

Granite Bay Community Plan



Community Development/Resource Agency
PLANNING SERVICES DIVISION

February 2012

Placer County

Granite Bay Community Plan

Prepared by:

Placer County Planning Services Division

Adopted by the Board of Supervisors:

February 28, 2012

Supercedes 1989 Granite Bay Community Plan

Acknowledgements

Placer County Board of Supervisors

Jack Duran, District 1
Robert M. Weygandt, District 2
Jim Holmes, District 3
Kirk Uhler, District 4
Jennifer Montgomery, District 5

Placer County Planning Commissioners

Richard Roccucci, District 1
Ken Denio, District 2
Richard Johnson, District 3
Jeffrey Moss, District 4
Miner Gray III, District 5
Larry Sevison, At Large
Gerald Brentnall, At Large

Planning Services Division

Michael J. Johnson, AICP; CDRA Director
Loren Clark, Assistant CDRA Director
Paul Thompson, Deputy Director of Planning
EJ Ivaldi, Supervising Planner
Crystal Jacobsen, Supervising Planner
Charlene Daniels, Senior Planner
Christopher Schmidt, Senior Planner
Kathi Heckert, Senior Board Commission Clerk

Placer County Staff

Joe Arsenith, Health and Human Services
Dave Atkinson, Environmental Engineering
Linda Brown, Board of Supervisors
Richard Eiri, Engineering and Surveying
Scott Finley, County Counsel
Andy Fisher, Parks
Andrew Gaber, Public Works
Will Garner, Placer County Transit
Mary George, Library System
Dave Harris, Placer County Sheriff
Janelle Heinzler, Environmental Engineering
Paul Holloway, Environmental Health
Christine Onesi, CDRA/GIS
Karin Schwab, County Counsel
Rebecca Taber, Engineering and Surveying

Granite Bay Municipal Advisory Council

Virg Anderson
Eric J. Bose
Donald DeSantis
Dr. Gloria Freeman
Suzanne Jones
Walter A. Pekarsky
John Thacker

MAC Community Plan Update Subcommittee

Virg Anderson
BJ Baker
Eric J. Bose
Frank Calton
Dave Cook
Roland Delgado
Donald DeSantis
Lisa Erickson
Lew Fellows
Merrill Furlow
Marlene George
Sandy Harris
Patricia McKinney
Dale Munson
Jane Negri
Jackie Padbury
Steve Patterson
Mitchel Ruffman
Lori Ryan
Hugh Smith
MaryAnn O. Stinson
Milo Terzich
John Thacker

Placer County Air Pollution Control District

Angel Green
Tom Thompson

Placer County Flood Control District

Brian Keating

Placer County Water Agency

Einar Maisch
Brian Martin

South Placer Fire District

Tony Corado
Robert Richardson

Eureka Union School District

Melody Glaspey

Granite Bay High School

Brian McNaughtly

San Juan Water District

Rob Watson
Shauna Lorange

Table of Contents

1. INTRODUCTION	1
1.1 Purpose of the Community Plan	2
1.2 Description of Study Area	4
1.3 Plan Update Process (2008 to 2012)	7
1.4 Community Priorities	8
1.5 Plan Assumptions	9
1.6 General Community Goals	10
1.7 General Community Policies	12
1.8 Emerging Planning Issues	13
2. POPULATION AND HOUSING	15
2.1 Population	15
2.2 Population Projection	18
2.3 Housing	20
2.3.1 Housing Need	23
3. LAND USE	25
3.1 Goals	25
3.2 Policies	26
3.3 Land Use Districts	31
3.3.1 Rural Estate (RE)	32
3.3.2 Rural Residential (RR)	33
3.3.3 Rural Low-Density Residential (RLDR)	33
3.3.4 Low-Density Residential (LDR)	33
3.3.5 Medium-Density Residential (MDR)	34
3.3.6 High-Density Residential (HDR)	34
3.3.7 Planned Residential Developments (PD)	34
3.3.8 Professional Office (PROF)	35
3.3.9 Commercial (COMM)	35
3.3.10 Open Space (O)	35
3.3.11 Agricultural Uses (F)	36
3.3.12 Density Transfer (-X)	36
3.3.13 Opportunity Areas	37
3.4 Existing Zoning	39
4. COMMUNITY DESIGN	41
4.1 Goals	42
4.2 Policies	43
4.2.1 Architecture/Site Design	44
4.2.2 Landscaping	46
4.2.3 Parking	47
4.2.4 Signs/Lighting	47

