



COUNTY OF PLACER
Community Development Resource Agency

John Marin, Agency Director

PLANNING

Michael J. Johnson
Planning Director

MEMORANDUM

TO: Honorable Board of Supervisors

FROM: Michael J. Johnson, Planning Director

DATE: August 7, 2007

SUBJECT: RESIDENCES AT GRANITE BAY GOLF CLUB, PHASE II (PSUB T20050394)--AMENDMENT TO THE GENERAL PLAN/GRANITE BAY COMMUNITY PLAN AND APPEAL OF PLANNING COMMISSION APPROVAL (CONDITION 30).

ACTION REQUESTED

The Board is being asked to consider a request from GW Consulting Engineers, on behalf of the Douglas Group, Inc., to amend the General Plan/Granite Bay Community Plan and designate APN 465-140-004 as a density "receptor" parcel. The Board is also being asked to consider an appeal of the Planning Commission's approval of a Tentative Subdivision Map (Condition 30) that requires a turn-around at the gated entrance fronting East Roseville Parkway. It is staff's recommendation that the Board approve the amendment to the General Plan/Granite Bay Community Plan. It is also staff's recommendation that the Board uphold the decision of the Planning Commission and deny the appeal.

BACKGROUND

The "Residences at Granite Bay Golf Club" was originally approved by the Planning Commission on July 8, 1993. The project included a 72-lot Planned Development, a private 18-hole golf course, and related recreational facilities. "Parcel A" was originally created as a "golf course nursery". In 1998 the "caretaker's quarters" for the golf course was relocated to this site, allowing for one single-family residence. The Granite Bay Golf Club later determined that there was no need for a caretaker's residence and sold the property in 2002.

Project Site

"Parcel A" is approximately 3.95 acres in area and is located at the northwest corner of East Roseville Parkway and Barton Road. The property is currently undeveloped, with relatively level topography and scattered oak trees. Linda Creek runs through the property from north-to-

south in the western portion of the site. Along the creek is an area of oak/riparian woodland habitat within an existing conservation easement. There is also a 50 foot wide utility easement (water and sewer) that runs along the northern border of the property.

Project Description

The Residences at Granite Bay Golf Club, Phase II, proposes to develop "Parcel A" as a single-family residential Planned Development. The Planned Development would include four residential lots (replacing the previously approved caretaker's quarters) ranging in size from 0.32 acres to 0.47 acres, and two common area lots for a private road (0.41 acres) and open space (1.90 acres).

The proposed project requires a modification of the existing Conditional Use Permit (Residences at Granite Bay Golf Club - CUP 1667) to allow Parcel A to be subdivided into four residential lots, replacing the previously approved caretakers quarters; and a Vesting Tentative Map and new Conditional Use Permit to permit the proposed Planned Development, the transfer of three residential units from a density "transfer" parcel, and alternative development standards for fence/wall setbacks along East Roseville Parkway and Barton Road, including a gated entrance. In order to achieve the desired density, an amendment to the General Plan/Granite Bay Community Plan is necessary so that "Parcel A" can participate in the Density Transfer Program.

Residences within the proposed project would be consistent in size and architecture with those located within the existing "Residences at Granite Bay Golf Club". The future homeowners would be part of the existing Homeowner's Association and subject to the existing CC&R's and Architectural Guidelines. The residential lots would be accessed by a private road and gated entrance (Area K) off East Roseville Parkway. Landscaping would be provided along the project's frontage consistent with existing landscaping along this section of East Roseville Parkway.

Planning Commission Action

The Planning Commission considered the Residences at Granite Bay Golf Club, Phase II project at a public hearing on June 14, 2007 and unanimously approved (5:0 with Commissioner Forman absent) the modification to the existing Conditional Use Permit, a new Vesting Tentative Map/Conditional Use Permit, and adopted the Mitigated Negative Declaration. In addition, the Planning Commission recommended that the Board of Supervisors approve an amendment to the General Plan/Granite Bay Community Plan to designate APN 465-140-004 as a density "receptor" parcel. Included in this motion was a comment to the Board that some mechanism be considered for future inclusion in the Granite Bay Community Plan to allow for additional density receptor parcels other than those so designated in the plan.

AMENDMENT TO THE GENERAL PLAN/GRANITE BAY COMMUNITY PLAN

The Granite Bay Community Plan allows density from certain residentially zoned parcels located within the 300-foot setback along the south side of Douglas Boulevard to be transferred to certain density "receptor" parcels. In exchange, density "transfer" parcels are required to be encumbered with an open space easement and/or deed restriction to ensure the property is preserved as permanent open space. To date, except for the Silverwood Subdivision, the density transfer program has not been utilized and there are very few density "receptor" parcels left that

remain undeveloped. An amendment to the Granite Bay Community Plan to designate Parcel A (APN 465-140-004) as a density "receptor" parcel would allow density to be transferred off the 2.3-acre parcel owned by Gerald Griswold (APN 048-083-023) and, with the recordation of an open space easement and/or deed restriction, would ensure the retention of a significant open space buffer along the south side of Douglas Boulevard. A letter from Gerald Griswold authorizing said transfer is attached (Attachment G).

APPEAL OF PLANNING COMMISSION APPROVAL (CONDITION 30)

On June 25, 2007, the applicant filed an appeal of the Planning Commission's approval of Condition 30 (Attachment E) which requires a turn-around in front of the gated entrance along East Roseville Parkway and reads as follows:

"Construct an adequate vehicular turn-around improvement on the subdivision road access encroachment onto East Roseville Parkway and in front of the proposed gate as shown on the Tentative Map. This turnaround area shall be designed consistent with the County design standards. All gates that access residential parcels must be submitted to the DRC for their review and approval, and meet the design specifications of the South Placer Fire District (SPFD)."

The stated reason for the appeal is to "modify the turn-around for the entry gate shown on the approved Tentative Map". Although the appeal is non-specific, the appellant did state at the Planning Commission hearing that he did not want to construct the turn-around as shown on the Tentative Subdivision Map and wanted flexibility in Condition 30 to allow County staff and the South Placer Fire District to review and approve alternative layouts. To date, no alternative layouts have been presented to staff.

Response:

County staff explained to the Planning Commission that because of the proximity of the project's access to Barton Road and heavy traffic on Barton Road and East Roseville Parkway, an adequate turn-around is necessary to allow vehicles to safely re-enter East Roseville Parkway in a forward direction in the event of a lost driver or an inoperable gate. Although there may be alternatives available, the vehicular turn-around design as shown on the Tentative Subdivision Map meets the Placer County and South Placer Fire District standards. The Planning Commission agreed with County staff that the condition as written provides sufficient flexibility to allow for alternative designs to be reviewed and approved by County staff and the South Placer Fire District and that no change was necessary. Staff continues to support Condition 30 in its current form as it provides appropriate design criteria to insure safe access as well as flexibility to consider alternative designs.

RECOMMENDATION

Staff recommends that the Board of Supervisors approve the requested amendment to the General Plan/Granite Bay Community Plan. Staff also recommends that the Board uphold the decision of the Planning Commission and deny the appeal. These recommendations are based upon the following findings:

FINDINGS

CEQA

1. The Mitigated Negative Declaration for the Residences at Granite Bay Golf Club, Phase II has been prepared as required by law. With the incorporation of all mitigation measures, the project is not expected to cause any significant adverse impacts. Mitigation measures include, but are not limited to: a combination of on-site replanting and payment of fees to the County's Tree Preservation Fund to offset the loss of oaks, sound walls to address noise impacts, use of Best Management practices, and other mitigation measures as outlined in the conditions of approval.
2. There is no substantial evidence in the record as a whole that the project as revised and mitigated may have a significant effect on the environment.
3. The Mitigated Negative Declaration as adopted for the project reflects the independent judgment and analysis of Placer County, which has exercised overall control and direction of its preparation.
4. The custodian of records for the project is the Placer County Planning Director, 3091 County Center Drive, Suite 140, Auburn CA, 95603.

Tentative Subdivision Map

5. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the goals and policies of the Placer County General Plan and Granite Bay Community Plan, and with applicable County Zoning Ordinances.
6. The site for the proposed subdivision is physically suitable for the type and proposed density of the development in that the proposed lots will be compatible with neighboring parcels in the immediate vicinity.
7. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, and in fact would result in far less impact than is allowed by the zoning on this property.
8. The design of the subdivision and the type of the improvements are not likely to cause substantial environmental damage or serious health problems.
9. The design of the subdivision and the type of the proposed improvements will not conflict with easements acquired by the public at large for access to or across the project site.

Conditional Use Permit

10. The proposed Planned Development is consistent with the Granite Bay Community Plan and the requirements of the PD Ordinance (Section 17.52).
11. The proposed project includes a density transfer of three units from APN 048-083-023 (Griswold property) pursuant to the Granite Bay Community Plan Density Transfer Program.

This increase in density, above the maximum permitted by the zoning, is consistent with the Granite Bay Community Plan and zoning density limitations. As stated in the Granite Bay Community Plan, "It is recognized that the density limitations expressed by the Community Plan designation and precise zoning can be exceeded on the parcels indicated and still be considered consistent with the plan and zoning where a project is utilizing this density transfer opportunity".

12. Pursuant to the Granite Bay Community Plan, in order to transfer density, an open space easement and/or deed restriction will be recorded, acknowledging that all development potential has been transferred from APN 048-083-023 to APN 465-140-004, or to be used elsewhere in the community on density "receptor" parcels, identified on the Land Use Diagram. It is further acknowledged that unused transfer units may be sold at market rate to other parties, or be retained by the project applicant.
13. The proposed Planned Development provides 1.90 acres of open space which exceeds the minimum required by the PD Ordinance. The open space will provide protection of on-site resources including wetlands and the Linda Creek corridor, delineated wetlands, Valley Elderberry Longhorn Beetle habitat, cultural resources, and riparian/oak woodland habitats.
14. The proposed alternative development standards for fence/wall setbacks along East Roseville Parkway and Barton Road will not interfere with vehicular sight distance, nor cause any other public health or safety concerns due to the open design and location of said improvements.
15. The proposed project will not generate a volume of traffic beyond the design capacity of East Roseville Parkway and Barton Roads.

General Plan/Granite Bay Community Plan Amendment:

16. An amendment to the Granite Bay Community Plan to designate additional density "receptor" parcels would allow density to be transferred from designated parcels located within the 300-foot setback along the south side of Douglas Boulevard, and with the recordation of an open space easement and/or deed restriction, would ensure the retention of a significant open space buffer along the south side of Douglas Boulevard consistent with the Density Transfer program authorized by the Granite Bay Community Plan.

Respectfully submitted,



MICHAEL J JOHNSON, AICP
Planning Director

ATTACHMENTS:

- Attachment A - Resolution Amending the Granite Bay Community Plan
- Attachment B - Vicinity Map
- Attachment C - Reduced Copy of Tentative Map
- Attachment D - Appeal Letter dated June 25, 2007
- Attachment E - Approved Conditions of Approval (PSUB T20050394)
- Attachment F - Mitigated Negative Declaration (PSUB T20050394)
- Attachment G - Griswold Letter dated October 9, 2006

cc: Renee Parker, GW Consulting Engineers – Applicant/Appellant
Granite Bay Municipal Advisory Council

Copies sent by Planning:

- Wes Zicker - Engineering and Surveying Division
- Rick Eiri - Engineering and Surveying Division
- Janelle Fortner - Engineering and Surveying Division
- Grant Miller - Environmental Health Services
- Brent Backus - Air Pollution Control District
- Vance Kimbrell - Parks Department
- Christa Darlington - County Counsel
- Michael Johnson - Planning Director
- John Marm - CDRA Director
- Subject/chrono files

O:\PLUS\PLN\EJTentative Subdivision\BOS STAFF REPORT Residences at Granite Bay Phase II.doc

Before the Board of Supervisors
County of Placer, State of California

In the matter of: A RESOLUTION AMENDING
THE GENERAL PLAN/GRANITE BAY COMMUNITY
PLAN -- RESIDENCES AT GRANITE BAY GOLF CLUB,
PHASE II (PSUB T20050394)

Resolution No. _____

The following resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held _____, by the following vote:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:

Chairman, Board of Supervisors

Ann Holman
Clerk of said Board

WHEREAS, on June 14, 2007, the Placer County Planning Commission ("Planning Commission") held a public hearing to consider the Residences at Granite Bay Golf Club, Phase II, including a proposed amendment to the Land Use Designation set forth in the Granite Bay Community Plan (the "Community Plan") to add the subject parcel as a density transfer receptor site, and the Planning Commission has made recommendations to the Board of Supervisors ("Board") related thereto, and

WHEREAS, on August 7, 2007, the Board held a public hearing to consider the recommendations of the Planning Commission and to receive public input regarding the proposed amendment to the Land Use Designation set forth in the Granite Bay Community Plan, and

WHEREAS, the Board has reviewed the proposed amendment to the Granite Bay Community Plan, considered the recommendations of the Planning Commission, received and considered the written and oral comments submitted by the public thereon, and has adopted the Mitigated Negative Declaration for the Residences at Granite Bay Golf Club, Phase II, and

WHEREAS, the Board finds the proposed amendment will serve to protect and enhance the health, safety and general welfare of the residents of the Granite Bay Community Plan area and the County as a whole, and

WHEREAS, the Board further finds the proposed amendment is consistent with the provisions of the General Plan and other provisions of the Granite Bay Community Plan and are in compliance with applicable requirements of State law, and

ATTACHMENT A 95

WHEREAS, notice of all hearings required has been given and all hearings have been held as required by County ordinance and State law, and

WHEREAS, the Board finds that the foregoing recitals setting forth the actions of the County are true and correct,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER that the Land Use Designation for the project site (Assessor's Parcel Numbers 465-140-004) set forth in the Granite Bay Community Plan is hereby amended as shown on the Amended Land Use Exhibit A, attached hereto and incorporated herein by reference.

