Seeno Avenue intersection will be constructed to provide access to the subdivision. Douglas Boulevard is classified as a major arterial roadway and scenic roadway in the GBCP. The projects will dedicate additional right-of-way for Douglas Boulevard frontage

improvements and minor widening.

Roadways

From each of the entries on Douglas Boulevard, private roadways will extend south and provide access to the sites. The two-lane roadway section will be 26 feet in width from back of curb to back of curb, with mountable AC dike curbs providing two thirteen-foot travel lanes. The roadway design reflects the rural character of older Granite Bay neighborhoods such as Hidden Valley. The roadways will be privately owned and maintained by an HOA. Conspan bridges are planned over Strap Ravine to minimize disturbance to vegetation and wetlands, and minimize impacts to flows.

Twenty-six (26)-foot wide access easements are planned north of Lot 1 in WHI and between Lots 1 and 2 in WHII for the potential future extension from the roadways to the property lines of the MacBride property located between WHI and WHII to accommodate potential future roadway connections.

Parking

Parking will not be permitted along the interior roadways. Resident parking will be accommodated within three-car garages in each residential unit and guest parking will be accommodated on each of the residence's driveways. The CC&Rs will prohibit parking on the roadway. In WHI, four parking bays located along the roadways will provide 24 additional parking spaces for guests, and in WHII six parking bays will provide 55 additional parking spaces.

Trails

Douglas Boulevard Sidewalk/Bike Trail. Consistent with the GBCP, the Whitehawk projects will include an eight-foot wide, concrete, Class I meandering sidewalk/bike trail along the south side of Douglas Boulevard. The trail along Douglas Boulevard will connect to existing and future trail segments east and west of the Whitehawk projects. A split rail fence will be located south of the sidewalk/trail to separate the trail from the open space – common areas.

Other Trails. A trail system of five-foot wide trails within the Whitehawk neighborhoods will provide residents with a passive recreation amenity for walking and provide access among residential units, open space and through the park. A five-foot wide, half mile long public trail within the WHI site will provide residents with a passive recreation amenity for walking and provide access among residential units, open space, and the park site. From the east-west sidewalk/bike trail along Douglas Boulevard, the five-foot trail will extend south over Strap Ravine to the southern portion of the site. These segments of the trail will be located adjacent to the roadway.

Along the southern end of the WHI site, a segment of the five-foot trail will extend south of Lot 24 to connect to the existing trail that currently ends at the western property line. This trail will connect to the existing trail within the Greyhawk subdivision that is located on the south side of Strap Ravine with connections to Streamside and Chestnut Courts. This trail is planned to extend to Eureka Road and Sierra College Boulevard. An easement between Lots 17 and 18 of WHI would allow for a future trail connection to and through the MacBride Family Trust property.

A five-foot wide, 0.7mile long public trail will be constructed within the WHII site. From the east-west sidewalk/bike trail along Douglas Boulevard, the five-foot trail will extend south of the gated entryway, over Strap Ravine, and around the looped roadway. Segments of the five-foot trail will extend south along the courts to an east-west segment of five-foot trail along the southern boundary of the WHII site. A future trail segment between Lots 1 and 2 will link to the MacBride property to the west if/when that property is developed.

The five-foot wide trail within the sites will be maintained by the homeowners association and will consist of a surface constructed of native materials such as compacted, decomposed granite or rock in an alignment cleared of brush and vegetation.

Open Space

The Open Space contains the 300-foot setback area along Douglas Boulevard, and those areas set aside to protect the Strap Ravine corridor and other native vegetation. The open space will be maintained as natural areas and will include Strap Ravine and surrounding riparian corridor, oak woodlands, wetlands, cultural resources and slope areas.

Open Space – Preserve. The open space – preserve provides an aesthetic amenity and opportunities for vistas from homes. Segments of post and cable fencing will be utilized to separate the open space from homes and trails along the roadway. The open space – preserve area includes oak woodland areas and provides a visual and aesthetic amenity to residents, pedestrians, cyclists, and motorists along this section of Douglas Boulevard. WHI contains 8.58 acres of open space – preserve and WHII contains 12.61 acres.

Open Space – Common Area. Open space – common areas include the parks within each neighborhood, as well as landscape areas along certain edges which will serve to buffer existing adjacent homes. WHI contains 0.96-acre of open space – common area, and WHII contains 1.84 acres.