4.2.5	Residential Subdivisions	48
4.2.6	Residential Subdivision Gating.....	49
4.2.7	Secondary Units	51
4.2.8	Infill/Teardown of Existing Homes.....	52
4.2.9	Trails.....	53
4.2.10	Views and Vistas	53
4.2.11	Road Corridors	53
5.	NATURAL RESOURCES	63
5.1	Natural Resource Conservation.....	64
5.2	Goals.....	64
5.3	Policies	64
5.4	Conservation Planning.....	66
5.5	Soils	68
5.6	Geology and Seismicity.....	70
5.7	Hydrology	72
5.8	Floodplains.....	74
5.9	Groundwater.....	75
5.10	Wetlands.....	76
5.11	Storm Water Management.....	76
5.12	Vegetation	76
5.13	Climate	77
5.14	Fish and Wildlife	77
5.15	Air Quality.....	79
5.15.1	Goals and Policies	79
6.	OPEN SPACE	81
6.1	Goals.....	81
6.2	Policies	82
6.3	Natural Resource Areas.....	83
6.4	Oak Woodlands/Riparian Zones.....	84
6.5	Agricultural Areas.....	85
6.6	Outdoor Recreation Areas	86
6.7	Implementation.....	87
7.	CULTURAL RESOURCES	89
7.1	Goal and Policies	90
7.2	Cultural Resource Inventory	92
8.	HEALTH AND SAFETY	97
8.1	Noise	97
8.1.1	Goals and Policies	99
8.2	Seismic Safety	103
8.2.1	Goals and Policies	103

8.3	Fire Protection	104
8.3.1	Goals and Policies	106
8.4	Flood Hazards	107
8.4.1	Goals and Policies	108
9.	CIRCULATION	111
9.1	Goals and Policies	111
9.2	Complete Streets	116
9.3	Existing Transportation System	117
9.4	Existing Roadway Conditions	118
9.5	Public Transportation.....	122
9.6	Future Transportation System	125
9.7	Implementation	135
9.8	Bikeways and Trails	139
9.8.1	Goals and Policies	142
9.8.2	Trail Planning History	144
9.8.3	Existing Facilities.....	147
9.8.4	Recommendations	149
9.8.5	Funding	151
9.8.6	Implementation.....	153
10.	RECREATION	155
10.1	Goals.....	156
10.2	Policies.....	157
10.3	Existing Facilities	158
10.4	Park Acquisitions.....	162
10.5	Implementation	165
11.	PUBLIC/QUASI-PUBLIC SERVICES	167
11.1	Public Sanitary Sewer.....	167
11.1.1	Goals and Policies	168
11.2	Onsite Sewage Disposal.....	170
11.2.1	Goals and Policies	170
11.3	Water Service	171
11.3.1	Goals and Policies	172
11.4	Schools	174
11.4.1	Goals and Policies	175
11.5	Law Enforcement Protection	176
11.5.1	Goals and Policies	176
11.6	Other Public Services.....	177
11.6.1	Libraries.....	177
11.6.2	Solid Waste/Recycling	177
11.6.3	Other Utilities.....	178

APPENDIX

Granite Bay Douglas Corridor Design Elements and Landscape Goals179

MAPS

One Plan Area Boundary
Two Board of Supervisor Districts
Three Current Use/Vacant Parcels
Four Fire Stations and Districts
Five Floodplains
Six Parks
Seven Schools and Districts
Eight Sewer Districts
Nine Spheres of Influence
Ten Streams and Setbacks
Eleven Vegetation
Twelve Water Districts
Thirteen Watersheds
Fourteen Wetlands

CHAPTER ONE



INTRODUCTION

1. Introduction



The Granite Bay Community Plan is a long-range planning document designed to guide development in a manner that enhances the quality of life in the Granite Bay community. The County depends on the Community Plan to not only guide land use decision-making but to also provide flexibility that is essential for mature neighborhoods to adapt in the face of changing social, economic, physical and environmental considerations.



The purpose of the Community Plan is to give clear direction as to how physical development and land-use decisions should take place in Granite Bay (also referred to as the “Plan area” throughout this document) to meet the current and future needs of its residents. It is also intended to reflect their collective aims and aspirations, as to the character of the area and the quality of life to be preserved and fostered within the community. The Plan also provides policy guidance to assist business interests in their decision to invest and grow in Granite Bay. Finally, the Plan clarifies and assists in the delivery of municipal services and responsibilities.



This Plan describes both existing and future development within Granite Bay and offers an organized approach for integrating the old with the new including the principles of “sustainable development” – growth that efficiently uses land resources, provides a safe and attractive environment, and is environmentally sensitive and economically viable while preserving those significant qualities that define Granite Bay as a unique and desirable community.



After adoption by the Placer County Board of Supervisors, this Plan replaces the original Granite Bay Community Plan approved on May 8, 1989 including subsequent revisions.

1.1 PURPOSE OF THE COMMUNITY PLAN

The Granite Bay Community Plan is the official statement of the County of Placer setting forth goals, policies, standards and implementation measures that will guide the development of the area to approximately the year 2035. The primary purpose of the Granite Bay Community Plan is to direct the future use and development of land within the Community Plan area in a manner that preserves the character and independent identity of the community. By setting goals and policies for Granite Bay that are distinct from those applied countywide, this Plan outlines how Placer County will manage and address growth while retaining the attributes which make Granite Bay unique.



Figure 1.1.1: Quarry Ponds retail center along Douglas Boulevard corridor.