GENERAL PLAN/GRANITE BAY COMMUNITY PLAN AMENDMENT

The Residences at Granite Bay Golf Club, Phase II (PSUB T20050394)

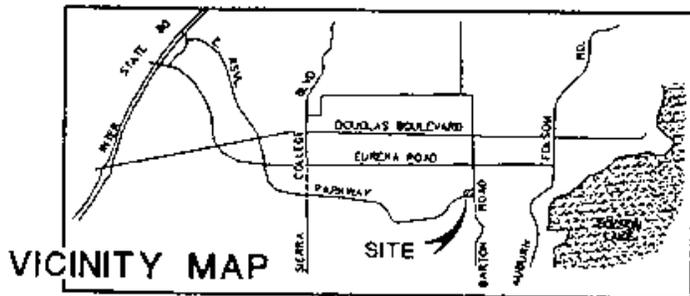
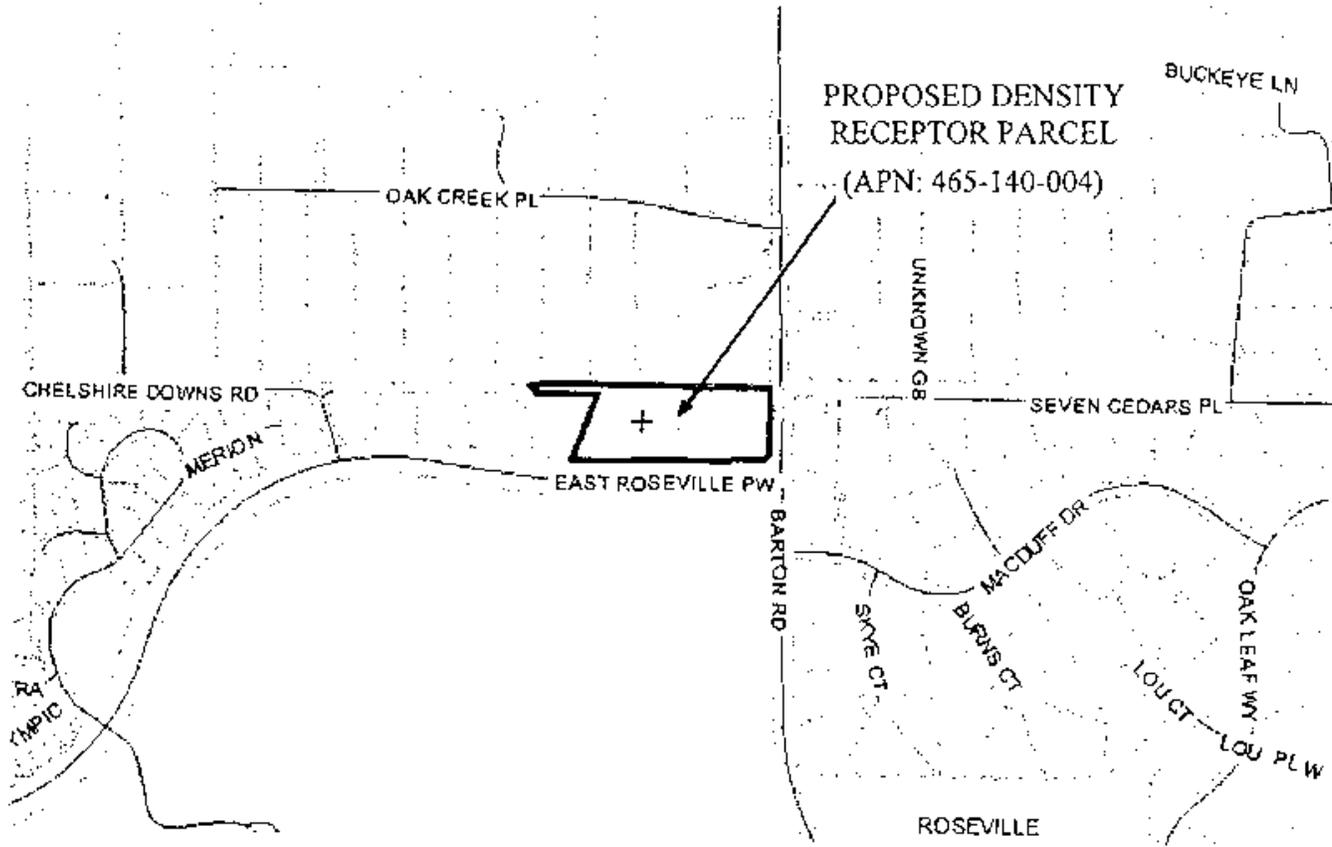
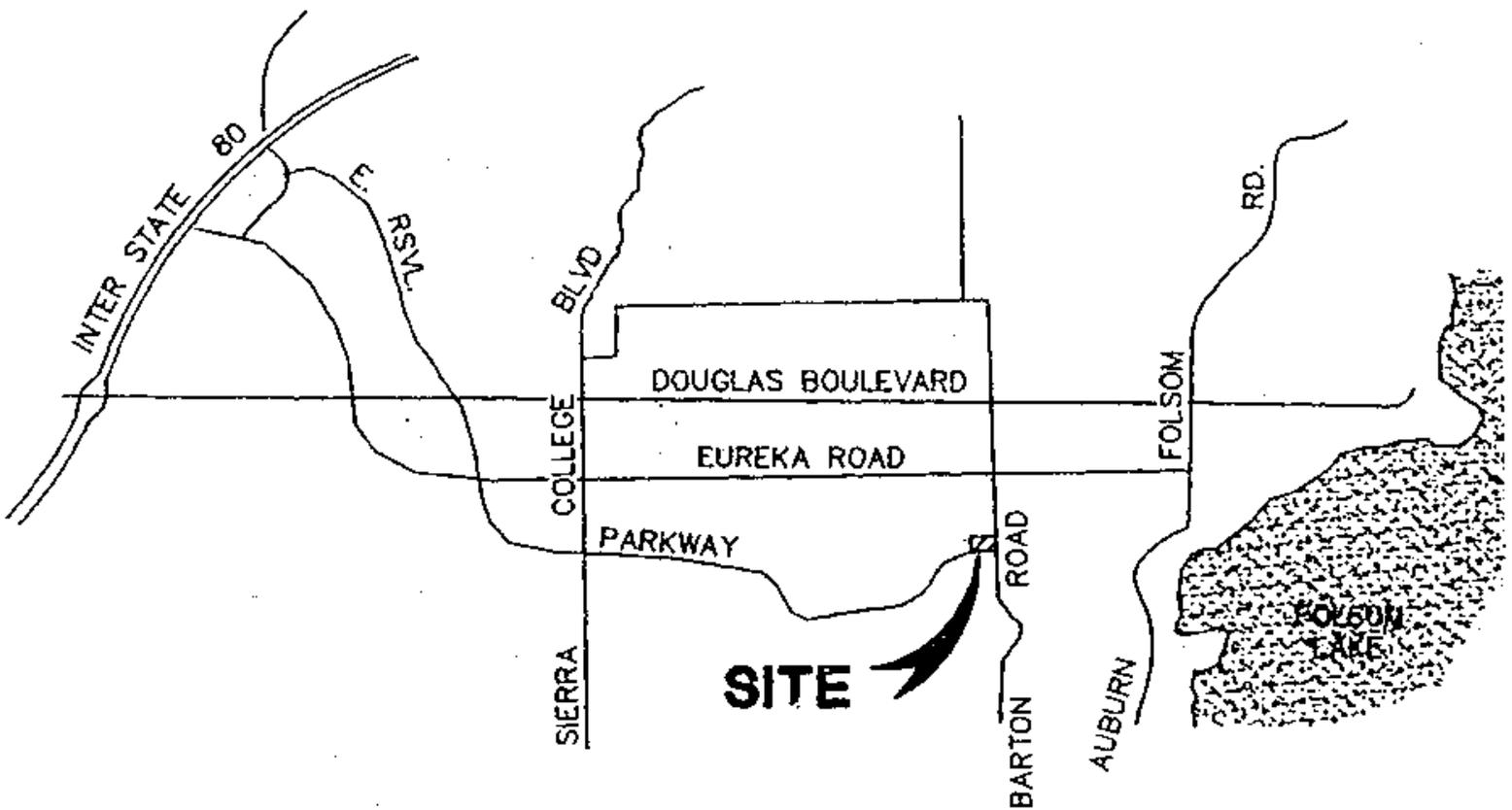


EXHIBIT A



VICINITY MAP

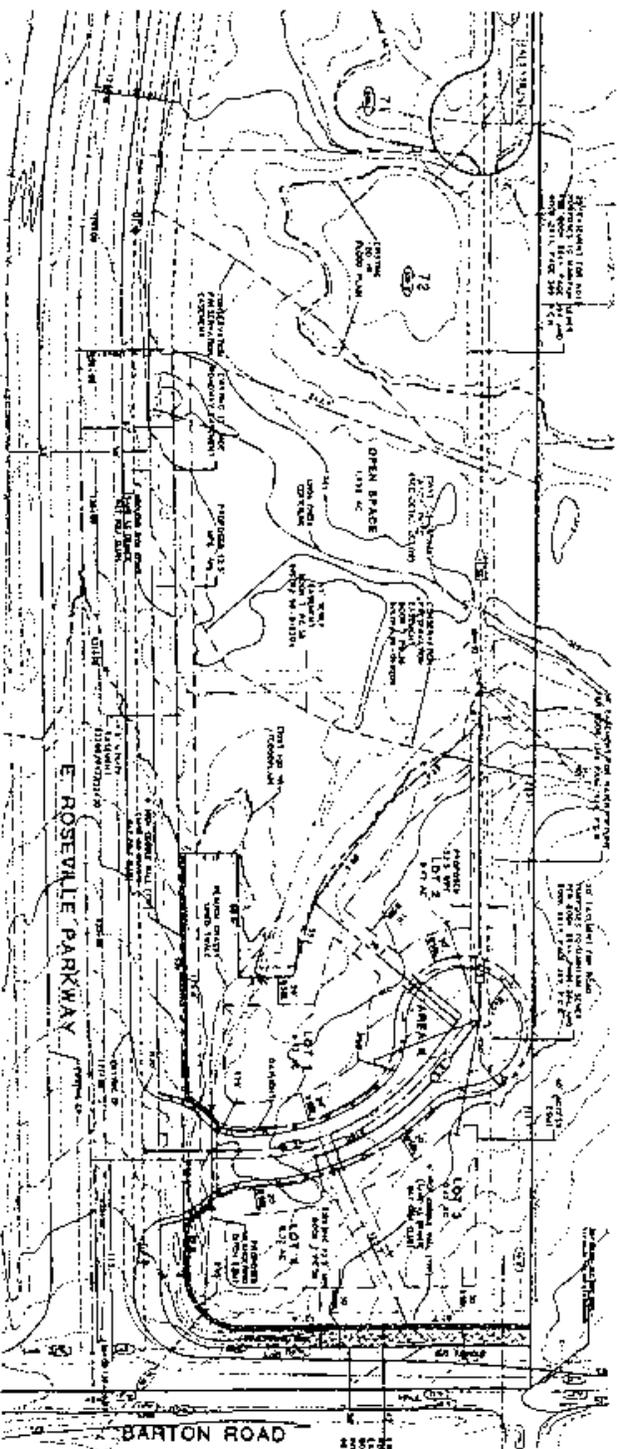
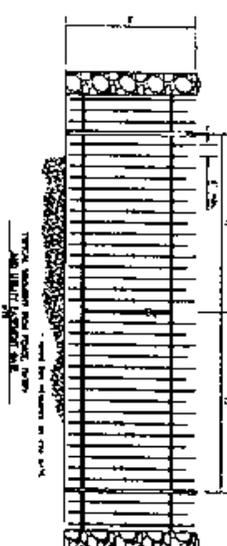
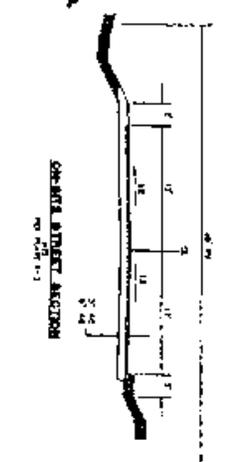
RECEIVED

APR 06 2
98

ATTACHMENT B

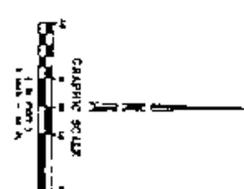
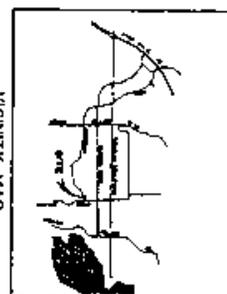


C. W. GRANITE PROJECTS
 10000 Granite Blvd., Suite 100
 Granite Bay, CA 94503
 Tel: (925) 891-1000
 Fax: (925) 891-1001



GENERAL NOTES:
 1. THE CITY OF GRANITE BAY HAS REVIEWED THIS MAP AND FOUND IT TO BE IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS.
 2. THE CITY OF GRANITE BAY HAS REVIEWED THIS MAP AND FOUND IT TO BE IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS.
 3. THE CITY OF GRANITE BAY HAS REVIEWED THIS MAP AND FOUND IT TO BE IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS.
 4. THE CITY OF GRANITE BAY HAS REVIEWED THIS MAP AND FOUND IT TO BE IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS.
 5. THE CITY OF GRANITE BAY HAS REVIEWED THIS MAP AND FOUND IT TO BE IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS.
 6. THE CITY OF GRANITE BAY HAS REVIEWED THIS MAP AND FOUND IT TO BE IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS.
 7. THE CITY OF GRANITE BAY HAS REVIEWED THIS MAP AND FOUND IT TO BE IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS.
 8. THE CITY OF GRANITE BAY HAS REVIEWED THIS MAP AND FOUND IT TO BE IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS.
 9. THE CITY OF GRANITE BAY HAS REVIEWED THIS MAP AND FOUND IT TO BE IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS.
 10. THE CITY OF GRANITE BAY HAS REVIEWED THIS MAP AND FOUND IT TO BE IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS.
 11. THE CITY OF GRANITE BAY HAS REVIEWED THIS MAP AND FOUND IT TO BE IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS.
 12. THE CITY OF GRANITE BAY HAS REVIEWED THIS MAP AND FOUND IT TO BE IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS.
 13. THE CITY OF GRANITE BAY HAS REVIEWED THIS MAP AND FOUND IT TO BE IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS.
 14. THE CITY OF GRANITE BAY HAS REVIEWED THIS MAP AND FOUND IT TO BE IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS.
 15. THE CITY OF GRANITE BAY HAS REVIEWED THIS MAP AND FOUND IT TO BE IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS.
 16. THE CITY OF GRANITE BAY HAS REVIEWED THIS MAP AND FOUND IT TO BE IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS.
 17. THE CITY OF GRANITE BAY HAS REVIEWED THIS MAP AND FOUND IT TO BE IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS.
 18. THE CITY OF GRANITE BAY HAS REVIEWED THIS MAP AND FOUND IT TO BE IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS.
 19. THE CITY OF GRANITE BAY HAS REVIEWED THIS MAP AND FOUND IT TO BE IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS.
 20. THE CITY OF GRANITE BAY HAS REVIEWED THIS MAP AND FOUND IT TO BE IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS.

VESTING TENTATIVE MAP
THE RESIDENCES AT GRANITE BAY GOLF CLUB,
PHASE II "ESTATES EAST"
RECEIVED
 APRIL 06 2007
 PLACER COUNTY
CDRA



OWNER/DEVELOPER
 DONALD D. GRAY, INC.
 300 STATE STREET, SUITE 200
 LOS ANGELES, CA 90007

APPLICANT
 C.W. GRANITE PROJECTS
 10000 GRANITE BLVD., SUITE 100
 GRANITE BAY, CA 94503

ASSESSOR'S PARCEL NUMBER
 APRN - 033-100-000

TOTAL ACREAGE
 30.44 ACRES - 1.39 AC

LOT DIMENSIONS
 LOT 1 - 100' x 100' x 100' x 100'
 LOT 2 - 100' x 100' x 100' x 100'
 LOT 3 - 100' x 100' x 100' x 100'
 LOT 4 - 100' x 100' x 100' x 100'
 LOT 5 - 100' x 100' x 100' x 100'
 LOT 6 - 100' x 100' x 100' x 100'
 LOT 7 - 100' x 100' x 100' x 100'
 LOT 8 - 100' x 100' x 100' x 100'
 LOT 9 - 100' x 100' x 100' x 100'
 LOT 10 - 100' x 100' x 100' x 100'
 LOT 11 - 100' x 100' x 100' x 100'
 LOT 12 - 100' x 100' x 100' x 100'

ZONING DESIGNATION
 R-100 (RESIDENTIAL SINGLE-FAMILY)
 Adopted - 1974, amended by 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007.