An HOA will own and maintain all open space – common areas, and will establish a funding mechanism for the long-term maintenance of the area. An Operations & Maintenance Plan (O&M Plan) will be prepared with open space management strategies including fire/fuel modification, maintenance (e.g. mowing), permitted and prohibited uses, preserve management techniques, trail and preserve maintenance, wetland monitoring, storm drainage systems, utility crossings, etc.

Utilities

Although sewer lines exist on portions of the WHI and WHII sites, the proposed projects would include the construction of additional utility infrastructure.

Water System

The proposed project sites are located in the San Juan Water District.

Whitehawk I

To serve the WHI project, an existing 16-inch waterline would be extended east from its current terminus at Douglas Boulevard and Woodgrove Way to the project entry at Douglas Boulevard. Development within the project site would connect to the 16-inch water line extension through an eight-inch water line. The eight-inch water line would be placed within the proposed private roadway infrastructure, and all residential units would then be connected to the eight-inch lines.

Whitehawk II

WHII would include the extension of the Douglas Boulevard water line from the line's existing terminus, to the eastern boundary of the project site. From the 16-inch water line in Douglas Boulevard, 8- and 12-inch water lines would extend south into the project site within the private roadways.

Sewer System

Both WHI and WHII are located in Placer County Sewer Maintenance District No. 2 (SMD 2). All sewer improvements would be consistent with SMD 2 and the South Placer Regional Wastewater and Recycled Water Systems Evaluation.

An existing 18-inch trunk main, running east-west, is located along the southern boundary of both sites in a 20-foot easement. Flows from the projects will be conveyed to the 18-inch trunk main through gravity

lines that follow the roadway alignments. West of the projects, the 18-inch trunk main connects to the existing City of Roseville/South Placer Regional Wastewater Authority (SPWA) collection system and flows would be conveyed through regional transmission facilities generally located along Strap Ravine to the Dry Creek Wastewater Treatment Plant. Portions of the 18-inch trunk main along both sites are undersized and deficient and would be required to be replaced with upsized lines to serve the projects and the planned buildout of sewer shed area. Specifically, for WHI, the pipe from the eastern property line to manhole D10-54 would require upsizing; and for WHII, the pipe from off-site manhole D11-09 to on-site manhole D11-11 would require upsizing, as shown in Figure 11. The small WHIII off-site portion is located within a gravel sewer access road/easement area.

Drainage

The projects are within the Dry Creek Watershed. Strap Ravine, a tributary to Dry Creek, flows through the project sites from east to west. Approximately 2.92 acres of the WHI site, and 2.29 acres of the WHII site are located within the 100-year FEMA floodplain of Strap Ravine. Pre-fabricated, modular concrete Conspan bridge structures would be installed for each of the two roadway crossings of Strap Ravine. Conspan bridge structures enable a clear span over drainage features such that in-channel impacts can be avoided.

Figure 11
Sewer Main Upsizing



LEGEND:

- Existing Sewer Main 
- Required Upsizing 

Development of the sites would require installation of on-site drainage facilities and alteration of site topography to accommodate proposed land uses. The WHI project would add approximately 5.10 acres of impervious surfaces, and WHII would add approximately 11.55 acres. Drainage facilities would be sized to avoid increases in peak water flow and surface water elevation both upstream and downstream for the 100-year storm event.

The projects include on-site construction of stormwater quality treatment facilities and are located within an area that is not recommended for local storm water detention in the Update to the Dry Creek Watershed Flood Control Plan unless increases in storm water negatively impact downstream facilities. However, because of the projects' relative size and due to proximity to Strap Ravine, the construction of on-site detention facilities is not currently anticipated to be needed for mitigation since the *Hydrology and Hydraulics Study and Preliminary Design Recommendations* illustrate that increases in peak flow rates are expected to be minor. Therefore, the projects would participate in the Dry Creek Watershed Drainage Improvements in-lieu fee to fund regional peak flow mitigation improvements.

Summary of Off-Site Improvements

For WHI, the following off-site improvements are necessary to implement the project:

- Extension of a 16-inch water line from the existing terminus at Douglas Boulevard and Woodgrove Way east for approximately 250 feet to the eastern property line of the project; and
- Installation of a feature in the Douglas Blvd/Woodgrove Way/Quail Oaks Drive intersection median opening that will continue to permit eastbound and westbound left turns from Douglas Boulevard onto Quail Oaks Drive and onto Woodgrove Way, while prohibiting northbound and southbound through traffic across Douglas Boulevard as well as left turns onto Douglas Boulevard from either approach.