Community plans focus on a particular community within the overall area covered by the General Plan of a jurisdiction. As an integral part of the overall General Plan, a community plan must be consistent with the General Plan. To facilitate consistency, the Granite Bay Community Plan builds upon the goals and policies of each element of the General Plan. The policies that are included within the Granite Bay Community Plan should be regarded as refinements of the broader General Plan goals and policies that have been customized to meet the community's specific needs or unique circumstances.



Figure 1.1.2: Granite Bay Community Park was completed in 2004.

A community plan can be effectively utilized to provide overall direction to the decision-making process. It becomes the policy of the County and forms a broad framework for mutual understanding among citizens, public agencies, County staff, and the Board of Supervisors and its advisory groups, including the Granite Bay Municipal Advisory Council and the Planning Commission.

The Community Plan is also designed to meet specific requirements of the California Planning and Zoning Law. These include the incorporation of the following elements into the Plan: Land Use, Circulation, Housing, Conservation, Open Space, Noise and Safety. Optional sections such as Recreation, Public Services and Community Design are also addressed in this Plan, as these issues are important to the development of the Granite Bay area.

Relevant Plans Affecting Granite Bay

The Granite Bay Community Plan must be consistent with a hierarchy of policy initiatives and legislation at the state level. Goals and policies found in various planning documents, most importantly the 1989 Granite Bay Community Plan created by the County and others, have been consulted when preparing this Plan. Policies and plans of jurisdictions adjacent to Granite Bay such as Sacramento County, the cities of Folsom, Rocklin and Roseville, and the Town of Loomis, provide additional information that has helped guide this planning document as well.

Placer County General Plan

The Placer County General Plan (August 1994) provides specific goals, policies, and programs for countywide development with which the Granite Bay Community Plan as well as other community plans throughout the county must comply. The Granite Bay Community Plan policies are consistent with the Placer County General Plan.

Placer County Design Guidelines/Placer County Rural Design Guidelines

The Design Guideline manuals are documents which can be used by developers, County staff and others in working toward better design of the built environment. They establish design standards which give the County and private property owners a tool to achieve the highest architectural, functional and environmental quality.

Regional Transportation Plan

The Placer County 2035 Regional Transportation Plan (RTP) was developed in 2010 by the Placer County Transportation Planning Agency (PCTPA). The 2035 RTP provides a clear vision of the Placer region's transportation goals, objectives, and policies and guides the long-range planning and development of transportation projects within the Plan's horizon.

Placer County Regional Bikeway Plan

The Placer County Regional Bikeway Plan was adopted by the Board of Supervisors in 2002 to provide for a regional system of bikeways for transportation and recreation purposes. The focus of the plan is on regional connectors and key routes providing access to activity centers such as employment, shopping, schools and public facilities such as parks and libraries.

Dry Creek Greenway Plan

The vision of the Dry Creek Greenway Plan (2008) is for a connected open space system linking the Dry Creek Parkway in Sacramento County with the Folsom Lake State Recreation Area. It is envisioned as a regional open space resource that provides multifunctional benefits including wildlife and aquatic habitat, passive recreation, and flood conveyance for communities in south Placer County including Granite Bay.

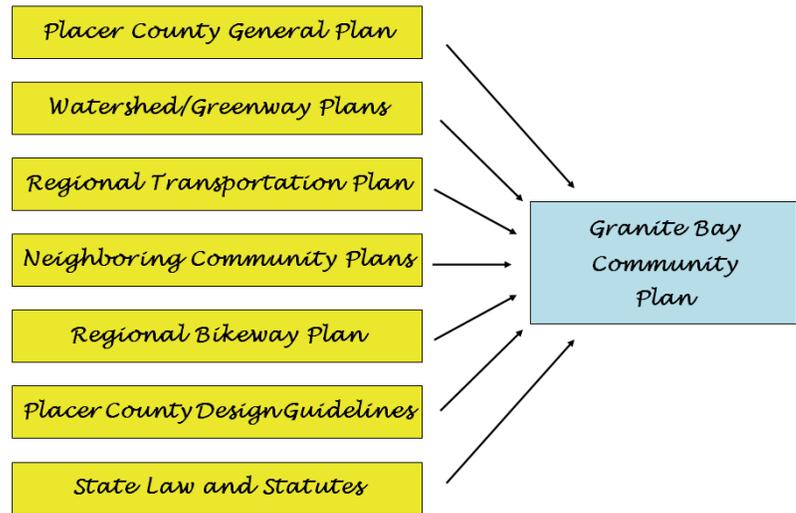


Figure 1.1.3: A number of planning documents feed into the Community Plan.

Dry Creek Coordinated Resource Management Plan

The Comprehensive Resource Management Plan (CRMP) for the Dry Creek watershed, completed in 2003, addresses the impacts on an urbanizing watershed and specifies measures to improve the ecological health of the Bay-Delta Region. The purpose of the document is to facilitate and support the development and implementation of a management plan for the Dry Creek watershed and reduce the long-term sediment load carried by Dry Creek and its tributaries.