COMMUNITY SERVICES
 FIRE - GRANITE BAY FIRE DEPARTMENT
 POLICE - GRANITE BAY POLICE DEPARTMENT
 WATER - GRANITE BAY WATER TREATMENT PLANT
 SEWER - GRANITE BAY SEWER TREATMENT PLANT
 TRASH - GRANITE BAY TRASH TREATMENT PLANT
 RECREATION - GRANITE BAY GOLF CLUB
 CULTURAL - GRANITE BAY HISTORICAL SOCIETY
 LIBRARY - GRANITE BAY PUBLIC LIBRARY
 PARKS - GRANITE BAY PARKS DEPARTMENT
 SENIORS - GRANITE BAY SENIORS CENTER
 YOUTH - GRANITE BAY YOUTH CENTER
 HEALTH - GRANITE BAY HEALTH CENTER
 EDUCATION - GRANITE BAY ELEMENTARY SCHOOL
 RELIGION - GRANITE BAY CHURCH



PLACER COUNTY PLANNING DEPARTMENT

Reserved for Date Stamp

AUBURN OFFICE
3091 County Center Dr
Auburn, CA 95603
530-745-3000/FAX 530-745-3080

TAHOE OFFICE
565 W. Lake Blvd./P. O. Box 1909
Tahoe City CA 96145
530-581-6280/FAX 530-581-6282

Web page: www.placer.ca.gov/planning E-Mail: planning@placer.ca.gov

Due 7/16/07
PLANNING APPEALS

The specific regulations regarding appeal procedures may be found in the Placer County Code, Chapters 16 (Subdivision), 17 (Planning and Zoning), and 18 (Environmental Review Ordinance).

-----OFFICE USE ONLY-----
Last Day to Appeal 6/25/07 (5 pm)
Letter _____
Oral Testimony _____
Zoning _____
Maps: 7-full size and 1 reduced for Planning Commission items
Appeal Fee \$ 465
Date Appeal Filed 6/25/07
Receipt # 07-401624
Received by ED B
Geographic Area SOUTH

-----TO BE COMPLETED BY THE APPLICANT-----

- 1. Project name Residences at Granite Bay Golf Club Phase II
2. Appellant(s) GW Consulting Engineers, Renee Parker (916) 723-0210 (916) 723-0204
Address 7447 Antelope Road Citrus Heights, CA 95621
Telephone Number _____ Fax Number _____
City _____ State _____ Zip Code _____
3. Assessor's Parcel Number(s): APN 465-140-004
4. Application being appealed (check all those that apply):
Administrative Approval (AA-) X Tentative Map (SUB-T20050394
X Use Permit (CUP/MUP-) Variance (VAA-)
Parcel Map (P-) Design Review (DSA-)
General Plan Amendment (GPA-) Rezoning (REA-)
Specific Plan (SPA-) Rafting Permit (RPA-)
Planning Director Interpretation (date) Env. Review (EIAQ-)
Minor Boundary Line Adj. (MBR-) Other:
5. Whose decision is being appealed: Planning Commission
(see reverse)
6. Appeal to be heard by: Board of Supervisors
(see reverse)
7. Reason for appeal (attach additional sheet if necessary and be specific): Appeal of Condition of Approval number 30 to modify the turnaround for the entry gate shown on the Approved Tentative Map.
FROM 450R TO

(If you are appealing a project condition only, please state the condition number)

Note: Applicants may be required to submit additional project plans/maps.

Signature of Appellant(s)

[Handwritten Signature]

PLANNER: ET FRALDI
EBS: PHIL F
EAS - DANAW
FAC SUCS: ED WYORA

MICHAEL J
COB - 9099
COCO - 9069 100
PALS. 6809
APCD - BENT B2373
ATTACHMENT D



PLANNING COMMISSION RECOMMENDED CONDITIONS OF APPROVAL – VESTING TENTATIVE MAP/CONDITIONAL USE PERMIT - "RESIDENCES @ GRANITE BAY GOLF CLUB PHASE II" (PSUB T20050394)

THE FOLLOWING CONDITIONS SHALL BE SATISFIED BY THE APPLICANT, OR AN AUTHORIZED AGENT. THE SATISFACTORY COMPLETION OF THESE REQUIREMENTS SHALL BE DETERMINED BY THE DEVELOPMENT REVIEW COMMITTEE (DRC), COUNTY SURVEYOR, AND/OR THE PLANNING COMMISSION.

1. This Vesting Tentative Map/Conditional Use Permit is approved to allow 1) the transfer of 3 residential units from APN 048-083-023 to APN 465-140-004; 2) a four lot residential subdivision with parcels ranging in size from .32 acres to .47 acres, and two common area lots for a private road and open space; and 3) alternative development standards for fence/wall setbacks along East Roseville Parkway and Barton Road, including a gated entrance. Approval of this Vesting Tentative Map/Conditional Use Permit is subject to the approval by the Board of Supervisors of an Amendment to the Granite Bay Community Plan which would designate APN 465-140-004 as a density "receptor" parcel.

2. Following Tentative Map approval, but before submittal of Improvement Plans, the applicant shall provide the Planning Department with five full-size prints of the approved Tentative Map for distribution to other County departments, if the approval of the project requires changes to the map. (CR) (PD)

IMPROVEMENT PLANS

3. The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Department (ESD) for review and approval. The plans shall show all conditions for the project as well as pertinent topographical features both on- and off-site. All existing and proposed utilities and easements, on-site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees. (NOTE: Prior to plan approval, all applicable recording and reproduction costs shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or

JUNE _____, 2007 BOS

DRC review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD prior to acceptance by the County of site improvements.

ADVISORY COMMENT: Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.

ADVISORY COMMENT: The applicant shall provide 5 copies of the approved Tentative Map and 2 copies of the approved conditions with the plan check application. After the 1st Improvement Plan submittal and review by the ESD, the applicant may submit the Final Map to the ESD for initial technical review. **(ESD) MM**

4. All proposed grading, drainage improvements, vegetation, tree impacts and tree removal shall be shown on the Improvement Plans and all work shall conform to provisions of the County Grading Ordinance (Section 15.48, Placer County Code) and the Placer County Flood Control District's Stormwater Management Manual. The applicant shall pay plan check fees and inspection fees. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and any required temporary construction fencing has been installed and inspected by a member of the DRC. All cut/fill slopes shall be at maximum 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Department (ESD) concurs with said recommendation.

All facilities and/or easements dedicated or offered for dedication to Placer County or to other public agencies which encroach on the project site or within any area to be disturbed by the project construction shall be accurately located on the Improvement Plans. The intent of this requirement is to allow review by concerned agencies of any work that may affect their facilities.

The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the ESD.

Submit to the ESD a letter of credit or cash deposit in the amount of 110% of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a

JUNE _____, 2007 BOS

determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.

Any work affecting facilities maintained by, or easements dedicated or offered for dedication, to Placer County or other public agency may require the submittal and review of appropriate Improvement Plans by ESD or the other agency. **(ESD) MM**

5. The Improvement Plans shall provide details of the location and specifications of all proposed landscaping and irrigation, for the review and approval of the DRC (and Parks Division if maintenance is provided through a CSA). Said landscaping shall be installed prior to the County's acceptance of the subdivision's improvements. **(MM)**

6. Submit to the Engineering and Surveying Department (ESD), for review and approval, a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following:

- A) Road, pavement, and parking area design
- B) Structural foundations, including retaining wall design (if applicable)
- C) Grading practices
- D) Erosion/winterization
- E) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)
- F) Slope stability

Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Department for their use. If the soils report indicates the presence of critically expansive or other soils problems which, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report will be required for subdivisions, prior to issuance of Building Permits. This certification may be completed on a Lot by Lot basis or on a Tract basis. This shall be so noted in the CC&Rs and on the Informational Sheet filed with the Final Map(s). It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report. **(ESD) MM**

7. Staging Areas: Stockpiling and/or vehicle staging areas shall be identified on the Improvement Plans and located as far as practical from existing dwellings and protected resources in the area. **(ESD) MM**

8. Water quality BMPs shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction and for New Development / Redevelopment (or other similar source as approved by the ESD). BMPs for the

JUNE _____, 2007 BOS

project include, but are not limited to: Fiber Rolls (SE-5), Hydroseeding (EC-4), Stabilized Construction Entrance (LDM Plate C-4), Storm Drain Inlet Protection (SE-10), Silt Fence (SE-1), revegetation techniques, silt sack with built-in filter flow, gravel bag placement, and concrete washout areas. **(ESD) MM**

9. Projects with ground disturbance exceeding one-acre that are subject to construction stormwater quality permit requirements of the National Pollutant Discharge Elimination System (NPDES) program shall obtain such permit from the State Regional Water Quality Control Board and shall provide to the Engineering and Surveying Department evidence of a state-issued WDID number or filing of a Notice of Intent and fees prior to start of construction. **(ESD) MM**

10. Prepare and submit with the project Improvement Plans, a drainage report in conformance with the requirements of Section 5 of the LDM and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Department for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" (BMP) measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable. **(ESD) MM**

11. Drainage facilities, for purposes of collecting runoff from individual lots, shall be designed in accordance with the requirements of the County Storm Water Management Manual that are in effect at the time of submittal, and shall be in compliance with applicable stormwater quality standards, to the satisfaction of the Engineering and Surveying Department (ESD). These facilities shall be constructed with subdivision improvements and easements provided as required by ESD. Maintenance of these facilities shall be provided by the homeowners' association. **(ESD) MM**

12. Show the limits of the future, unmitigated, fully developed, 100-year flood plain based on future (build out) peak flow rates through the project site on the Improvement Plans and designate same as a building setback line unless greater setbacks are required by other conditions contained herein. **(ESD) MM**

13. No grading activities of any kind may take place within the 100-year floodplain of any permanent or intermittent stream except as approved in writing by the DRC and with any required approvals of the California Department of Fish and Game and the US Army Corps of Engineers. **(ESD) MM**

| JUNE _____, 2007 BOS

14. Show finished floor 3' above the 100-year flood plain line for Lots 1 and 2 on the Improvement Plans and Informational Sheet filed with the Final Map. Elevations shall be certified by the project engineer on "As-Built" plans submitted to the Engineering and Surveying Department following project construction. Benchmark elevation and location shall be shown on the Improvement Plans and Informational Sheet to the satisfaction of DRC. Copies of this information shall be included in the Development Notebook. **(ESD)**

15. Water quality treatment facilities (BMPs) shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction and for New Development / Redevelopment (or other similar source as approved by the ESD). BMPs for the project include, but are not limited to: Vegetated Swale (TC-30). **(ESD) MM**

16. Storm drainage from on-and off-site impervious surfaces (including roads) shall be collected and routed through specially designed water quality treatment facilities (BMPs) for removal of pollutants of concern (i.e. sediment, oil/grease, etc.), as approved by the Engineering and Surveying Department. With the Improvement Plans, the applicant shall verify that proposed BMPs are appropriate to treat the pollutants of concern from this project. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation, for effective performance of BMPs. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Prior to Improvement Plan or Final Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. **(ESD) MM**

17. This project is located within the area covered by Placer County's municipal stormwater quality permit, pursuant to the National Pollutant Discharge Elimination System (NPDES) Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit. BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) stormwater runoff in accordance with "Attachment 4" of Placer County's NPDES Municipal Stormwater Permit (State Water Resources Control Board NPDES General Permit No. CAS000004). **(ESD) MM**

18. Provide the Engineering and Surveying Department with a letter from the appropriate fire protection district describing conditions under which service will be provided to this project. Said letter shall be provided prior to the approval of Improvement Plans, and a fire protection district representative's signature shall be provided on the plans. **(ESD)**

19. Extend a pressurized water system into the subdivision to County (Section 7 of the LDM) or fire district standards, whichever are greater. **(ESD)**

20. The Improvement Plans shall be approved by the water supply entity for water service, supply, and maintenance. The water supply entity shall submit to the Department of Environmental Health Services and the Engineering and Surveying Department a "will-serve" letter or a "letter of availability" from the water district indicating that the agency has the ability and system capacity to provide the project's domestic and fire protection water quantity needs. **(ESD/EHS)**

21. An agreement shall be entered into between the developer and the utility companies specifically listing the party(ies) responsible for performance and financing of each segment of work relating to the utility installation. A copy of this agreement or a letter from the utilities stating such agreement has been made shall be submitted to the Engineering and Surveying Department prior to the filing of the Final Map(s). Under certain circumstances, the telephone company may not require any agreement or financial arrangements be made for the installation of underground facilities. If so, a letter shall be submitted which includes the statement that no agreement or financial arrangements are required for this development. **(ESD)**

22. Install cable TV conduit(s) in accordance with company or County specifications, whichever are appropriate. **(ESD)**

23. All storm drain inlets and catch basins within the project area shall be permanently marked/embossed with prohibitive language such as "No Dumping! Flows to Creek" or other language as approved by the Engineering and Surveying Department (ESD) and/or graphical icons to discourage illegal dumping. Message details, placement, and locations shall be included on the Improvement Plans. ESD approved signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, shall be posted at public access points along channels and creeks within the project area. The homeowners' association is responsible for maintaining the legibility of signs. **(ESD)**

24. Submit, for review and approval, a striping and signing plan with the project Improvement Plans. The plan shall include all on- and off-site traffic control devices and shall be reviewed by the County Traffic Engineer. A construction signing plan shall also be provided with the Improvement Plans for review and approval by the County Traffic Engineer. **(ESD)**

25. Prior to Improvement Plan approval, the applicant shall submit an engineer's estimate detailing costs for facilities to be constructed with the project which are intended to be County-owned or maintained. County policy requires the applicant prepare their cost estimate(s) in a format that is consistent with the Governmental Accounting Standards Board, 34th Standard (GASB 34). The engineer preparing the estimate shall use unit prices approved by the JUNE _____, 2007 BOS

Engineering and Surveying Department for line items within the estimate. The estimate shall be in a format approved by the County and shall be consistent with the guidelines of GASB 34. **(ESD)**

26. Prior to Improvement Plan approval, the connection of each existing residence to public sanitary sewers, shall be shown on the Improvement Plans, and shall be included in the engineer's estimate of costs for subdivision improvements. Note: Hook-up fees are not to be included in the Engineer's Estimate. The connection of each existing residence within this project to public sanitary sewers is required. **(EHS/ESD)**

27. Final approval of on-site and off-site waterline, sewerline, storm drain routes, and road locations must be obtained from the DRC. **(ESD)**

28. Non-Motorized Trails: The Improvement Plans shall provide details of the location and specifications of all proposed non-motorized trails -- for the review and approval of the DRC and Parks Division. Said trails shall be installed prior to the County's acceptance of the subdivision's improvements, and all easements shall be shown on the Final Map. **(PD/DFS)**

GRADING

29. Cuts & fills within the subdivision shall be kept to a minimum and retaining walls shall be utilized where appropriate (as determined by the DRC). **MM**

ROAD/TRAILS

30. Construct an adequate vehicular turn-around improvement on the subdivision road access encroachment onto East Roseville Parkway and in front of the proposed gate as shown on the Tentative Map. This turnaround area shall be designed consistent with the County design standards. All gates that access residential parcels must be submitted to the DRC for their review and approval, and meet the design specifications of the South Placer Fire District (SPFD). **(ESD)**

31. Construct the subdivision road on-site to a Rural Minor (Plate R-3 LDM) standard. The road(s) and storm drainage shall be maintained by the Homeowners Association. The road shall be designed to meet 25 mph design speed criteria, as specified in the latest version of the Caltrans *Highway Design Manual* unless otherwise approved by DPW. The roadway structural section(s) shall be designed for a Traffic Index of 5.5 (Ref. Section 4, LDM). The road and cul-de-sac shall reflect turning radius requirements for South Placer Fire District (SPFD) fire apparatus.