For WHII, the following off-site improvements are necessary to implement the project:

- Extension of a 16-inch water line from the existing terminus at Douglas Boulevard and Woodgrove Way east for approximately 1,700 feet to the eastern property line of the project (assumes WHI is not developed);
- Construction of a 20-foot unpaved emergency vehicle access within a 25-foot easement from eastern property line for approximately 500 feet east to Quartzite Circle;
- Replacement of existing sewer main south of the project site, between manhole D11-09 to site's eastern property line, with upsized lines;
- Striping and pavement, minor relocation or replacement of existing facilities, and improvements to Douglas Boulevard/Seeno Avenue intersection for construction of the southern leg of intersection;
- Installation of a feature in the Douglas Boulevard median opening that will continue to permit eastbound and westbound left turns from Douglas Boulevard onto Quail Oaks Drive and onto Woodgrove Way, while prohibiting northbound and southbound through traffic across Douglas Boulevard, as well as left turns onto Douglas Boulevard from either approach; and
- Lengthening of the westbound Douglas Boulevard left turn lane approaching the Seeno Avenue intersection.

Project Phasing and Construction

Each project will be constructed in a single phase. Approximately 9.9 acres of the WHI site will be graded to construct the project, and approximately 18.3 acres of the WHII site will be graded to construct the project. Mass and fine grading will be required to implement the projects for streets, home sites, and

trenching for installation of infrastructure. The WHI project will require import of approximately 19,500 cubic yards of fill material, and WHII will require approximately 53,800 cubic yards of fill material.

Requested/Required Entitlements

Whitehawk I

The project applicant is requesting Placer County approval of the following entitlements for the WHI project:

- General Plan Amendment/Community Plan Amendment (Granite Bay Community Plan) for a portion of the site from Rural Low Density Residential (0.9 – 2.3 Ac. minimum parcel size) and Rural Residential (2.3 – 4.6 Ac. minimum parcel size) to Low Density Residential (0.4 – 0.9 Ac. minimum) and for the 300-foot setback area to Open Space;
- Rezone to change Planned Development designation from 0.5 to 1.4 dwelling units per acre so that zoning changes from RA-B-100 PD=0.5 (Residential Agricultural, minimum Building Site of 100,000 square feet combining Planned Residential Development of 0.5 units per acre) to RA-B-20 PD=1.4 (Residential Agricultural, minimum Building Site of 20,000 square feet combining Planned Residential Development of 1.4 units per acre) and for the 300-foot setback area to Open Space;
- Variance to lot coverage allowing up to 50 percent coverage for single story homes where 30 percent or 40 percent is normally allowed;
- Conditional Use Permit to construct a Planned Residential Development; and
- Vesting Tentative Subdivision Map for the subdivision of 18.09 acres into a 24-lot Planned Residential Development with seven open space and common area lots.

Whitehawk II

The project applicant is requesting Placer County approval of the following entitlements for the WHII project:

- General Plan Amendment/Community Plan Amendment (Granite Bay Community Plan) from Rural Residential (2.3 – 4.6 Ac. minimum parcel size) and Rural Low Density Residential (0.9 – 2.3 Ac. Minimum) to Low Density Residential (0.4 – 0.9 Ac. minimum) and to Open Space for the proposed open space area south of Douglas Boulevard, which includes the 300-foot setback area;
- Rezone from RA-B-100 (Residential Agricultural, Combining Building Site Size of 100,000 Square Feet) to RA-B-20 PD=1.75 (Residential Agricultural, minimum Building Site of 20,000 square feet combining Planned Residential Development of 1.75 units per acre); and for the 300-foot setback area to Open Space;
- Variance to lot coverage allowing up to 50 percent coverage for single story homes where 30 percent or 40 percent is normally allowed;
- Conditional Use Permit to construct a Planned Residential Development; and
- Vesting Tentative Subdivision Map for the subdivision of 32.97 acres into a 55-lot Planned Residential Development with nine open space and common area lots.