1.2 DESCRIPTION OF THE STUDY AREA

The Granite Bay Community Plan includes an area of 26 square miles. The boundaries generally are Dick Cook Road to the north, Sierra College Boulevard on the west, Folsom Lake to the east, and the Sacramento County line to the south (see Boundary Map in second appendix). The area is located roughly 20 miles northeast of Sacramento. According to the 2010 Census, Granite Bay's population was 20,825 people. That number is forecast to reach 23,288 by 2035.¹



Figure 1.2.1: Granite Bay contains a variety of housing types.

The Sacramento area has been one of the fastest growing regions in California. According to the U.S. Census, the population of the Sacramento region (Placer, Sacramento, El Dorado and Yolo counties) grew twice as fast as the rest of the state during the 2000-2010 period, adding 350,000 residents, an increase of 20 percent. As of April 1, 2010, the population of the Sacramento region stood at 2.3 million. Placer County's population was 348,432, growing nearly 40 percent since 2000, the second-highest growth rate in the state behind Riverside County. Forecasts completed by the Sacramento Area Council of Governments show the Sacramento region growing to 3.35 million persons in 2035.

Granite Bay is a very desirable area to live. Granite Bay is close to employment centers in Roseville, Sacramento, and Folsom. The proximity to I-80 and to adjacent more urban cities makes Granite Bay attractive to commuters. It offers a rural lifestyle characterized by the predominance of large lots in the northern section of the community, limited commercial development, high-quality schools, proximity to Folsom Lake and the prevalence of small agricultural and animal raising uses in the area. Over the past several decades, growth in the Sacramento region, especially employment growth and housing development, has been concentrated in south Placer County. Granite Bay is well located in this context. While housing markets are always cyclical, the attractiveness of Granite Bay is unlikely to change significantly.

Douglas Boulevard, Auburn-Folsom Road and Sierra College Boulevard are the primary east-west and north-south roads in the Plan area. The Folsom Lake State Recreation Area, which has a full range of water-oriented activities, brings many out-of-area visitors to the community who increase the demand for limited commercial services.

¹ Placer County Planning Division high-end estimate. See Table 2.2.2 for population projections.

Land Use

Granite Bay contains a mix of suburban and rural-residential parcel sizes. Commercial land use districts in the Plan area are limited. Residential development in Granite Bay covers a spectrum of densities and architectural styles and expressions.

The Folsom Lake State Recreation Area, together with additional lands owned by the County and Eureka School District, are significant open space resources. Also contributing to open space resources are the natural heritage features and areas acquired and/or preserved through the development approvals process.



Figure 1.2.2: Several commercial centers are located along Douglas Boulevard.

Granite Bay has a strong image and character without a central area that serves as the heart of the community. The primary commercial land use districts in the Plan area are found at Sierra College and Douglas Boulevard, Berg Road and Douglas and Auburn-Folsom Road at Douglas. Professional Office designations are found near Douglas and Sierra College Boulevard, at Barton Road and Douglas, and on the west side of Auburn Folsom Road south of Douglas. The balance of the Community Plan area is characterized by residential land use districts. Single-family residential development in Granite Bay covers a spectrum of densities and architectural styles and expressions.

The northern portion of Granite Bay is primarily large lot residential. The residential land use districts within this area are Rural Estate (4.6 to 20 acre minimum) and Rural Residential (2.3 to 4.6 acre minimum). The Eureka Road corridor is also predominantly Rural Residential. Rural Low Density Residential (0.9 to 2.3 acre minimum) is located along Auburn Folsom Road north of Joe Rodgers Road and on both sides of Olive Ranch Road.

Low Density Residential (0.4 to 0.9 acre minimum) districts are located along the north side of Douglas Boulevard and in the Treelake Village area along East Roseville Parkway. South of Douglas Boulevard and bisected by Eureka Road is an area designated as Rural Residential. The Folsom Lake Estates neighborhood and the Old Auburn Road/Sierra College Boulevard section of the Community Plan are designated Rural Low Density Residential.

Terrain

The natural terrain in the Plan area varies from nearly flat, gently rolling lands to fairly steep hillsides. Elevations range from 180 feet near the Sacramento County line to 800 feet in the northern portion of the Plan area near Folsom Lake. Runoff is generally to the west.

Climate

Climatic conditions have played a significant role in the area's attractiveness as a place to live. The climate is generally characterized by warm summers and mild winters. Monthly averages of daily extreme temperatures range from 39°F minimum to 52°F maximum in January to 58°F and 90°F in July. The annual rate of precipitation averages 25 inches. Approximately 90 percent of average annual rainfall occurs in the six-month period extending from November to April.

Vegetation

Vegetation in the area is divided among areas of oak woodlands, annual grasses, and a network of riparian vegetation in the vicinity of drainageways and depressions. The major waterways traversing Granite Bay— Miners Ravine, Linda Creek, and Strap Ravine— represent the backbone of the community's natural heritage system. These land and water ecosystems provide both constraints (i.e. natural environmental hazards), and opportunities (i.e. the biodiversity and beauty from sensitive lands). The protection of the natural heritage system provides environmental and ecological values that will improve the quality of life in the community. This includes passive recreational opportunities and natural aesthetic buffering from buildings.