32. Construct the public road entrance/driveways onto East Roseville Parkway to a Plate R-17, LDM standard. The design speed of East Roseville Parkway shall be 45 mph, unless an

JUNE _____, 2007 BOS

alternate design speed is approved by the DPW. The improvements shall begin at the outside edge of any future lane(s) as directed by the DPW. An Encroachment Permit shall be obtained by the applicant or authorized agent from ESD. The Plate R-17 structural section within the main roadway right-of-way shall be designed for a Traffic Index of 7.0, but said section shall not be less than 3" AC/8" Class 2 AB unless otherwise approved by the DPW.

33. Delineate a Class II bikeway along the project's frontage on Barton Road pursuant to the Placer County Bikeways Master Plan. The location, width, alignment, and surfacing of the bikeway shall be subject to ESD/DRC review and approval prior to the approval of Improvement Plans. (ESD)

34. The applicant shall provide the appropriate traffic signs for a "No U-turn" at the Chelshire Downs Road/East Roseville Parkway intersection at a location reviewed and approved by the ESD/DPW. (ESD)

35. Proposed road names shall be submitted to the Engineering and Surveying Department (ESD) - Addressing (530-745-7530) for review and shall be approved by the ESD prior to Improvement Plan approval. (ESD)

36. An encroachment permit shall be obtained from ESD prior to DRC approvals for any landscaping within public road rights-of-way. (ESD)

37. For all residential driveways, the distance from the face of garage to the back of sidewalk (or back of curb where there is no sidewalk) shall be a minimum of 20 feet. (ESD)

38. Provide a school bus/transit bus turnout subject to approval of the DRC. ~~turnout(s)/transit bus stop to the satisfaction of the California Highway Patrol, Placer County Transit, and the DPW. A letter shall be provided from the CHP which addresses the turnout as shown on the project improvement plans.~~ (ESD)

39. Public multi-use trails shall be provided in conjunction with the project as follows. Maintenance of all trails shall be by the existing lighting and landscape district.

A) A trail shall be constructed within the Barton Road right-of-way, as conceptually shown on the Tentative Map and approved by the DRC, in consultation with the Parks Division. The trail shall be constructed to the following standards, unless otherwise approved by the Parks Division: A trail tread, drainage appurtenances, clearing, seeding, and planting as necessary for erosion control. Tread width shall be a minimum of 6' (out slope at 3%). The trail tread shall be graded and not exceed 12% slope. Clearing should be 10' above ground, and 1' on each side of the trail tread. Excessive clearing is undesirable. Occasionally widen the cleared area to allow for passing. Water must be diverted from the trail's surface before it builds up to erosive force. To

JUNE _____, 2007 BOS

divert water, use out slopes, grade dips, water bars, and lead ditches, in conjunction with in slopes, culverts or bridges.

Multi-use trails located along main thoroughfares shall be placed as far as practical from the traveled way, while remaining within the right-of-way unless otherwise shown on the approved Tentative Map. (DPW/PD/DFS)

PUBLIC SERVICE

40. Provide to DRC "will-serve" letters from the following public service providers prior to Improvement Plan and Final Map approvals, as required:

- A) P.G. & E.
- B) Placer County SMD #2 (see Will Serve Requirements letter dated 01/09/2006)
- C) San Juan Water District
- D) Auburn Placer Disposal Service

If such "will serve" letters were obtained as a part of the environmental review process, and are no older than one year, they shall not be required again. (ESD)(EHS)

41. Prior to the approval of the Improvement Plans, provide the DRC with proof of notification (in the form of a written notice or letter) of the proposed project to:

- A) Eureka Union School District
- B) Roseville Joint Union School District
- C) The Placer County Sheriff's Office (ESD)

42. Prior to the approval of the Improvement Plans, confer with local postal authorities to determine requirements for locations of cluster mailboxes, if required. The applicant shall provide a letter to DRC from the postal authorities stating their satisfaction with the development box locations, or a release from the necessity of providing cluster mailboxes prior to Improvement Plan approval. If clustering or special locations are specified, easements, concrete bases, or other mapped provisions shall be included in the development area and required improvements shall be shown on project Improvement Plans. (ESD)

GENERAL DEDICATIONS/EASEMENTS

43. Provide the following easements/dedications on the Final Map(s), or by separate instrument, to the satisfaction of the DPW and DRC. Easements shall be shown on the improvement plans/grading plans, as appropriate.

- A. **mm** An Irrevocable Offer of Dedication for an easement as required for access to, and protection and maintenance of, the post-construction stormwater quality treatment facilities (BMPs). Said facilities shall be privately maintained until such time as the Board of Supervisors accepts the offer of dedication.

JUNE _____, 2007 BOS

B. Dedicate to Placer County additional right-of-way as necessary to provide a 120' wide highway easement (Ref. Chapter 4, Subchapter 5, Placer County Code) where the project fronts the East Roseville Parkway.

C. Dedicate to Placer County one-half of an 84' wide highway easement (Ref. Chapter 4, Subchapter 5, Placer County Code) where the project fronts Barton Road, as measured from the centerline of the existing roadway, plan line, or other alignment as approved by the DPW.

D. Public utility easements as required by the serving utilities, excluding any conservation/preservation easements (C/PE).

E. Dedicate multipurpose easements 12.5' adjacent to all highway easements (public and private).

F. Slope easements for cuts and fills outside the highway easement.

G. Drainage easements as appropriate.

H. Designate a "no access" strip along Barton Road and East Roseville Parkway frontage, except at DRC approved access locations, as generally shown on the Vesting Tentative Map, and on subdivision streets at locations specified by DRC. **ADVISORY COMMENT:** The purpose of this requirement is to assure safe and adequate access to residential lots, to protect sensitive environmental areas, and to avoid conflicts with traffic flow along roadways.

I. Provide easements as required for installation and maintenance of neighborhood identification/entrance structures, and/or fences, by the homeowners' association.

~~J. An irrevocable offer of dedication to Placer County of Conservation/Preservation Easements for the protection of Linda Creek Corridor, delineated wetlands, Valley Elderberry Longhorn Beetle habitat, cultural resources, and riparian/oak woodland habitats. Said easement shall be located as depicted on the Tentative Map and shall also include the 100'/100-year floodplain stream setback areas for delineated wetlands located on the northwest (easement already recorded).~~

KJ. Landscape easements as appropriate. (ESD)

VEGETATION & OTHER SENSITIVE NATURAL AREAS

44. Temporary Construction Fencing: The applicant shall install a 4 foot tall, brightly colored (usually yellow or orange), synthetic mesh material fence (or an equivalent approved by the DRC) at the limits of construction, outside the dripline of all trees 6 inches dbh (diameter at breast height), or 10 inches dbh aggregate for multi-trunk trees, within 50 feet of any grading, road improvements, underground utilities, or other development activity, or as otherwise shown on the Tentative Map prior to any construction equipment being moved on-site or any construction activities taking place.

No development of this site, including grading, will be allowed until this condition is satisfied. Any encroachment within these areas, including driplines of trees to be saved, must first be approved by the DRC. Temporary fencing shall not be altered during construction without

JUNE _____, 2007 BOS

written approval of the DRC. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the DRC has inspected and approved all temporary construction fencing. This includes both on-site and off-site improvements. Efforts should be made to save trees where feasible. This may include the use of retaining walls, planter islands, pavers, or other techniques commonly associated with tree preservation.

Said fencing and a note reflecting this Condition shall be shown on the Improvement Plans. (PD/ESD) MM

45. Provide the DRC with a tree survey and arborist report (by an ISA Certified Arborist) depicting the exact location of all trees 6 inches dbh (diameter at breast height) or greater, or multiple trunk trees with an aggregate diameter of 10 inches dbh or greater, within 50 feet of any grading, road improvements, underground utilities, driveways, building envelopes etc., and all trees 18 inches dbh or greater, located on the entire site, and any trees disturbed from off-site improvements (*i.e.*, road improvements, underground utilities, etc.). The tree survey shall include the sizes (diameter at 4 feet above ground), species of trees, spot elevations, and approximate driplines. Trees to be saved, or removed shall be shown on the survey, and superimposed over the site/grading plan, as well as all proposed improvements, including any underground utilities. The survey report shall be reviewed and approved by the DRC prior to the submittal of Improvement Plans or grading plans. Trees may not be disturbed or removed prior to the approval of Improvement Plans. (PD)

46. The applicant shall mitigate for the removal of and impacts to trees on-site by replacing trees on-site and/or the Granite Bay Golf Club property, as approved by the DRC. For each diameter inch of a tree removed, replacement shall be on an inch-for-inch basis. For example, if 100 diameter inches are proposed to be removed, the replacement trees would equal 100 diameter inches (aggregate). Prior to approval of Improvement Plans the applicant shall submit to the DRC for review and approval a Planting Plan that details the tree replacement, irrigation, and monitoring plan for the mitigation of impacted trees (including removal and impacts to dripline). Trees must be installed by the applicant and inspected and approved by the DRC prior to the acceptance of improvements by the Engineering and Surveying Department. At its discretion, the DRC may establish an alternate deadline for installation of mitigation replacement trees if weather or other circumstances prevent the completion of this requirement.

47. In lieu of tree replacement on-site for tree removal listed above, a contribution of \$100 per diameter inch at breast height for each tree removed or impacted or the current market value, as established by an Arborist, Forester or Registered Landscape Architect, of the replacement trees, including the cost of installation, shall be paid to the Placer County Tree Preservation Fund. If tree replacement mitigation fees are to be paid in the place of tree replacement mitigation planting, these fees must be paid prior to acceptance of improvements.

The unauthorized disturbance to the dripline of a tree to be saved shall be cause for the Planning Commission to consider revocation of this permit/ approval. (PD) MM

JUNE _____, 2007 BOS

///

48. No watering or irrigation of any kind shall be allowed within the dripline of native oak trees within the project boundaries, except what is required for the establishment new native trees. **MM**

49. A 1.90 acre Open Space lot shall be established to protect the Linda Creek corridor and riparian habitat as shown on the Tentative Map. Open space setbacks of 20 feet minimum (from edge of 100 year floodplain) shall be established for lots 1 and 2 from the west side property lines. These setbacks shall be shown on the Tentative and Final Maps. Setback shall be recorded on the Information Sheet of the Final Map. Copies of this information shall be included in the Development Notebook. **MM**

50. The Open Space lot, as shown on the Tentative Map, shall be defined and monumented as a common area lot to be owned and maintained (including the removal of unauthorized debris) by the homeowners' association. The purpose of the creation of this lot is to protect trees, floodplain and riparian vegetation. A note shall be provided in the Development Notebook prohibiting any disturbances within these lots, including the placement of fill materials, lawn clippings, oil, chemicals, or trash of any kind within the easements; nor any grading or clearing activities, vegetation removal, or domestic landscaping and irrigation, including accessory structures, swimming pools, spas, and fencing (excepting that specifically required by these conditions). Trimming or other maintenance activity is allowed only for the benefit of fish, wildlife, fire protection, and water quality resources, and for the elimination of diseased growth, or as otherwise required by the fire department, and only with the written consent of DRC. A provision for the enforcement of this restriction by the homeowners' association shall be provided. **MM**

51. The applicant shall install permanent open iron fencing, as approved by the DRC, along the Open Space lot. Such fencing shall provide a physical demarcation to future homeowners of the location of protected easement areas or Open Space lots as required by other conditions of this project. Such fencing shall be shown on the Information Sheet recorded concurrently with the Final Map, on the project Improvement Plans, as well as on individual lot sheets within the Development Notebook. **MM**

52. A landscape plan prepared by a licensed landscape architect, or similar professional, shall be submitted to the Planning Department for review and approval by the DRC and Parks Division. Said plan shall be submitted with the project's improvement plans and shall provide for landscaping and irrigation along the north side of East Roseville Parkway along the project's frontage, and also where the project fronts Barton Road, and shall be consistent with the existing landscaping along this section of East Roseville Parkway.

The homeowners' association shall be responsible for the maintenance of landscaping and irrigation systems within all common area lots and within any public road rights-of-way located

JUNE _____, 2007 BOS

adjacent to the subdivision. An encroachment permit shall be obtained from DPW prior to the installation of any landscaping within the public right-of-way for each phase.

A mitigation monitoring program (MMP) shall be submitted to and approved by the DRC to ensure that all plantings are successful. An annual monitoring report, for a minimum period of five years, shall be submitted to the DRC for review and approval. Any corrective action shall be the responsibility of the homeowners' association.

A Letter of Credit or cash deposit in the amount of 150% of the accepted proposal shall be deposited with Placer County to assure performance of the MMP. Evidence of this deposit shall be provided to the satisfaction of the DRC.

FEES

53. This project will be subject to the payment of traffic impact fees that are in effect in this area (Granite Bay Fee District), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) will be required and shall be paid to Placer County DPW prior to issuance of any Building Permits for the project:

- A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code
- B) South Placer Regional Transportation Authority (SPRTA)
- C) Placer County/City of Roseville Joint Fee

The current total combined estimated fee is \$5,760 per single-family residence. The fees were calculated using the information supplied. If either the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs. **(ESD) MM**

54. This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code.) The current estimated development fee is \$231 per single-family residence, payable to the Engineering and Surveying Department (ESD) prior to each Building Permit issuance. When and if additional entitlements or Building Permits are sought for each parcel, that property will become subject to this Ordinance requirement. The actual fee shall be that in effect at the time payment occurs. **(ESD) MM**

55. This project is subject to payment of annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code). Prior to Building Permit issuance, each applicant shall cause each subject parcel to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting these annual assessments. The current estimated annual fee is \$89 per single-family residence. **(ESD) MM**

56. Pursuant to Section 21089 (b) of the California Public Resources Code and Section 711.4 et. seq. of the Fish and Game Code, the approval of this permit/project shall not be considered final

JUNE _____, 2007 BOS

unless the specified fees are paid. The fees required are \$2,530 for projects with Environmental Impact Reports and \$1,830 for projects with Negative Declarations.

Without the appropriate fee, the Notice of Determination is not operative, vested nor final and shall not be accepted by the County Clerk. **NOTE: The above fee shall be submitted to the Planning Department within 5 days of final project approval. The filing and posting of the NOD starts a 30-day statute of limitations on court challenges to the approval under CEQA. Where a NOD has not been filed, this period is extended to 180 days.**

57. Pursuant to County Code Sections 15.34.010, 16.08.100 and/or 17.54.100 (D), a fee must be paid to Placer County for the development of park and recreation facilities. The fee to be paid is the fee in effect at final map recordation/building permit issuance. (For reference, the fee currently is \$580 per lot to be paid at final map and \$3,045 per unit due when a building permit is issued.) **(PD)**

ENVIRONMENTAL HEALTH

58. Prior to Final Map approval, construct a noise barrier to the satisfaction of the DRC between the project and East Roseville Parkway as specified in the Granite Bay Golf Club EIR – a 6 foot tall cobblestone wall constructed along Barton and East Roseville Parkway. This noise barrier, including cross section views of relationship to building pad elevations, shall be shown on the Improvement Plans. The project shall conform to the Noise Element of the Granite Bay Community Plan and the environmental document. **(EHS) MM**

59. Prior to Improvement Plan approval, the project owner or authorized managing entity shall insure that all construction vehicles or equipment, fixed or mobile, operated within close proximity of a residential dwelling shall be equipped with properly operating and maintained mufflers at all times during project construction. It is the owner's responsibility to obtain the services of a qualified acoustical professional to verify proper equipment mufflers if concerns relating to the issue arise. A note to this effect shall be added to the Improvement Plans where applicable. **(EHS)**

60. Construction noise emanating from any construction activities for which a Grading or Building Permit is required is prohibited on Sundays and Federal Holidays, and shall only occur:

- a) Monday through Friday, 6:00 am to 8:00 pm (during daylight savings)
- b) Monday through Friday, 7:00 am to 8:00 pm (during standard time)
- c) Saturdays, 8:00 am to 6:00 pm

In addition, temporary signs 4' x 4' shall be located throughout the project, as determined by the DRC, at key intersections depicting the above construction hour limitations. Said signs shall include a toll free public information phone number where surrounding residents can report

violations and the developer/builder will respond and resolve noise violations. This condition shall be included on the Improvement Plans and shown in the development notebook.