Other Agency Approvals

The following actions, entitlements, and/or permits from other agencies are necessary to implement the proposed projects:

- Annexation into the Placer County Sewer Maintenance District No. 2;
- Section 404 Nationwide Permit (or Letter of Permission) (United States Army Corps of Engineers);
- Section 7 Consultation (United States Fish and Wildlife Service and National Marine Fisheries Service);
- Section 401 Water Quality Certification (Regional Water Quality Control Board – Central Valley Region);
- Section 402 National Pollutant Discharge Elimination System Permit Approval (Regional Water Quality Control Board – Central Valley Region); and
- Streambed Alteration Agreement 1602 (California Department of Fish and Wildlife).
- FEMA Conditional Letter of Map Revision (CLOMR) (only if water surface elevations on Strap Ravine are increased)

2.0 PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR

The EIR will include the following analytical scenarios:

- Whitehawk I only;
- Whitehawk II only; and
- Whitehawk I and II combined.

With respect to format, the EIR will include a separate header in each section of the EIR for WHI and WHII to clearly outline the difference between the developments. Underneath each header the EIR will include a discussion of impacts unique to each project and the associated mitigation measures needed to mitigate the impact to a less-than-significant level. If during the analysis, it is determined for a particular CEQA topic, that the same impact(s) would occur for both projects, one detailed discussion may be provided. In addition, the combined impacts of WHI and WHII will be discussed, as appropriate, under a third header. The “as appropriate” qualifier is intended to convey that not all CEQA topics will warrant a separate discussion of the combined effects of both Whitehawks. For example, certain geologic and hazardous issues are site-specific, and will not necessarily warrant a combined discussion of impacts.

The County anticipates that the EIR will contain the following chapters.

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils/Mineral Resources
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Public Services and Recreation
- Transportation and Circulation
- Utilities and Service Systems
- Alternatives
- Cumulative Impacts and Other Statutorily Required Sections
- Effects Not Found to be Significant

The proposed EIR will incorporate by reference the Placer County General Plan, the Placer County General Plan EIR, and the Granite Bay Community Plan. In addition to these County documents, project-specific technical studies are being prepared by various technical sub-consultants.

INITIAL STUDY: An Initial Study has not been prepared for the projects. As noted above, the EIR will address all CEQA-required environmental topics identified in Appendix F and G of the State CEQA Guidelines.

The following paragraphs discuss the anticipated analyses that will be included in the EIR.

Aesthetics. The Aesthetics chapter of the EIR will summarize existing regional and project area aesthetics and visual setting. The chapter will describe project-specific aesthetics issues regarding development of the proposed projects, such as scenic vistas, trees, existing visual character or quality of the site and its surrounding areas, as well as light and glare. This chapter will also address the setback requirements from Douglas Boulevard identified in the GBCP given Douglas Boulevard's designation as a scenic roadway.

Air Quality. The air quality analysis for the proposed project will be performed utilizing the California Emissions Estimator Model (CalEEMOD) software program. Vehicle trip generation data from the forthcoming Traffic Study will be utilized as model input data. The air quality impact analysis will include a quantitative assessment of short-term (i.e., construction) and long-term (i.e., operational) increases of criteria air pollutant emissions of primary concern (i.e., ROG, NOX, and PM₁₀) for WHI only, WHII only, and WHI and WHII combined.

The significance of air quality impacts will be determined in comparison to Placer County Air Pollution Control District (PCAPCD)-recommended significance thresholds. PCAPCD-recommended mitigation measures will be incorporated to reduce any significant air quality impacts, and anticipated reductions in emissions associated with proposed mitigation measures will be quantified. *For the Greenhouse Gas Emissions Analysis, see the Cumulative Impacts and Other Statutorily Required Sections chapter below.*

Biological Resources. The Biological Resources chapter of the EIR will include a description of the special-status plant and wildlife species known to occur within the project area, and a determination whether suitable habitat exists on-site to support any special-status species. The analysis will be based on site-specific reports for the WHI and WHII properties. Jurisdictional Waters of the U.S. and other protected waters will be evaluated in detail and assessed for impacts resulting from the projects. For example, the EIR will identify all perennial, intermittent, and ephemeral streams and other features regulated by the California Department of Fish and Wildlife, as well as potential temporary, permanent, direct, and/or indirect project impacts to the above-mentioned features and associated biological resources/habitats. If impacts may occur as a result of the project, the EIR will propose appropriate avoidance, minimization, and/or mitigation measures. Notification to the CDFW is required, pursuant to Fish and Game Code Section 1602 if the project proposes activities that will substantially divert or obstruct the natural flow of water; substantially change or use any material from the bed, channel or bank of any stream; or deposit or dispose of debris, water, or other material containing crumbled, flaked, or ground pavement where it may pass into any stream.