Figure 1.2.3: Granite Bay as seen from Sierra College Boulevard.

Fish and Wildlife

The Granite Bay community, with its rural residential character; offers a natural wildlife habitat that is rich and varied. Creeks, grasslands, oak woodlands, and orchards support diverse natural communities of animals, birds, amphibians and reptiles including numerous game species. Examples include Western gray squirrel, gray fox, muskrat, desert cottontail, Columbian black-tail deer, turkeys, valley quail, ring-necked pheasant and band-tailed pigeon. Resident game fish found in local streams include rainbow trout, catfish, and blue gill, while steelhead and salmon have been known to migrate up major creeks to spawn.

1.3 Plan Update Process (2008 to 2012)

The Granite Bay area has experienced significant development since the previous Community Plan was adopted in 1989. It should be noted that development for the most part followed the 1989 Land Use Diagram. In 2005, the Circulation Element and EIR were updated in order to keep the Plan current and extend its useful life.

As directed by the Board of Supervisors with the adoption of the FY 2008/2009 Budget, County Planning Division staff initiated a review of the Granite Bay Community Plan. County staff solicited input from residents and property owners about the existing Community Plan to seek their input on potential changes to goals, policies, and programs, and to discuss the potential for changes in the land use designations.

The County strived to foster a high level of citizen participation and maintain an environment of open communication that invited the public to participate in the update of the Community Plan. In January 2009 it was announced that there would be a six month period during which residents and property owners could submit suggestions for policy and/or land use changes.

The first official community meeting occurred in February 2009 at the Lutheran Church of the Resurrection on Douglas Boulevard where staff provided an overview of the Community Plan review process with over 400 people in attendance.

By the June 30, 2009 deadline, the Planning Division had received 284 Policy Change Request forms. Forty-nine Land Use Change Request forms were submitted affecting 53 parcels and representing a total of 341 acres with the potential for 392 additional residential units. Many of these requests were individual parcels that would be allowed to subdivide their property through the Minor Land Division process if the proper land use designation was obtained (i.e., creating up to three additional parcels).

In October 2009, a second community workshop was held with over 300 people in attendance. The purpose of this workshop was to provide the public an opportunity to take part in a community survey exercise where they could provide input and comments on community-requested policy and land use changes. No formal staff presentation was given; the purpose of the workshop was to facilitate a discussion amongst community members and to receive their input.

In August 2010, the Board of Supervisors voted to update the policy section of the Community Plan and not make changes to the Land Use Map. A Granite Bay MAC Subcommittee Working Group was established in December 2010. Working with County staff, the Subcommittee met seventeen times, at least monthly, to review the goals and policies of the Community Plan and to provide direction and feedback on changes to the document. In October 2011, a draft Community Plan was released. Based upon community feedback, the document was revised and later reviewed by the Granite Bay MAC, Placer County Planning Commission and finally, adopted by the Placer County Board of Supervisors on February 28, 2012.



Figure 1.3.1: Citizens provided comments at Community Plan forums.

1.4 COMMUNITY PRIORITIES

Based on community surveys and feedback at various meetings, the community's prevailing goal is to preserve the unique character of Granite Bay. One of the most significant issues for residents is a concern that growth pressures are threatening the quality of life within their community. The Granite Bay Community Plan area will continue to experience low to moderate growth as adjacent cities and the Sacramento region continue to develop. The rural characteristics and availability of vacant land will continue to attract development to the Plan area.

There are residents within the community who desire increased levels of services such as hiking and cycling trails, and other improvements such as additional sidewalks and expanded sewer services. Therefore, this Plan takes a balanced approach in its goals and policies for future development. The Plan supports the preservation of unique aspects of the Granite Bay community while also ensuring that provisions for adequate infrastructure and services are provided commensurate with growth.

Conservation and protection of the community's natural heritage system and quality of life is a community priority. This Plan utilizes an ecosystem approach to planning recognizing the dynamic interrelationship of all elements of a biophysical community, which require long-term management to achieve a healthy ecosystem.

A large number of people suggested that the maximum population or holding capacity of the community plan be reduced from the 29,000 established in the original Plan. There are residents who regard new development and traffic as two of the eminent threats to their quality of life. Many of these residents are also opposed to additional commercial development, particularly along Douglas Boulevard. Many residents want to maintain a predominance of large-lot single-family development with opportunities for animal-raising and agricultural activities. Others have asked that a variety of housing types be provided to allow residents to up-size or downsize according to their needs while remaining in Granite Bay.

The Community Plan Land Use Diagram has not been reviewed in 22 years. Development that has occurred has predominantly followed the 1989 Land Use Plan with just two changes to the Land Use Diagram through 2011. Forty-nine Land Use Change Request forms affecting 53 parcels were submitted by property owners at the beginning of the Community Plan update process. While it was decided that these requests would not be considered as part of the Update, property owners are likely to pursue changes individually to zoning and/or land use during the duration of this Plan.