Please Note: Essentially, quiet activities, which do not involve heavy equipment or machinery, may occur at other times. Work occurring within an enclosed building, such as a house under construction with the roof and siding completed, may occur at other times as well.

The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions. (EHS/ESD/PD)

61. Prior to Improvement Plans approval, a Note shall be placed on Improvement Plans to indicate that if at any time during the course of constructing the proposed project, evidence of soil and/or groundwater contamination with hazardous material is encountered, the applicant shall immediately stop the project and contact the EHS Hazardous Materials Section. The project shall remain stopped until there is resolution of the contamination problem to the satisfaction of EHS and to the Central Valley RWQCB. (EHS)

62. **Please Note:** If Best Management Practices (BMPs) are required by the Engineering and Surveying Department for control of urban runoff pollutants, then any hazardous materials collected during the life of the project shall be disposed of in accordance with all applicable hazardous materials laws and regulations. (EHS)

~~63. The project CC&Rs shall provide for the following: (EHS)~~

~~a) Notification that the owner or occupant of each residence in this project shall subscribe to weekly mandatory refuse collection services from the refuse collection franchise holder. The Homeowner's association shall be responsible for refuse collection service to all non-residential facilities within the project on the same basis. (EHS)~~ moved to condition 70 F

MISCELLANEOUS

6463. No lot shall be further divided. (PD)

6564. No lot shall be divided by a tax district boundary. (PD)

6665. During project construction, staking shall be provided pursuant to Section 5-1.07 of the County General Specifications. (ESD)

6766. Any entrance structure/gate proposed by the applicant shall be reviewed and approved by the DRC, shown on the project Improvement Plans, and shall be located such that there is no interference with driver sight distance as determined by the Engineering and Surveying Department, and shall not be located within the right-of-way.

JUNE _____, 2007 BOS

6867. Pursuant to the Granite Bay Community Plan, in order to transfer density, an open space easement and/or deed restriction shall be recorded, acknowledging that all development potential has been transferred from APN 048-083-023 to APN 465-140-004, or to be used elsewhere in the community on density "receptor" parcels, identified on the Land Use Diagram. It is further acknowledged that unused transfer units may be sold at market rate to other parties, or be retained by the project applicant. This project shall not be considered final until said document has been recorded.

6968. The applicant shall, upon written request of the County, defend, indemnify, and hold harmless the County of Placer (County), the County Planning Commission, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorneys fees awarded by a court, arising out of or relating to the processing and/or approval by the County of Placer of that certain development project known as Residences at Granite Bay, Phase II. The applicant shall, upon written request of the County, pay or, at the County's option, reimburse the County for all costs for preparation of an administrative record required for any such action, including the costs of transcription, County staff time, and duplication. The County shall retain the right to elect to appear in and defend any such action on its own behalf regardless of any tender under this provision. This indemnification obligation is intended to include, but not be limited to, actions brought by third parties to invalidate any determination made by the County under the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for the Project or any decisions made by the County relating to the approval of the Project. Upon request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provisions of this condition. (CC)

CONDITIONS, COVENANTS, & RESTRICTIONS

~~7069. This project shall be annexed into the existing Residences of Granite Bay Golf Club Homeowner's Association and is subject to the existing Conditions, Covenants, and Restrictions (CC&R's). The following additional provisions, as approved by the ESD, County Counsel, and other appropriate County Departments, shall be contained in the CC&R annexation document to be recorded with the Final Map: Parcel "A" has been annexed into the existing Residences of Granite Bay Golf Club Homeowner's Association and is subject to the existing Conditions, Covenants, and Restrictions (CC&R's). The following additional provisions as approved by the ESD, County Counsel, and other appropriate County Departments shall be contained in a separate notice to be recorded against each of the four lots:~~

A. Notification to the future owners of Lots 1 & 2 in Phase II that no homeowner shall construct any structures, including pools and spas, nor place any fill materials, lawn clippings, oil, chemicals, or trash of any kind within the conservation/preservation easement, 100-year flood plain, nor shall any grading, placement of fill, tree removal, or alteration be permitted in these areas. Domestic landscaping is permitted provided the

JUNE _____, 2007 BOS

above restrictions are satisfied. A provision for the enforcement of this restriction by the homeowners' association shall be provided.

B. Notification to future owners and builders that the permanent protective fencing/monumentation located around the Open Space Lot (Lot A) shall not be removed or altered without the express written permission of the homeowners' association and the DRC.

C. Notification to all future owners/builders of the project's building setbacks (including accessory structures) defined below and as in Condition #31:

| <u>Phase</u> | <u>Area</u> | <u>Front</u> | <u>Side</u> | <u>Rear</u> |
|--------------|-------------------------------------|--------------|-------------|---|
| II | Residences at Granite Bay Golf Club | 20' | 10' | 20'/30' to property lines along East Roseville Parkway or Barton Road |

The 100-year flood plain line on Lots 1 & 2 of Phase II is the building setback line for these lots unless a greater setback is provided by the above standards or Conservation/Preservation Easements (CPE) on the Open Space Lot (whichever is greatest).

Garages and carports shall have a minimum 20' setback from all property lines unless adequate parking area on-site (minimum 4 spaces) can be demonstrated to the satisfaction of the DRC, in which case the minimum setbacks defined above shall apply.

D. Notification to future owners and builders that construction noise emanating from any construction activities for which a Grading or Building Permit is required is prohibited on Sundays and Federal Holidays, and shall only occur:

- a) Monday through Friday, 6:00 am to 8:00 pm (during daylight savings)
- b) Monday through Friday, 7:00 am to 8:00 pm (during standard time)
- c) Saturdays, 8:00 am to 6:00 pm

In addition, temporary signs 4' x 4' shall be located throughout the project, as determined by the DRC, at key intersections depicting the above construction hour limitations. Said signs shall include a toll free public information phone number where surrounding residents can report violations and the developer/builder will respond and resolve noise violations. This condition shall be included on the Improvement Plans and shown in the development notebook.

Please Note: Essentially, quiet activities, which do not involve heavy equipment or machinery, may occur at other times. Work occurring within an enclosed building, such as a house under construction with the roof and siding completed, may occur at other times as well.

The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions. (EHS/ESD/PD)

E. None of the provisions required by this condition of approval shall be altered without the prior written approval of DRC.

F. Notification that the owner or occupant of each residence in this project shall subscribe to weekly mandatory refuse collection services from the refuse collection franchise holder. The Homeowner's association shall be responsible for refuse collection service to all non-residential facilities within the project on the same basis. (EHS)

NOTIFICATION TO FUTURE BUYERS

7170. Notification to future homeowners and builders that removal of oak trees 6" dbh or greater or multiple trunk trees with an aggregate diameter of 10" dbh or greater and not previously approved for removal by Placer County is prohibited unless prior approval is received by the Placer County Development Review Committee and may require a Tree Permit. A provision for the enforcement of this restriction by the homeowners association shall be provided. (MM)

7271. Applicant or Homeowners' association shall distribute printed educational materials highlighting information regarding the stormwater facilities/BMPs, recommended maintenance, and inspection requirements, as well as conventional water conservation practices and surface water quality protection, to future buyers. Copies of this information shall be included in the Development Notebook. (ESD)

7372. Inspections of stormwater facilities/BMPs shall be conducted by the Homeowners' association at least annually and maintenance records and proof of inspections shall be retained. (ESD)

DEVELOPMENT STANDARDS

7473. Prior to recordation of the Final Map(s), a Development Notebook shall be submitted for approval to the Planning Department which shall include plot plans for each lot in the project, depicting all dimensions, easements, setbacks, height limits and other restrictions which might affect the construction of structures on said lot and in the case of a PD subdivision, the permitted building space ratio per Zoning Ordinance Section 17.54.100.A.2.e. No Building Permits may be issued for the project until this Development Notebook is provided to and accepted by the DRC for format and content requirements. (PD)

7574. The Development Standards for this project are as follows:

- A. The minimum lot width shall be as shown on the Final Map(s).
- B. The Building setbacks, including accessory structures, for the Residences at Granite Bay Golf Club, Phase II are noted below. These setbacks shall be shown on the Tentative and Final Maps and recorded on the Information Sheet of the Final Map. Copies of this information shall be included in the Development Notebook.

JUNE _____, 2007 BOS

| | |
|--------------|---|
| <u>Front</u> | 20' |
| <u>Side</u> | 10' |
| <u>Rear</u> | 20'/30' to property lines along East Roseville Parkway or Barton Road |

C. Open space setbacks of 20 feet minimum (from edge of 100 year floodplain) shall be established for lots 1 and 2 from the west side property lines.

D. Garages and carports shall have a minimum 20' setback from all property lines unless adequate parking area on-site (minimum 4 spaces) can be demonstrated to the satisfaction of the DRC, in which case the minimum setbacks defined above shall apply.

E. The building maximum height for this PD is 35' for residential structures.

F. The building coverage area allowed for each residential lot shall comply with Section 17.54.100 of the Zoning Ordinance.

7675. Proposed entrance areas, lighting, signage, landscaping, etc. shall be similar to those used for the "Residences at Granite Bay" project and shall be subject to review and approval of the DRC. MM

MITIGATION MONITORING

7776. A Mitigation Monitoring Implementation Program (MMIP) for the replacement of native oaks and other trees, prepared by an ISA certified arborist, Registered Forester, or Landscape Architect, shall be submitted to the Planning Department, in conjunction with the project's Improvement Plans for review and approval by the DRC. Said plan shall provide for native trees to be planted by the project developer within Open Space Lots, any residential lots, and/or the Granite Bay Golf Club property, as approved by the DRC. The Plan shall include a site plan that indicates the trees' location, installation and irrigation requirements and other standards to ensure the successful planting and continued growth of these trees. Installation of all trees and irrigation systems must be completed prior to the County's acceptance of the subdivision's improvements. Access rights for monitoring and maintenance, if necessary, shall be provided to the homeowners' association. An annual monitoring report for a minimum period of five (5) years from the date of installation, prepared by the above-cited professional, shall be submitted to the DRC for review and approval. Any corrective action shall be the responsibility of the homeowners' association.

Prior to the approval of the Improvement Plans, a Letter of Credit or cash deposit in the amount of 125% of the accepted proposal shall be deposited with the Placer County Planning Department to assure on-going performance of the monitoring program. Evidence of this deposit shall be provided to the satisfaction of the DRC. An amount equal to the cost for administrative and program review by the County shall be paid to Placer County and deducted from this deposit before the balance is returned to the applicant. Violation of any components of the approved MMIP may result in enforcement activities per Placer County Environmental Review Ordinance, Article 18.28.080 (formerly Section 31.870). An agreement between the

JUNE _____, 2007 BOS

applicant and County shall be prepared which meets DRC approval that allows the County use of this deposit to assure performance of the MMIP in the event the homeowner's association reneges. (MM)

EXERCISE OF PERMIT

| 7877. The applicant shall prepare and submit to the Engineering and Surveying Department (ESD), a Final Subdivision Map which is in substantial conformance to the approved Tentative Map in accordance with Chapter 16 of the Placer County Code; pay all current map check and filing fees. (ESD)

| 7978. The applicant shall have 36 months to exercise this Tentative Map. Unless exercised, this approval shall expire on ~~June-26~~, 2010. (PD)



COUNTY OF PLACER
Community Development Resource Agency

John Marin, Agency Director

**ENVIRONMENTAL
COORDINATION
SERVICES**

Gina Langford, Coordinator

NEGATIVE DECLARATION

In accordance with Placer County ordinances regarding implementation of the California Environmental Quality Act, Placer County has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment, and on the basis of that study hereby finds:

- The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.
- Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

The environmental documents, which constitute the Initial Study and provide the basis and reasons for this determination are attached and/or referenced herein and are hereby made a part of this document.

PROJECT INFORMATION

| | |
|---|-----------------------------|
| Title: Residences at Granite Bay Golf Club, Phase I | Plus# PSUB T20050394 |
| Description: Proposal to modify the Granite Bay Community Plan to designate APN 465-140-004 as a "Density Receptor Parcel" to allow the transfer of 3 residential units from APN 048-083-023 to APN 465-140-004. The proposal also includes a modification to an existing use permit (CUP-1677) to create a parcel map containing 4 parcels. | |
| Location: Northwest intersection of East Roseville Parkway and Barton Road, Granite Bay | |
| Project Applicant: GW Consulting Engineers, 7447 Antelope Rd., Ste. 202, Citrus Heights, CA 95621 (916) 723-0210 | |
| County Contact Person: Christopher Schmidt | 530-745-3076 |

PUBLIC NOTICE

The comment period for this document closes on **April 11, 2007**. A copy of the Negative Declaration is available for public review at the Community Development Resource Agency public counter and at the Granite Bay Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning Commission. Additional information may be obtained by contacting the Community Development Resource Agency, Environmental Coordination Services, at (530) 745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references. Refer to Section 18.32 of the Placer County Code for important information regarding the timely filing of appeals.

| |
|-----------------------------------|
| Recorder's Certification |
| POSTED <u>03/08/2007</u> |
| through _____ |
| JIM McCAULEY, COUNTY CLERK |
| By <u>J. Kaya</u> Deputy Clerk |
| ATTACHMENT F |

121



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

John Marin, Agency Director

Gina Langford, Coordinator

3091 County Center Drive, Suite 190 • Auburn • California 95603 • 530-745-3132 • fax 530-745-3003 • www.placer.ca.gov/planning

INITIAL STUDY & CHECKLIST

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the following described project application. The document may rely on previous environmental documents (see Section C) and site-specific studies (see Section I) prepared to address in detail the effects or impacts associated with the project.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.) CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an EIR, use a previously-prepared EIR and supplement that EIR, or prepare a Subsequent EIR to analyze the project at hand. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a Negative Declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect, a Mitigated Negative Declaration shall be prepared.