Cultural Resources. The Cultural Resources chapter of the EIR will describe the potential effects to historical, archaeological, and/or paleontological resources due to implementation of the proposed projects. The chapter will also assess the potential for tribal cultural resources to be impacted by the projects, pursuant to Public Resources Code 21080.3.2. The EIR chapter will rely upon the findings and mitigation measures provided in the technical reports prepared for the Whitehawk projects.

Geology and Soils. This chapter will summarize the setting and describe the potential effects from soil erosion, earthquakes, liquefaction, and expansive soils, as well as identify any unique geological features within the project area. The geology discussion will rely upon the site-specific geotechnical reports.

Hazards and Hazardous Materials. The Hazards and Hazardous Materials chapter of the EIR will

summarize the setting and describe any potential for existing or possible hazardous materials within the project area. The chapter will rely upon the Phase I Environmental Site Assessments, prepared for the project sites, to identify any on-site hazards or hazardous materials. The soil sampling reports will be utilized to address the possible presence of metals in the soils on both project sites. Hazards associated with remnant mining features will also be addressed in this chapter.

The potential for the projects to expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands, will also be assessed.

Hydrology and Water Quality. The chapter will summarize setting information and identify potential impacts on storm water drainage, flooding, groundwater, and water quality. Project-specific drainage reports and storm water control plans will be used to analyze potential impacts related to hydrology and water quality. Generally, the chapter will address the projects' projected increase in peak flows and how the increase in peak flows will be addressed. The chapter will also analyze how storm water will be treated prior to being discharged in the downstream system. Particular focus will be given to the proximity of proposed development to Strap Ravine and the Ravine's unnamed tributary. The 100-year floodplain overlaps portions of the project sites and this chapter will evaluate the potential for the project to alter the 100-year floodplain.

Land Use and Planning. The Land Use and Planning chapter will evaluate the consistency of the proposed projects with the County of Placer General Plan and Granite Bay Community Plan. The chapter will include a detailed General Plan and Community Plan analysis, which will be provided in table format with a summary of the applicable policies and the proposed projects' consistency. The chapter will further assess the compatibility of the proposed projects with the surrounding land uses, both existing and proposed.

Noise. The Noise chapter will be based on project-specific technical noise reports for the Whitehawk projects. The analysis will evaluate impacts associated with WHI only, WHII only, and WHI and WHII combined. The noise report will identify all significant noise impacts due to the proposed projects on any identified noise-sensitive land uses in the immediate project vicinity. Significant noise impacts will be identified if the project-generated traffic results in a significant increase in traffic noise levels along surrounding roadways. The predicted noise levels will be compared to Placer County General Plan Noise Element and Noise Ordinance standards to determine impact significance. The chapter will also evaluate short-term noise increases resulting from construction activities. The identification of noise mitigation measures will focus on appropriate and practical recommendations for noise control aimed at reducing any identified potential noise impacts to a level of less than significant.

Public Services and Recreation. The Public Services and Recreation chapter will summarize setting information and identify potential new demand for services, including fire, police, schools, parks, and recreation. Information from the Placer County General Plan, Granite Bay Community Plan, and information obtained from direct consultation with appropriate service providers, will be used in the analysis for this chapter. In accordance with Appendix G of the CEQA Guidelines, the analysis will focus on whether the project would result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services.

Transportation and Circulation. The Transportation and Circulation chapter will be based on a Traffic Impact Study (TIS) prepared specifically for the proposed projects. The TIS will determine the potential for adverse effects on traffic circulation, level of service, pedestrian infrastructure, bicycle infrastructure, and transit infrastructure, and identify appropriate improvements and mitigation measures. The TIS will evaluate 12 intersections and five roadway segments within the project area.