As Granite Bay continues to develop, it will be important to ensure that rural features of the area are preserved and that adequate services and infrastructure are provided in order to maintain the desired character of Granite Bay. The Community Plan has been developed around common priorities identified by the residents of Granite Bay that support preservation of the community character.



Figure 1.4.1: A special MAC subcommittee met at least monthly to review and update the 1989 Community Plan.

1.5 PLAN ASSUMPTIONS

1. Population and employment in the Granite Bay Plan area will continue to grow at a low to moderate rate.
2. Residents of the Granite Bay area locate here because of its location, proximity to the Folsom Lake State Recreation Area, high quality schools, attractive rural environment and tranquil atmosphere.
3. The strong demand for single-family housing in Granite Bay will continue because of the attractive rural character of the area. Thus, the greatest demand will continue to be for single-family homes on large parcels or on somewhat smaller lots, where public services and utilities are available.
4. Higher densities will occur where public services and utilities are available.
5. The maximum overall build-out population of the Community Plan is not expected to exceed 26,000 residents based on current zoning.
6. Convenience shopping is available locally for Granite Bay residents, but many of their needs for goods and services will continue to be met through outlets and facilities in other parts of the region.
7. The primary commercial centers will be located at the major intersections of Douglas Boulevard and Sierra College Boulevard and Douglas Boulevard and Auburn-Folsom Road.
8. Existing sewer conveyance capacity limitations may be a constraint on future development.
9. The primary means of transportation through the year 2035 will be the automobile. However, strong efforts will be made to encourage the use of public transportation and other non-auto forms of transportation such as walking and cycling.
10. The Circulation chapter, updated in 2005, is intended to enable the movement of local residents and not to encourage through traffic, except Auburn-Folsom south of Douglas Boulevard and Douglas Boulevard west of Auburn-Folsom.
11. The need for recreation facilities and trails for use by equestrians, hikers and cyclists will continue to grow.
12. The need to protect and conserve natural resources and remaining open space will become more important with a growing population.
13. The Land Use Diagram and Circulation chapter (updated in 2005) will not be changed as part of this 2011 Plan update.
14. It is expected that new laws and regulations will be passed at the state and federal levels that may require local implementation measures.



Figure 1.5.1: East Roseville Parkway.

1.6 GENERAL COMMUNITY GOALS

The Granite Bay Community Plan includes the goals, policies, standards, implementation programs, qualified objectives, and the Land Use Diagram and Circulation Plan Diagram, which together constitute Placer County's formal policies for land use, development, and environmental quality. The following definitions describe the nature of the statements of goals, policies, standards and implementation programs. They represent a common hierarchy of planning principles – going from the most general to the most specific.

- **Goal**– an ultimate purpose of an effort stated in a way that is general in nature and immeasurable. It is a future result toward which planning and implementation measures are directed.
- **Policy**– a specific statement that guides decision-making and indicates a commitment to a particular course of action. A policy is based on and helps implement a goal.
- **Standard**– a specific, often quantified guideline, incorporated in a policy or implementation program, defining the relationship between two or more variables. Standards can often translate directly into regulatory controls.
- **Implementation Strategy or Implementation Program**– the most specific of planning principles. It describes specific actions, programs, techniques or implementation measures that carry out a Plan policy.

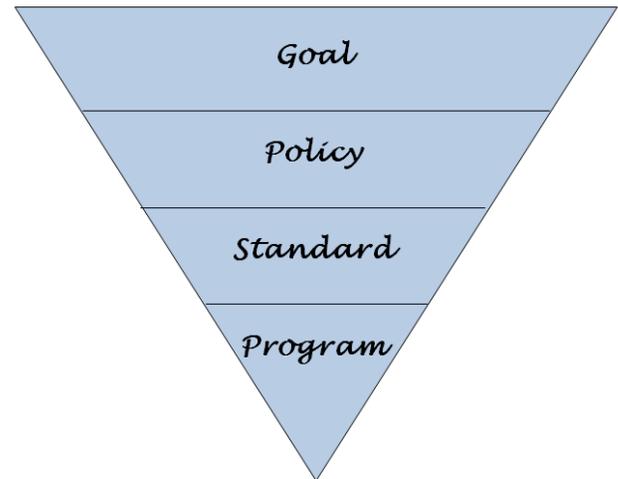


Figure 1.6.1: Hierarchy of Planning Principles.

Within this document, three terms are used in reference to expected compliance of this plan. These terms are intended to have the following meaning with respect to compliance:

- **May, Encourage, or Recommend** – it is desirable to comply with this guideline.
- **Should** – it is highly encouraged and requires a convincing reason in order not to comply, in the opinion of the County, with this guideline.
- **Must or Shall** – compliance is expected.

The goals described below are general in nature and basic to the entire Plan. Goals and policies related to specific aspects of the Plan are stated in other appropriate sections.