A. BACKGROUND:

| | |
|---|------------------------|
| Project Title: The Residence at Granite Bay Golf Club, Phase I | Plus#: PSUB T2005 0394 |
| Entitlements: Community Plan Amendment/Use Permit Modification/Tentative Map | |
| Site Area: 3.95 acres / 172,314 square feet | APN# 465-140-004 |
| Location: Northwest corner of Roseville Parkway and Barton Road, Granite Bay, Unincorporated Placer County | |
| <p>Project Description: The applicant proposes to develop 3.95 acres, located on the corner of East Roseville Parkway and Barton Road in Granite Bay (known as Lot "A" of Granite Bay Golf Club -SUB309/CUP16967) into four single-family residential parcels ranging in size from .32 acres to .47 acres, with 1.95 acres of open space and .32 acres of landscaping consistent with the existing landscaping along this section of East Roseville Parkway. The homes will be consistent in size and architecture with the neighboring homes within the Residences at Granite Bay Golf Club, and will be subject to the existing CC&Rs and Architectural Guidelines.</p> <p>The applicant is proposing a Community Plan Amendment to modify the Community Plan Land Use Exhibit in order to designate "Parcel A" on the project site as a "density receptor parcel." This will allow residential density to be transferred from the density transfer parcel (APN 048-083-023 "Griswold") which is so designated on the Granite Bay Community Plan Land Use Diagram. The Community Plan allows density from certain residential-zoned parcels located within the 300-foot setback along the south side of Douglas Boulevard to be transferred to certain "receptor" parcels. As a result of the density transfer, the Griswold parcel would become encumbered with a deed restriction and permanent open space easement as required by the Density Transfer Program defined in the Granite Bay Community Plan. The Density Transfer Program recognizes that those parcels located along the southside of Douglas Boulevard located within the required 300-foot setback area may not be of adequate size to accommodate a reasonable building site. Therefore, these "transfer parcels" are allowed to transfer their density to certain designated "receptor" parcels.</p> <p>In addition, the applicants are requesting a modification to the existing Conditional Use Permit (CUP) for the</p> | |

Granite Bay Golf Club and Residences (SUB 309/CUP 1667) to designate "Parcel A" as a "density receptor parcel". The CUP modification would also include changes to Conditions 1 (to list each of the changes), 3A, 6, 8K, 9A, 11, 29V, 31C, 115, and 116 to allow:

1. A Tentative Parcel Map subdividing "Parcel A" into four residential lots (replacing the existing caretakers quarters) and two common area lots for private road and open space
2. Ingress and egress at the new intersection with East Roseville Parkway
3. Condition 3A of the CUP to be modified to include the construction of a six-foot wall and fence along East Roseville Parkway and Barton Road.

B. ENVIRONMENTAL SETTING:

| Location | Zoning | General Plan / Community Plan | Existing Conditions & Improvements |
|----------|--|-------------------------------|---|
| Site | Residential Single-Family, Combining Agricultural, Combining Minimum Building Site of 40,000 square feet, Planned Development 1.1 unit per acre (RS-AG-B-40, PD 1.1) | Granite Bay Community Plan | The project site comprises approximately 3.95 +/- acres located at the northwest corner of Roseville Parkway and Barton Road in the Granite Bay area of Placer County. The site is currently undeveloped with relatively flat topography. Linda Creek runs through the property from north to south in the western portion of the project site. Along the creek is an area of oak/riparian woodland habitat within a conservation easement. The northern border of the property is a 50' wide utility easement. |
| North | Residential Agricultural, Combining Minimum Building site of 100,000 square feet (RA-B-100) | Granite Bay Community Plan | Rural, large-lot residential use |
| South | same as project site | Granite Bay Community Plan | Golf Course Granite Bay Golf Club |
| East | Residential Single-Family, Combining Agricultural, Combining Minimum Building Site of 40,000 square feet, Planned Development 1 unit per acre (RS-AG-B-40, PD 1) | Granite Bay Community Plan | Single-family residential subdivision "Folsom Lake Estates, Section 2B" |
| West | same as project site | Granite Bay Community Plan | Linda Creek and single-family residential subdivision "The Estates" |

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigatable impacts resulting from the proposed project. Relevant analysis from the County-wide General Plan and Community Plan Certified EIRs, and other project-specific studies and reports that have been generated to date, were used as the database for the Initial Study. The decision to prepare the Initial Study utilizing the analysis contained in the General Plan and Specific Plan Certified EIRs, and project-specific analysis summarized herein, is sustained by Sections 15168 and 15183 of the CEQA Guidelines.

Section 15183 states that "projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or site." Thus, if an impact is not peculiar to the project or site, and it has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then additional environmental documentation need not be prepared for the project solely on the basis of that impact.

Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity, to determine whether the environmental effects of the operation were covered in the earlier Program EIR. A Program EIR is intended to provide the basis in an Initial Study for determining whether the later activity may have any significant effects. It can also be incorporated by reference to address regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

The following documents serve as Program-level EIRs from which incorporation by reference can occur:

- County-wide General Plan EIR
- Granite Bay Community Plan EIR

The above stated documents are available for review Monday through Friday, 8am to 5pm, at the Placer County Planning Department, 3091 County Center Drive, Auburn, CA 95603.

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

The Initial Study checklist recommended by the State of California Environmental Quality Act (CEQA) Guidelines is used to determine potential impacts of the proposed project on the physical environment. The checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project (see CEQA Guidelines, Appendix G). Explanation to answers are provided in a discussion for each section of questions as follows:

- a) A brief explanation is required for all answers except "No Impact" answers.
- b) "Less Than Significant Impact" applies where the project's impacts are insubstantial and do not require any mitigation to reduce impacts.
- c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
- d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
- f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
 - **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
 - **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - **Mitigation measures** – For effects that are checked as "Less Than Significant with Mitigation Measures," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached, and other sources used, or individuals contacted, should be cited in the discussion.

I. AESTHETICS – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Have a substantial adverse effect on a scenic vista? (PLN) | | | | x |
| 2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN) | | | | x |
| 3. Substantially degrade the existing visual character or quality of the site and its surroundings? (PLN) | | x | | |
| 4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN) | | | | x |

Discussion- Item I-3:

The proposed project has the potential to impact aesthetics on a local, neighborhood scale. New homes, tree removal, lighting, and additional pavement will replace existing semi-natural conditions. With the incorporation of the following mitigation measures, these impacts will be reduced to a less than significant level!

Mitigation Measures- Item I-3:

MM I.1 Proposed entrance areas, lighting, signage, landscaping, etc. shall be similar to those used for the "Residences at Granite Bay" project and shall be subject to review and approval of the Development Review Committee (DRC).

MM I.2 The Improvement Plans shall provide details of the location and specifications of all proposed landscaping and irrigation, for the review and approval of the DRC (and Parks Division if maintenance is provided through a CSA). Said landscaping shall be installed prior to the County's acceptance of the subdivision's improvements.

MM I.3 Trees identified for removal, and/or trees with disturbance to their driplines, shall be replaced with comparable species on-site, in an area to be reviewed and approved by the DRC.

MM I.4 Cuts & fills within the subdivision shall be kept to a minimum and retaining walls shall be utilized where appropriate (as determined by the DRC).

II. AGRICULTURAL RESOURCE – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN) | | | | x |
| 2. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (EHS, PLN) | | | | x |
| 3. Conflict with existing zoning for agricultural use, or a Williamson Act contract? (PLN) | | | | x |
| 4. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland (including livestock grazing) to non-agricultural use? (PLN) | | | | x |

III. AIR QUALITY – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| 1. Conflict with or obstruct implementation of the applicable air quality plan? (APCD) | | | | x |
| 2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (APCD) | | x | | |
| 3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (APCD) | | | | x |
| 4. Expose sensitive receptors to substantial pollutant concentrations? (APCD) | | | | x |
| 5. Create objectionable odors affecting a substantial number of people? (APCD) | | | | x |

Discussion- Item III-2:

This proposed project is located in the Sacramento Valley Air Basin portion of Placer County. This area is designated as non-attainment for the federal and state ozone standard and non-attainment for the state particulate matter standard. According to the project description, the project will result in an increase in regional and local emissions from construction and operation.

The project related short & long term air pollutant emissions will result primarily from diesel-powered construction equipment, trucks hauling building supplies, vehicle exhaust, gas fireplaces, landscape maintenance equipment, water heater and air conditioning energy use. Based on the proposed project, short-term construction and long-term operational emissions are not expected to exceed the District's significant thresholds. However, the project will contribute to significant cumulative air quality impacts occurring within Placer County unless the following mitigation measures are implemented and will be required as a condition of project approval.

Mitigation Measures- Item III-2:

MM III.1 Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emission limitations.

MM III.2 No open burning of removed vegetation during infrastructure improvements.

MM III.3 Apply water to control dust as needed to prevent dust impacts offsite.

MM III.4 Minimize idling time to 5 minutes for all diesel power equipments.

MM III.5 Only gas fireplace appliances will be allowed.

IV. BIOLOGICAL RESOURCES – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN) | | | | x |

Initial Study & Checklist continued

| | | | | |
|--|--|---|---|---|
| 2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN) | | | | x |
| 3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN) | | x | | |
| 4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN) | | | x | |
| 5. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (PLN) | | x | | |
| 6. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (PLN) | | | | x |
| 7. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN) | | x | | |
| 8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN) | | | | x |

Discussion- Item IV-3,4,5,7:

A Jones & Stokes Associates biologist conducted a site visit and determined that no active raptor nests or elderberry shrubs or other sensitive species habitat are present on the project site. Staff confirmed this determination. Linda Creek is present onsite and may provide habitat for state-listed California red legged frog or federally-listed Chinook salmon and steelhead. However, Linda Creek is protected within a conservation easement and the proposed project does not alter that protected status. Building envelopes are proposed 20' from the edge of the 100-year floodplain (110' minimum from centerline of stream). Therefore, the project would not result in any potential habitat disturbance or the reduction in the numbers or unique, rare, or endangered species of plants or animals.

The existing oak woodlands will be impacted with the proposed project. This will occur as a result of the subdivision improvements, grading, drainage, underground utilities, and individual lot development. With the incorporation of the following mitigation measures, these impacts should be reduced to a less than significant level.

Mitigation Measures- Item IV-3:

MM IV.1 A Tree Resources Assessment prepared in December 2005 by North Fork Associates identified 67 trees of at least 6 inches dbh, or 10 inches dbh aggregate for multi-trunked trees on site. Thirteen trees are proposed for removal due to subdivision improvements. This number will be verified with improvement plan check. Twenty-five trees are also identified as possibly being impacted by the construction of homes and development on individual lots.

For each tree identified in the tree survey and arborist report for removal, and/or trees with disturbance to their dripline the applicant shall replace one 15-gallon comparable species. Tree replacement shall occur on site in the area fronting E. Roseville Parkway. Replacement trees shall be installed by the applicant and inspected and approved by the DRC prior to the acceptance of improvements by DPW. At its discretion, the DRC may establish an alternate deadline for installation of mitigation replacement trees if weather or other circumstances prevent the completion of this requirement.

MM IV.2 In lieu of the mitigation for tree removal listed above, a contribution of \$100 per diameter inch at breast height for each tree removed or impacted shall be paid to the Placer County Tree Preservation Fund. If tree

replacement mitigation fees are to be paid in the place of tree replacement mitigation planting, these fees must be paid prior to approval of improvement plans for the subdivision.

MM IV.3 No watering or irrigation of any kind shall be allowed within the dripline of native oak trees within the project boundaries.

MM IV.4 The applicant shall install a 4' tall, brightly colored (usually yellow or orange), synthetic mesh material fence (or an equivalent approved by the DRC) at the following locations prior to any construction equipment being moved on-site or any construction activities taking place:

- At the limits of construction, outside the dripline of all trees 6" dbh (diameter at breast height), or 10" dbh aggregate for multi-trunk trees, within 50' of any grading, road improvements, underground utilities, or other development activity, or as otherwise shown on the Tentative Map;
- Around any and all "special protection" areas as discussed in the project's environmental review documents (i.e. Lot A).
- Around all Open Space lots within 20 feet of any development activity. No development of this site, including grading, will be allowed until this condition is satisfied.

Any encroachment within these areas, including driplines of trees to be saved, must first be approved by the DRC. Temporary fencing shall not be altered during construction without written approval of the DRC. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the DRC has inspected and approved all temporary construction fencing. This includes both on-site and off-site improvements. Efforts should be made to save trees where feasible. This may include the use of retaining walls, pavers, or other techniques commonly associated with tree preservation. Said fencing and a note reflecting this Condition shall be shown on the Improvement Plans

MM IV.5 Notification to future homeowners and builders that removal of oak trees 6" dbh or greater or multiple trunk trees with an aggregate diameter of 10" dbh or greater and not previously approved for removal by Placer County is prohibited unless prior approval is received by the Placer County Development Review Committee and may require a Tree Permit. A provision for the enforcement of this restriction by the homeowners association shall be provided.

MM IV.6 A Mitigation Monitoring Implementation Program (MMIP) for the replacement of native oaks and other trees, prepared by an ISA certified arborist, Registered Forester, or Landscape Architect, shall be submitted to the Planning Department, in conjunction with the project's Improvement Plans for review and approval by the DRC. Said plan shall provide for native trees to be planted by the project developer within Open Space Lots and any residential lots determined appropriate by the DRC. The Plan shall include a site plan that indicates the trees' location, installation and irrigation requirements and other standards to ensure the successful planting and continued growth of these trees. Installation of all trees and irrigation systems must be completed prior to the County's acceptance of the subdivision's improvements. Access rights for monitoring and maintenance, if necessary, shall be provided to the homeowners' association. An annual monitoring report for a minimum period of five (5) years from the date of installation, prepared by the above-cited professional, shall be submitted to the DRC for review and approval. Any corrective action shall be the responsibility of the homeowners' association.

Prior to the approval of the Improvement Plans, a Letter of Credit or cash deposit in the amount of 125% of the accepted proposal shall be deposited with the Placer County Planning Department to assure on-going performance of the monitoring program. Evidence of this deposit shall be provided to the satisfaction of the DRC. An amount equal to the cost for administrative and program review by the County shall be paid to Placer County and deducted from this deposit before the balance is returned to the applicant. Violation of any components of the approved MMIP may result in enforcement activities per Placer County Environmental Review Ordinance, Article 18.28.080 (formerly Section 31.870). An agreement between the applicant and County shall be prepared which meets DRC approval that allows the County use of this deposit to assure performance of the MMIP in the event the homeowner's association reneges.

Mitigation Measures- Item IV-4:

MM IV.7 In order to protect site resources, no grading activities of any kind may take place within the 100-year flood plain of Linda Creek unless otherwise approved as a part of this project.

MM IV.8 Open Space Lots are required as shown on the Tentative Map. "Open Space Setbacks" shall be established to protect the riparian habitat in Lot A. A 20 feet minimum (from edge of 100 year floodplain) setback shall be established for lots 1 and 2 from the west side property lines. These setbacks shall be shown on the Tentative and Final Maps. Setback shall be recorded on the Information Sheet of the Final Map.

MM IV.9 Open Space Lot A, as shown on the Tentative Map, shall be defined and monumented as a common area lot to be owned and maintained (including the removal of unauthorized debris) by the homeowners' association. The purpose of the creation of this lot is to protect trees, floodplain and riparian vegetation. A note shall be provided in the Development Notebook prohibiting any disturbances within these lots, including the placement of fill materials, lawn clippings, oil, chemicals, or trash of any kind within the easements; nor any grading or clearing activities, vegetation removal, or domestic landscaping and irrigation, including accessory structures, swimming pools, spas, and fencing (excepting that specifically required by these conditions). Trimming or other maintenance activity is allowed only for the benefit of fish, wildlife, fire protection, and water quality resources, and for the elimination of diseased growth, or as otherwise required by the fire department, and only with the written consent of DRC. A provision for the enforcement of this restriction by the homeowners' association shall be provided.

MM IV.10 The applicant shall install permanent fencing, approved by the DRC, with upright posts embedded in concrete along the Open Space lot. Such fencing shall provide a physical demarcation to future homeowners of the location of protected easement areas or Open Space lots as required by other conditions of this project. Such fencing shall be shown on the Information Sheet recorded concurrently with the Final Map, on the project Improvement Plans, as well as on individual lot sheets within the Development Notebook.

Mitigation Measures- Item IV-5:

MM IV.11 All wetlands on the site were mitigated as part of the Granite Bay Golf Club project (SUB-309/CUP-1667).

Mitigation Measures- Item IV-7:

MM IV.12 Trees identified for removal, and/or trees with disturbance to their driplines, shall be replaced with comparable species on-site, in an area to be reviewed and approved by the DRC.