The following intersections will be analyzed in the TIS:

1. Douglas Boulevard / Sierra College Boulevard
2. Douglas Boulevard / Cavitt Stallman Road
3. Douglas Boulevard / Quail Oaks Drive / Woodgrove Way
4. Douglas Boulevard / Whitehawk I Access
5. Douglas Boulevard / Seeno Avenue
6. Douglas Boulevard / Barton Road
7. Douglas Boulevard / Auburn Folsom Road
8. Sierra College Boulevard / Indigo Creek
9. Sierra College Boulevard / Eureka Road
10. Eureka Road / Greyhawk Drive
11. Auburn Folsom Road / Fuller Drive
12. Auburn Folsom Road / Eureka Road

The following roadway segments will be addressed in the TIS:

1. Douglas Boulevard: Sierra College Boulevard to Barton Road
2. Douglas Boulevard: Barton Road to Auburn Folsom Road
3. Sierra College Boulevard: North of Douglas Boulevard
4. Sierra College Boulevard: Douglas Boulevard to Eureka Road
5. Auburn Folsom Road: Douglas Boulevard to Eureka Road

The foregoing intersections and roadways will be analyzed under the following scenarios within the TIS:

1. Existing
2. Existing Plus Whitehawk I Only
3. Existing Plus Whitehawk II Only
4. Existing Plus Whitehawk I & II
5. Cumulative
6. Cumulative Plus Whitehawk I Only
7. Cumulative Plus Whitehawk II only
8. Cumulative Plus Whitehawk I & II

The cumulative conditions analysis in the Granite Bay Community Plan Circulation Element Update will include full build out of Whitehawk I and II as well as other reasonably foreseeable projects in Granite Bay. Therefore, this study will use the results from the cumulative conditions analysis of the Granite Bay Community Plan Circulation Element Update, which is currently being completed.

The TIS will recommend mitigation measures for any impacts identified as significant.

Utilities and Service Systems. The Utilities and Service Systems chapter will summarize setting information and identify potential new demand for services on water, sewer, and solid waste. The proposed water and sewer demand of the project, on- and off-site infrastructure improvements needed to provide water and sewer service to the project site, and whether the existing service providers can accommodate the project within their existing systems will be analyzed. If existing water, sewer, or solid waste facilities would be impacted, mitigation measures will be identified to ensure that the projects' demands can be adequately accommodated.

Alternatives. In accordance with Section 15126.6(a) of the CEQA Guidelines, the EIR will include an analysis of a range of alternatives, including the No Project Alternative. The Alternatives will be selected when more information related to project impacts is available, so the alternatives can be designed to reduce significant impacts from the projects. The Alternatives chapter will describe the alternatives and identify the environmentally superior alternative. The alternatives will be analyzed at a level of detail less than that of the proposed project; however, the analyses will include sufficient detail to allow a meaningful comparison of the impacts. The Alternatives chapter will also include a section of alternatives considered

but dismissed. A matrix comparing the impacts of the proposed projects to the alternatives will also be included.

Cumulative Impacts and Other Statutorily Required Sections. In accordance with Section 15130 of the CEQA Guidelines, the EIR will include an analysis of the cumulative impacts for each CEQA topic evaluated at a project-level in the EIR. In addition, pursuant to CEQA Guidelines Section 21100(B)(5), the analysis will address the potential for growth-inducing impacts of the proposed projects. Particular focus will be given to the intervening parcel between WHI and WHII, and whether it is reasonable to assume that the development of WHI and WHII would result in induced growth of the intervening parcel. The chapter will also include a discussion of the project's energy efficiency per Appendix F of the CEQA Guidelines, as well as a discussion of the project's significant irreversible environmental changes and significant environmental effects which cannot be avoided.

Included in the cumulative impacts analysis for the proposed project will be a discussion of global climate change/greenhouse gas emissions (GHG). The analysis will include a quantitative estimate of operational carbon dioxide emissions from both stationary and mobile sources attributable to the projects. The analysis will evaluate the Whitehawk projects separately and combined, using CalEEMod. The thresholds for the GHG analysis will be consistent with PCAPCD's recently adopted thresholds.

Effects Not Found to be Significant. This chapter will include discussion of impacts determined not to be significant and warranting detailed analysis in the EIR, which are anticipated to include but not necessarily be limited to:

- Agriculture and Forestry Resources;
- Questions related to septic system use (from the Geology and Soils section of Appendix G);
- Questions related to airports (from the Hazards and Noise sections of Appendix G); and
- Population and Housing.