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.
2. Manage land thoughtfully as a resource so that its future use will be beneficial to the community.
3. Conserve and protect, as valuable assets to the community and the County, the natural environment, open space and significant historical resources.
4. Conserve the visual and aesthetic resources of the community including significant vistas, oak woodlands and grasslands, and minimize the disturbance of the natural terrain.
5. Encourage, facilitate and preserve the civic, cultural and recreational amenities and activities desired by the community which should encourage the interaction of residents in the pursuit of common interests and which contribute to a strong sense of community identity.

6. Establish and maintain a system of roads to:
 - a) Afford safe access to individual properties within the community;
 - b) Permit safe and reasonably convenient travel between parts of the community;
 - c) Direct through-traffic away from residential areas to designated routes in order to maintain the community's rural quality and natural environment for public safety; and,
 - d) Enhance enjoyment of the scenic, rural environment by preserving major roadways as scenic corridors.
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.
8. Commercial, professional and institutional services and facilities are primarily intended to serve the local residents and should not disrupt the overall character of the area.
9. Require the preparation of a fiscal impact analysis concurrent with the CEQA process for all major land development projects. The analysis will examine potential fiscal impacts on the County and other service providers which may result from the new development. A major project is defined as a residential project with 100 or more dwelling units or a commercial, professional office or industrial development on 10 or more acres of land.
10. Ensure that new development will not exceed the ability of the County, special districts and utility companies to provide all needed services and facilities in a timely and orderly manner.
11. Encourage healthy, sustainable and accessible neighborhoods which accommodate a variety of development, attractive streetscapes, walkable/pedestrian environments, and accessible open space.
12. Preserve those areas designated for Rural Residential and Rural Estate housing that contribute to the character of much of Granite Bay.
13. Provide a diversity of housing choices that can support a full range of lifestyles in the community.
14. Encourage revitalization of aging commercial sites to provide a mix of commercial, multi-family residential, institutional and civic uses that are complemented by an attractive public realm and amenities to provide a gathering and activity places/focal points for the community.



Figure 1.6.2: Large lot sizes and Residential-Agricultural zoning allow for animal husbandry.

1.7 GENERAL COMMUNITY POLICIES

The following policies provide general guidelines for conservation, development and use of land and other resources in the Granite Bay area.

1. Land in the Granite Bay community shall, in general, be restricted to residential uses; parks and open space areas for watershed protection, air quality protection, scenic enjoyment and recreation; agricultural pursuits and such public, private and commercial uses as are necessary to serve the frequent needs of the community and to provide reasonable or accustomed services to local residents.
2. The magnitude and intensity of land use within the Granite Bay area should be limited by natural and other planning constraints including:
 - a) Natural terrain, natural open spaces, floodplains, and natural scenic areas; and,
 - b) Granite Bay's location as a transition area between urban densities in neighboring communities to the south and west and the predominantly agricultural communities and open spaces to the north and east.
3. Care shall be taken in the development and use of lands in the Granite Bay area to protect the community and downstream communities against excessive storm water runoff, flooding, air and water pollution, erosion, fire, landslides and other natural hazards.
4. Utility lines and other services should not be extended in advance of need and should be underground where feasible.
5. School buildings and grounds should be designed, utilized and retained to serve the cultural, civic and recreational needs of the community.
6. Reasonable efforts shall be made to preserve and maintain structures identified as culturally significant as directed by applicable laws.
7. Fees will be charged to new development to help offset fiscal, functional or environmental impacts to the community.
8. Amendments to the Granite Bay Community Plan are discouraged; however, the Community Plan may be reviewed as needed for changes in regulations and conditions that may have a potentially significant effect on the Plan.
9. Plan for growth in a manner that is sensitive to the natural environment.



Figure 1.7.1: High caliber schools contribute to Granite Bay's quality of life.

1.8 EMERGING PLANNING ISSUES

The principles of sustainable development and healthy communities are two emerging planning approaches which, among others, have influenced this Community Plan update. Sustainable development and healthy community principles aim to improve and protect the quality of the environment and enhance the quality of life and the welfare of all of the people in a community.

Like its conventional counterpart, sustainable local community planning takes place within the legislative and policy context provided by the state and federal governments. In the past, environmental and social issues such as health were not considered as part of mainstream community planning. Instead planners focused on a community's physical systems. By the 1990s, a general consensus had emerged that environmental issues could not be managed in isolation and that a new, holistic approach to municipal governance and community planning with environmental issues at their core was needed. Growing concerns with water and air quality, energy depletion, climate change, public health disasters, and loss of natural features such as wetlands and woodland, all conspired to put environmental issues into the mainstream of planning practice.

Since the Community Plan was adopted in 1989, several state laws have moved environmental issues to center stage in the planning field. The "smart growth" movement emerged in the United States in the 1990s in reaction to the depredations of urban sprawl. Since 2005, the State of California has responded to growing concerns over the effects of climate change by adopting a comprehensive approach to addressing emissions in the public and private sectors. This approach was officially initiated with the passage of the **Global Warming Solutions Act of 2006 (AB 32)**, which requires the state to reduce its greenhouse gas emissions to 1990 levels by 2020. Among many other strategies, it encourages local governments to reduce emissions in their jurisdictions by 15 percent. AB32 compliance measures are certain to have implications to land use planning and project design in the future.