V. CULTURAL RESOURCES – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Substantially cause adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5? (PLN) | | | | x |
| 2. Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN) | | | x | |
| 3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN) | | | x | |
| 4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN) | | | | x |
| 5. Restrict existing religious or sacred uses within the potential impact area? (PLN) | | | | x |
| 6. Disturb any human remains, including those interred outside of formal cemeteries? (PLN) | | | | x |

Discussion- Items V-2,3:

Cultural resources have not been identified on site. However, a very low potential exists that the site may contain subsurface archeological and paleontological resources, particularly along Linda Creek. A standard condition of approval shall be required as part of the use permit as follows:

- If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a SOPA-certified (Society of Professional Archaeologists) archaeologist retained to evaluate the deposit. The Placer County Planning Department and Department of Museums must also be contacted for review of the archaeological find(s).

- If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect shall be provided on the Improvement Plans for the project
- Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site.

VI. GEOLOGY & SOILS – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| 1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD) | | x | | |
| 2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD) | | x | | |
| 3. Result in substantial change in topography or ground surface relief features? (ESD) | | | | x |
| 4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD) | | | | x |
| 5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD) | | x | | |
| 6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD) | | | x | |
| 7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (ESD) | | | | x |
| 8. Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD) | | | | x |
| 9. Be located on expansive soils, as defined in Table 18, 1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (ESD) | | | | x |

Discussion- Items VI-1,2:

The applicant proposes to develop 3.95 acres, located on the corner of East Roseville Parkway and Barton Road in Granite Bay (known as Lot "A" of Granite Bay Golf Club -SUB309/CUP16967) into four (4) single-family residential parcels ranging in size from .32 acres to .47 acres, with 1.95 acres of open space and .32 acres of landscaping. This project proposal would result in disturbance of approximately 2.0 acres of the site for the construction of roads and 4 single family lots. The western portion of the project site is traversed by Linda Creek and includes a conservation preservation easement (Book T of Maps, pg. 36), and areas within the 100 year floodplain. These areas will remain undisturbed by the project. Grading activities will be associated with the excavation/compaction for the private on-site road, building foundation pad grading for 4 single family residential lots, and site utilities. To construct the improvements proposed, potentially significant disruption of soils on-site could occur. The project grading is expected to balance on site. The project proposes soil cuts/fills of approximately 3.5' maximum with all resulting finished grades to be no steeper than 2:1. The proposed project's impacts associated with unstable earth conditions, soil disruptions, displacements, and compaction of the soil can be mitigated to a less than significant level by implementing the Placer County General Plan and Granite Bay Community Plan Goals and Policies as well as the following mitigation measures as part of the project's condition of approval.

Mitigation Measures- Items VI-1,2:

MM VI.1 The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Department (ESD) for review and approval. The plans shall show all conditions for the project as well as pertinent topographical features both on- and off-site. All existing and proposed utilities and easements, on-site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees. (NOTE: Prior to plan approval, all applicable recording and reproduction costs shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or DRC review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD prior to acceptance by the County of site improvements.

MM VI.2 All proposed grading, drainage improvements, vegetation, tree impacts and tree removal shall be shown on the Improvement Plans and all work shall conform to provisions of the County Grading Ordinance (Section 15.48, Placer County Code) and the Placer County Flood Control District's Stormwater Management Manual. The applicant shall pay plan check fees and inspection fees. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and any required temporary construction fencing has been installed and inspected by a member of the DRC. All cut/fill slopes shall be at 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Department (ESD) concurs with said recommendation.

All facilities and/or easements dedicated or offered for dedication to Placer County or to other public agencies which encroach on the project site or within any area to be disturbed by the project construction shall be accurately located on the Improvement Plans. The intent of this requirement is to allow review by concerned agencies of any work that may affect their facilities.

The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the ESD.

Submit to the ESD a letter of credit or cash deposit in the amount of 110% of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.

Any work affecting facilities maintained by, or easements dedicated or offered for dedication, to Placer County or other public agency may require the submittal and review of appropriate Improvement Plans by ESD or the other agency.

MM VI.3 Submit to ESD, for review and approval, a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following:

- Structural foundations, including retaining wall design (if applicable)
- Grading practices
- Erosion/winterization
- Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)
- Slope stability

Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Department for their use. If the soils report indicates the presence of critically expansive or other soils problems which, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report will be required for subdivisions, prior to issuance of Building Permits. This certification may be completed on a Lot by Lot basis or on a Tract basis. This shall be so noted in the CC&Rs and on the Informational Sheet filed with the Final Map(s). It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.

MM VI.4 Staging Areas: Stockpiling and/or vehicle staging areas shall be identified on the Improvement Plans and located as far as practical from existing dwellings and protected resources in the area.

Discussion- Items VI-5,6:

This project proposal would result in the construction of 4 residential single family lots with associated infrastructure including roads, sewer, drainage, and water. The disruption of soils on this currently undeveloped property increases the risk of erosion and creates a potential for contamination of stormwater runoff with disturbed soils or other pollutants introduced through typical grading practices. The construction phase will create significant potential for erosion as disturbed soil may come in contact with wind or precipitation that could transport sediment to the air and/or adjacent waterways. Discharge of concentrated runoff in the post-development condition could also contribute to the erosion potential impact in the long-term. Erosion potential and water quality impacts are always present and occur when protective vegetative cover is removed and soils are disturbed. It is primarily the shaping of building pads, grading for roadways, and trenching for utilities that are responsible for accelerating erosion and degrading water quality. This disruption of soils on the site has the potential to result in significant increases in erosion of soils both on and off the site. The proposed project's impacts associated with soil erosion can be mitigated to a less than significant level by implementing the Placer County General Plan and Granite Bay Community Plan Goals and Policies as well as the following mitigation measures as part of the project's conditions of approval:

Mitigation Measures- Item VI-5:

Refer to text in MM VI.1

Refer to text in MM VI.2

Refer to text in MM VI.3

Refer to text in MM VI.4

MM VI.5 Water quality BMPs shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction and for New Development / Redevelopment (or other similar source as approved by the Engineering and Surveying Department). BMPs for the project include, but are not limited to: Fiber Rolls (SE-5), Hydroseeding (EC-4), Stabilized Construction Entrance (LDM Plate C-4), Storm Drain Inlet Protection (SE-10), Silt Fence (SE-1), revegetation techniques, silt sack with built-in filter flow, gravel bag placement, and concrete washout areas.

MM VI.6 Projects with ground disturbance exceeding one-acre that are subject to construction stormwater quality permit requirements of the National Pollutant Discharge Elimination System (NPDES) program shall obtain such permit from the State Regional Water Quality Control Board and shall provide to the Engineering and Surveying Department evidence of a state-issued WDID number or filing of a Notice of Intent and fees prior to start of construction.

VII. HAZARDS & HAZARDOUS MATERIALS – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (EHS) | | | | x |

Initial Study & Checklist continued

| | | | | |
|--|--|--|---|---|
| 2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS) | | | x | |
| 3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (APCD, EHS) | | | | x |
| 4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS) | | | | x |
| 5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN) | | | | x |
| 6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN) | | | | x |
| 7. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (EHS, PLN) | | | | x |
| 8. 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? (PLN) | | | | x |
| 9. Create any health hazard or potential health hazard? (EHS) | | | | x |
| 10. Expose people to existing sources of potential health hazards? (EHS) | | | | x |

Discussion- Item VII-2:

The use of hazardous substances during normal construction and residential activities are expected to be limited in nature, and will be subject to the standard handling and storage requirements. Accordingly, impacts related to the release of hazardous substances are considered to be less than significant. No mitigation measures are required.

VIII. HYDROLOGY & WATER QUALITY – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| 1. Violate any water quality standards? (EHS) | | | x | |
| 2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS) | | | | x |
| 3. Substantially alter the existing drainage pattern of the site or area? (ESD) | | x | | |
| 4. Increase the rate or amount of surface runoff? (EHS, ESD) | | x | | |

Initial Study & Checklist continued

| | | | | |
|---|--|---|---|---|
| 5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD) | | x | | |
| 6. Otherwise substantially degrade surface or ground water quality? (EHS, ESD) | | x | | |
| 7. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD) | | | | x |
| 8. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD) | | | | x |
| 9. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD) | | | | x |
| 10. Alter the direction or rate of flow of groundwater? (EHS) | | | | x |
| 11. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD) | | | x | |

Discussion- Items VIII-1,11:

The project is located near Folsom Lake and the project could result in urban stormwater runoff. Standard Best Management Practices (BMPs) will be used. As such, the impact to violate water quality standards, to increase the rate of surface runoff, and to impact the watershed of Folsom Lake is considered to be less than significant. No mitigation measures are required.

Discussion- Items VIII-3,4:

The proposed project will increase impervious surfaces including on site roads, driveways, and buildings, which typically increases the stormwater runoff amount and volume. These increases in impervious surfaces have the potential to result in downstream impacts. A preliminary drainage report was prepared for the project. The project is located with the Linda Creek North tributary to the Dry Creek Watershed. The project includes Linda Creek on site that crosses through the western portion of the property. The preliminary drainage report identifies the 100-year floodplain of the drainageway and the proposed Lot configuration and grading is not impacted by, nor adversely impacts, the existing floodplain. The post project flows identified in the report indicated there will be no encroachments into the 100-year floodplain and there will be no increase in water surface elevations during the 100-year storm event. The proposed project's impacts associated with increases in runoff and 100-year floodplain impacts can be mitigated to a less than significant level by implementing applicable Placer County General Plan (PCGP) and Granite Bay Community Plan (GBCP) Goals and Policies as well as the following mitigation measures to be part of the project's condition of approval.

Mitigation Measures- Items VIII-3,4:

MM VIII.1 Prepare and submit with the project Improvement Plans, a drainage report in conformance with the requirements of Section 5 of the LDM and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Department for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" (BMP) measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable.

MM VIII.2 This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code) The current estimated development fee is \$231 per single-family residence, payable to the Engineering and Surveying Department (ESD) prior to each Building Permit issuance. When and if additional entitlements or Building Permits are sought for each parcel, that property will become subject to this Ordinance requirement. The actual fee shall be that in effect at the time payment occurs.

MM VIII.3 This project is subject to payment of annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code). Prior to Building Permit issuance, each applicant shall cause each subject parcel to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting these annual assessments. The current estimated annual fee is \$89 per single-family residence.

MM VIII.4 Drainage facilities, for purposes of collecting runoff on individual lots, shall be designed in accordance with the requirements of the County Storm Water Management Manual that are in effect at the time of submittal, and shall be in compliance with applicable stormwater quality standards, to the satisfaction of ESD. These facilities shall be constructed with subdivision improvements and easements provided as required by ESD. Maintenance of these facilities shall be provided by the homeowners' association.

MM VIII.5 Show the limits of the future, unmitigated, fully developed, 100-year flood plain based on future (build out) peak flow rates through the project site on the Improvement Plans and designate same as a building setback line unless greater setbacks are required by other conditions contained herein.

Discussion- Items VIII-5,6:

The construction of the proposed improvements also has the potential to degrade water quality and adversely affect Linda Creek. Potential water quality impacts are present both during project construction and post-project development. Construction activities will disturb soils and cause potential introduction of sediment into stormwater during rain events. Through the implementation of Best Management Practices (BMPs) for minimizing contact with potential stormwater pollutants at the source and erosion control methods, this potentially significant impact can be reduced to less than significant levels. In the post-development condition, this residential development has the potential to introduce stormwater contaminants such as sediment, nutrients, toxic materials, oil and grease, floatable materials, metals, fertilizers, pesticides, building products, construction waste, detergents, chemicals, paints and solvents, and trash. Activities that could potentially contribute to stormwater pollution are car washing, yard fertilizing and irrigation, household products storage, pets, and refuse collection areas. The proposed development has the potential to result in the generation of new dry-weather runoff containing these types of urban pollutants and also has the potential to increase the concentration and/or total load of said pollutants in wet weather stormwater runoff. Staff considers these water quality impacts to be potentially significant unless mitigation is incorporated. These water quality impacts will be mitigated to a less than significant level by implementing applicable Placer County General Plan and Granite Bay Community Plan Goals and Policies as well as the following mitigation measures to be part of the project's condition of approval.

Mitigation Measures- Items VIII-5,6:

Refer to text in MM VI.1

Refer to text in MM VI.2

Refer to text in MM VI.5

Refer to text in MM VI.6

Refer to text in MM VIII.1

MM VIII.6 Water quality treatment facilities (BMPs) shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction and for New Development / Redevelopment (or other similar source as approved by the DPW). BMPs for the project include, but are not limited to: Vegetated Swale (TC-30).

MM VIII.7 Storm drainage from on-and off-site impervious surfaces (including roads) shall be collected and routed through specially designed water quality treatment facilities (BMPs) for removal of pollutants of concern (i.e. sediment, oil/grease, etc.), as approved by the Engineering and Surveying Department. With the Improvement Plans, the applicant shall verify that proposed BMPs are appropriate to treat the pollutants of concern from this project. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation, for effective performance of BMPs. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Prior to Improvement Plan or Final Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. No water quality facility

construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

MM VIII.8 Provide the following easements/dedications on the Improvement Plans and Final Map to the satisfaction of the Engineering and Surveying Department (ESD) and DRC: An Irrevocable Offer of Dedication for an easement as required for access to, and protection and maintenance of, the post-construction stormwater quality treatment facilities. Said facilities shall be privately maintained until such time as the Board of Supervisors accepts the offer of dedication.

MM VIII.9 This project is located within the area covered by Placer County's municipal stormwater quality permit, pursuant to the National Pollutant Discharge Elimination System (NPDES) Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit. BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) stormwater runoff in accordance with "Attachment 4" of Placer County's NPDES Municipal Stormwater Permit (State Water Resources Control Board NPDES General Permit No. CAS000004).

IX. LAND USE & PLANNING – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| 1. Physically divide an established community? (PLN) | | | | x |
| 2. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies? (EHS, ESD, PLN) | | | x | |
| 3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN) | | | x | |
| 4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN) | | | x | |
| 5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN) | | | | x |
| 6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN) | | | | x |
| 7. Result in a substantial alteration of the present or planned land use of an area? (PLN) | | | | x |
| 8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN) | | | | x |

Discussion- Item IX-2:

The applicant proposes to develop the 3.95 acres known as Lot "A" of Granite Bay Golf Club -SUB309/CUP16967, located on the northwest corner of East Roseville Parkway and Barton Road in Granite Bay. The applicants are requesting a modification to the existing Conditional Use Permit (CUP) for the Granite Bay Golf Club (SUB 309/CUP 1667) to designate "Parcel A" as a "density receptor parcel" to allow: 1) A Tentative Parcel Map subdividing "Parcel A" into four residential lots and two common area lots for private road and open space; 2) Ingress and egress at the new intersection of the private subdivision road with East Roseville Parkway, and 3) allow construction of a six-foot wall and fence along east Roseville parkway and Barton Road. The applicants will be subject to the conditions of modified Conditional Use Permit (SUB 309/CUP 1667) and, thus, any environmental impacts due to the proposed project will be less than significant. (ESD)

The proposed land use is compatible with the adjacent land uses and consistent with the goals and policies of the Granite Bay Community Plan. However, a Community Plan Amendment is necessary to designate a new density receptor parcel to the project site in order to receive density from the Griswold parcel (APN 048-083-023)

Density will increase beyond that allowed under the current zoning district, but not greater than the Community Plan land use designation of Rural Low Density Residential (RLDR) of 4.6 to 20 acre minimum lot size. The project will visually blend in with existing homes located within the Granite Bay Golf Club. Landscaping, walls, fencing and entry features on Roseville Parkway and Barton Road will be consistent with the approved features of the Residences at Granite Bay Subdivision.