California's **Sustainable Communities Planning Act (SB 375)** was enacted in 2008 to help California offset the environmental impacts of greenhouse gas emissions. By integrating greenhouse gas reduction into existing community planning efforts, SB 375 aims to reduce vehicle miles traveled through development of sustainable growth patterns and smart transportation infrastructure. Vehicle miles traveled is one of the leading causes of greenhouse gas emissions.

Additional state and federal regulations in coming years are likely to require new implementation measures to further protect and enhance the environment, promote energy and water conservation, improve air quality, and promote consistency between transportation improvements and state and local planned growth and economic development patterns. Therefore, Community Plan goals, policies and implementation mechanisms will likely evolve over time to reflect new state and regulatory requirements.

Sustainable community planning remains an emerging paradigm. Many jurisdictions and regions have adopted sustainability principles as the bases of their community land use plans and have approached other planning activities with a similar lens. Placer County is expected to complete a Climate Action Plan as part of its 1994 General Plan update. This Plan does not have stand-alone sustainability or healthy communities chapters. Because health and sustainable design are such cross-cutting issues, sustainable development considerations are integrated within the individual chapters of this Community Plan.

Sustainable building design, siting, construction, and operation can have a significant positive effect on energy and resource efficiency, reduction of waste and pollution generation, and the health and productivity of a building's occupants over the life of the building.

The passage of AB 32 and other pivotal legislation and policy in California - such as the establishment of statewide energy efficiency goals (AB 2021), the Governor's Green Building Executive Order, the California Energy Commission Integrated Energy Policy Report (2007), and the CA Public Utilities Commission (CPUC) Strategic Plan (2008) - create an environment where energy efficiency efforts are increasing through regulatory means.

Sustainable building design, construction and operational techniques have become increasingly widespread in commercial and residential building construction. National and regional systems have been established to serve as guides and objective standards for green building practices.

The U.S. Green Building Council's Leadership in Energy & Environmental Design (LEED) certification program is the nationally accepted benchmark for green building design and construction (see sidebar). Green buildings help lower greenhouse gas emissions, conserve energy and water, reduce storm water impacts, minimize waste, improve air quality, preserve natural resources, and enhance human health. By using less energy, LEED-certified buildings save money for families, businesses and taxpayers, and contribute to a healthier environment for residents, workers and the larger community.

What is LEED?

LEED is a nationally accepted benchmark for the design, construction and operation of environmentally-friendly buildings. It promotes a whole-building approach to sustainability and encourages global adoption of sustainable building and development practices. LEED focuses on five areas:

- Sustainable Site Development
- Energy Efficiency
- Water Savings
- Materials Selection
- Indoor Environment Quality

Source: U.S. Green Building Council

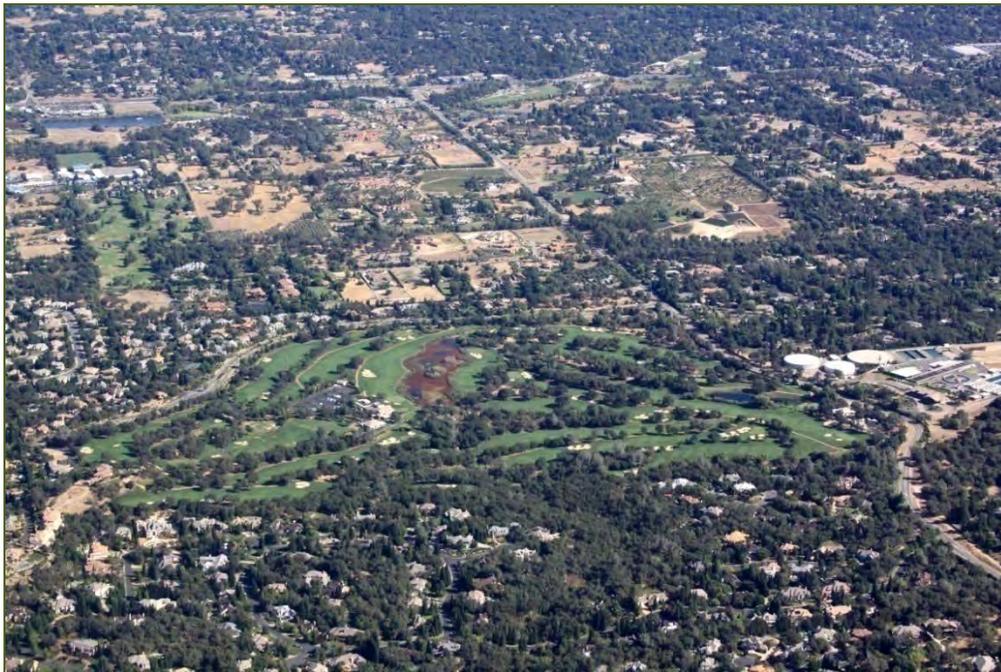


Figure 1.8.1: Granite Bay from the air. Barton Road at center, right and Granite Bay Golf Club, center. Photo courtesy of Jeff Glazner