The property is zoned RS-AG-B-40 PD=1.1 (Single Family Residential combining Agriculture with a building site minimum of 40,000 square-feet and a Planned Development designation of 1.1 dwelling units per acre). Accounting for the flood plain area, 2.35 units would be permitted by the base zoning. The Community Plan designation is Rural Low Density Residential (RLDR) allowing for residential land uses in a density that ranges between 4.6 to 20 acre minimum lot size.

The Community Plan specifically includes provisions to allow for a density transfer program. The designation of this property as a "receptor parcel" would allow designated transfer parcels within the Douglas Boulevard corridor to transfer their density off-site on Douglas Boulevard, thereby, implementing the goals and policies of the Granite Bay Community Plan. (PLN)

Discussion- Item IX-3:

As proposed the project's lot design and improvements will minimize impacts to wetland, riparian, and oak woodland areas. All improvements including structures, accessory structures, pools, spas, decking, gazebos, fencing, domestic landscaping and irrigation, hardscaping, etc., should be placed outside of environmentally sensitive areas and no mitigation measures are required.

Discussion- Item IX-4:

The proposed project consists of a four lot subdivision on a 3.95-acre parcel in the Granite Bay area. The project site is surrounded by rural residential to the north, and residential subdivisions to the east and west. Estates at Granite Bay Golf Club and Folsom Lakes Estates Unit 2-B respectively. Across Roseville Parkway and to the south is the Granite Bay Golf Club

Existing lots within the Residences at Granite Bay project average 12,450 sq. ft. Lots within the proposed project range from 14,117 sq. ft. to 21,183 sq. ft.

The only incompatibility between this project and the surrounding land uses is the density of the proposed project versus the properties to the north which are 2.4 to 3.5 acres in size. Any impacts resulting from this incompatibility are considered less than significant, as the lots within the proposed project and the adjacent parcel are all single-family residential lots where residential uses and activities are dominant when compared to other areas in Granite Bay where rural residential is more common. Approval of the project would not substantially alter the existing land use of the area. No mitigation measures are required.

X. MINERAL RESOURCES – Would the project result in:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. The loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN) | | | | x |
| 2. The loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN) | | | | x |

138

XI. NOISE – Would the project result in:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (EHS) | | x | | |
| 2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (EHS) | | x | | |
| 3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (EHS) | | x | | |
| 4. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (EHS) | | | | x |
| 5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (EHS) | | | | x |

Discussion- Items XI-1,3:

Noise from construction activities may noticeably increase noise levels above existing ambient noise levels. This is a potentially significant event.

Mitigation Measures- Items XI-1,3:

MM XI.1 In order to mitigate the impacts of construction noise noted above, construction noise emanating from any construction activities for which a building permit or grading permit is required is prohibited on Sundays and Federal Holiday, and shall only occur:

- Monday through Friday, 6:00 am to 8:00 pm (during daylight savings)
- Monday through Friday, 7:00 am to 8:00 pm (during standard time)
- Saturdays, 8:00 am to 6:00 pm

In addition, a temporary sign shall be located throughout the project (4' x 4'), as determined by the DRC, at key intersections depicting the above construction hour limitations. Said signs shall include a toll free public information phone number where surrounding residents can report violations and the developer/builder will respond and resolve noise violations. This condition shall be included on the Improvement Plans and shown in the development notebook.

Essentially, quiet activities, which do not involve heavy equipment or machinery, may occur at other times. Work occurring within an enclosed building, such as a house under construction with the roof and siding completed, may occur at other times as well.

The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions

Discussion- Item XI-2:

Transportation activity on Barton Road and East Roseville Parkway will noticeably increase noise from automotive traffic above existing ambient noise levels. This project uses the noise information from the Residences at Granite Bay Golf Club EIR.

In 2005, the average daily traffic count along Barton Road was 4250 cars per day and for East Roseville Parkway, the average daily traffic (ADT) count was 5600 cars per day in 2003. The threshold level of significance for which a separate noise study would have been required is 8000 cars per day (ADT) along narrow rural roads. This is the point at which the 60 dB contour is affected by traffic noise. The EIR states that the 60 dB contour is 95

feet from the center line of East Roseville Parkway, while the project lies 67 feet from the center line of East Roseville Parkway.

The increase in traffic noise along Barton Road and East Roseville Parkway is a potentially significant impact.

Mitigation Measures- Item XI-2:

MM XI.2 In order to mitigate the impacts of transportation noise along Barton Road and East Roseville Parkway, the project proponent shall provide a 6-foot cobblestone soundwall to be constructed along Barton Road and East Roseville Parkway. The soundwall will be constructed as detailed in the Granite Bay Golf Club EIR dated June 1993. The soundwall shall be shown on the improvement plans. Soundwall barrier heights are relative to building pad elevations and will be checked during the improvement plan approval phase

XII. POPULATION & HOUSING – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Induce substantial population growth in an area, either directly (i.e. by proposing new homes and businesses) or indirectly (i.e. through extension of roads or other infrastructure)? (PLN) | | | | x |
| 2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (PLN) | | | | x |

XIII. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or 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?

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Fire protection? (EHS, ESD, PLN) | | | x | |
| 2. Sheriff protection? (EHS, ESD, PLN) | | | x | |
| 3. Schools? (EHS, ESD, PLN) | | | x | |
| 4. Maintenance of public facilities, including roads? (EHS, ESD, PLN) | | | x | |
| 5. Other governmental services? (EHS, ESD, PLN) | | | x | |

Discussion- Items XIII-1,2,3,4,5:

The proposed project will introduce four new single-family residences into the community, which could result in the increased demand on public services, schools, and facilities. This is considered a less than significant impact.

The applicant will be required to obtain will serve letters from all applicable governmental agencies and comply with the conditions of those letters prior to the approval of Improvement Plans. As part of the will serve letter process the applicant will be required to obtain will serve letters from all applicable fire agencies and comply with the conditions of those letters. In addition, the applicant will be required to pay the applicable traffic mitigation fees.

XIV. RECREATION – Would the project result in:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| 1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (PLN) | | | | x |
| 2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN) | | | | x |

XV. TRANSPORTATION & TRAFFIC – Would the project result in:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD) | | x | | |
| 2. Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD) | | | | x |
| 3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD) | | | x | |
| 4. Inadequate emergency access or access to nearby uses? (ESD) | | | | x |
| 5. Insufficient parking capacity on-site or off-site? (ESD, PLN) | | | | x |
| 6. Hazards or barriers for pedestrians or bicyclists? (ESD) | | | | x |
| 7. Conflicts with adopted policies supporting alternative transportation (i.e. bus turnouts, bicycle racks)? (ESD) | | | | x |
| 8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (ESD) | | | | x |

Discussion- Item XV-1:

This project proposal would result in the construction of 4 residential single family Lots. The proposed project will generate approximately 8 additional PM peak hour trips. The proposed project creates site-specific impacts on local transportation systems that are considered less than significant when analyzed against the existing baseline traffic conditions, however, the cumulative effect of an increase in traffic has the potential to create significant impacts to the area's transportation system. Article 15.28.010 of the Placer County Code establishes a road network Capital Improvement Program (CIP). This project is subject to this code and, therefore, required to pay traffic impact fees (currently estimated to be \$6,300.72 per single family dwelling) to fund the CIP for area roadway improvements. The proposed project's impacts associated with increases in traffic can be mitigated to a less than significant level by implementing applicable Placer County General Plan (PCGP) and Granite Bay Community Plan Goals and Policies as well as the following mitigations agreed to by the applicant.

Mitigation Measures- Item XV-1:

MM XV.1 This project will be subject to the payment of traffic impact fees that are in effect in this area (Granite Bay Fee District), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) will be required and shall be paid to Placer County DPW prior to issuance of any Building Permits for the project:

- County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code
- South Placer Regional Transportation Authority (SPRTA)
- Placer County/City of Roseville Joint Fee

The current total combined estimated fee is \$6,300.72 per single-family residence. The fees were calculated using the information supplied. If either the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs.

Discussion- Item XV-3:

This project proposal adds a new driveway encroachment onto East Roseville Parkway as the primary access point for 4 new lots where one had not previously existed. The location of the property at the corner of two highly traveled County roads, East Roseville Parkway and Barton Road, makes it a difficult property to safely gain access. The on-site road entrance will be constructed onto East Roseville Parkway to a County LDM Standard Plate R-17 and will be limited to right turns in and out only. Vehicles from this development that want to access Barton Road will travel west on East Roseville Parkway and make a U-turn at Chelshire Downs Road. There are presently no provisions for westbound left turns at Chelshire Downs Road/East Roseville Parkway. The project will provide a left turn lane at this intersection on East Roseville Parkway for westbound traffic coming out of the subdivision in order to make a U-turn to access Barton Road. This facility will allow the existing capacity to be maintained in the through lanes at the intersection. However, there are short periods of the AM and PM Peak Hours that this area experiences a moderate level of traffic congestion. The westbound left turn pocket will not negatively affect these peak conditions. Given the driveway encroachment design and the provision of a left turn lane at the Chelshire Downs Road/East Roseville Parkway intersection, staff concludes that impacts due to design features are less than significant. No mitigation measures are required.

XVI. UTILITIES & SERVICE SYSTEMS – Would the project:

| Environmental Issue | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (ESD) | | | | x |
| 2. Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD) | | | x | |
| 3. Require or result in the construction of new septic systems? (EHS) | | | | x |
| 4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (ESD) | | | | x |
| 5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS) | | | x | |
| 6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD) | | | x | |
| 7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (EHS, PLN) | | | | x |

| | | | | |
|---|--|--|---|--|
| 8. Comply with federal, state, and local statues and regulations related to solid waste? (EHS, PLN) | | | x | |
|---|--|--|---|--|

Discussion- Item XVI-2:

The proposed 4 lot subdivision is located within the boundary of Placer County Sewer Maintenance District (SMD) No. 2. The District currently has adequate capacity to accept sewage flow from this new development. The project will be required to meet all conditions of the Placer County Department of Facility Services, Special Districts Division, per the Requirements for Service Letter dated January 9, 2006. The applicant will install sewer lines in order connect to the public sewer system. Given the applicant's proposal and the information supplied by the applicant, staff finds that any environmental impacts due to construction of new sewer conveyance facilities are less than significant. No mitigation measures are required.

Discussion- Item XVI-5,6,8:

The project will require public potable water, public sewer and solid waste collection services. The agencies charged with providing treated water and public sewer services have indicated their requirements to serve the project. These requirements are routine in nature and do not represent significant impacts. Typical project conditions of approval require submission of "will serve" letters from each agency. No mitigation measures are required.

E. MANDATORY FINDINGS OF SIGNIFICANCE:

| Environmental Issue | Yes | No |
|--|-----|----|
| 1. Does the project have the potential to degrade the quality of the environment or eliminate important examples of the major periods of California history or prehistory? | | x |
| 2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) | | x |
| 3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? | | x |

F. OTHER RESPONSIBLE AND TRUSTEE AGENCIES whose approval is required:

| | |
|---|--|
| <input type="checkbox"/> California Department of Fish and Game | <input type="checkbox"/> Local Agency Formation Commission (LAFCO) |
| <input type="checkbox"/> California Department of Forestry | <input type="checkbox"/> National Marine Fisheries Service |
| <input type="checkbox"/> California Department of Health Services | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> California Department of Toxic Substances | <input type="checkbox"/> U.S. Army Corp of Engineers |
| <input type="checkbox"/> California Department of Transportation | <input type="checkbox"/> U.S. Fish and Wildlife Service |
| <input type="checkbox"/> California Integrated Waste Management Board | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> California Regional Water Quality Control Board | <input type="checkbox"/> |

G. DETERMINATION - The Environmental Review Committee finds that:

Although the proposed project **COULD** have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because the mitigation measures described herein have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

143

H. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments consulted):

Planning Department, Christopher Schmidt, Chairperson
 Engineering and Surveying Department, Janelle Fortner, P.E.
 Engineering and Surveying Department, Wastewater, Ed Wydra
 Department of Public Works, Transportation
 Environmental Health Services, Grant Miller
 Air Pollution Control District, Brent Backus
 Flood Control Districts, Andrew Darrow
 Facility Services, Parks, Vance Kimbrell
 Placer County Fire / CDF, Bob Eicholtz

Alvia Langford

Signature _____ Date December 5, 2006
 Chairperson, Environmental Review Committee

I. SUPPORTING INFORMATION SOURCES: The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Suite 190, Auburn, CA 95603.

| | | |
|--------------------------------|---|---|
| County Documents | <input checked="" type="checkbox"/> Community Plan | |
| | <input type="checkbox"/> Environmental Review Ordinance | |
| | <input checked="" type="checkbox"/> General Plan | |
| | <input checked="" type="checkbox"/> Grading Ordinance | |
| | <input checked="" type="checkbox"/> Land Development Manual | |
| | <input checked="" type="checkbox"/> Land Division Ordinance | |
| | <input checked="" type="checkbox"/> Stormwater Management Manual | |
| | <input checked="" type="checkbox"/> Tree Ordinance | |
| <input type="checkbox"/> _____ | | |
| Trustee Agency Documents | <input type="checkbox"/> Department of Toxic Substances Control | |
| | <input type="checkbox"/> _____ | |
| | <input type="checkbox"/> _____ | |
| Site-Specific Studies | Planning Department | <input type="checkbox"/> Biological Study |
| | | <input type="checkbox"/> Cultural Resources Pedestrian Survey |
| | | <input type="checkbox"/> Cultural Resources Records Search |
| | | <input type="checkbox"/> Lighting & Photometric Plan |
| | | <input type="checkbox"/> Paleontological Survey |
| | | <input checked="" type="checkbox"/> Tree Survey & Arborist Report |
| | | <input type="checkbox"/> Visual Impact Analysis |
| | | <input type="checkbox"/> Wetland Delineation |
| | | <input type="checkbox"/> _____ |
| | | <input type="checkbox"/> _____ |
| | Engineering & Surveying Department, Flood Control District | <input type="checkbox"/> Phasing Plan |
| | | <input checked="" type="checkbox"/> Preliminary Grading Plan |
| | | <input type="checkbox"/> Preliminary Geotechnical Report |
| | | <input checked="" type="checkbox"/> Preliminary Drainage Report |
| | <input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan | |

144

Initial Study & Checklist continued

| | | |
|--------------------------------|--|---|
| | | <input type="checkbox"/> Traffic Study |
| | | <input type="checkbox"/> Sewer Pipeline Capacity Analysis |
| | | <input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available) |
| | | <input type="checkbox"/> Sewer Master Plan |
| | | <input type="checkbox"/> Utility Plan |
| | | <input type="checkbox"/> _____ |
| | | <input type="checkbox"/> _____ |
| | Environmental Health Services | <input type="checkbox"/> Groundwater Contamination Report |
| | | <input type="checkbox"/> Hydro-Geological Study |
| | | <input checked="" type="checkbox"/> Acoustical Analysis |
| | | <input type="checkbox"/> Phase 1 Environmental Site Assessment |
| | | <input type="checkbox"/> Soils Screening |
| | | <input type="checkbox"/> Preliminary Endangerment Assessment |
| | | <input checked="" type="checkbox"/> Granite Bay Golf Club EIR, 1993 |
| | <input type="checkbox"/> _____ | |
| | Air Pollution Control District | <input type="checkbox"/> CALINE4 Carbon Monoxide Analysis |
| | | <input type="checkbox"/> Construction emission & Dust Control Plan |
| | | <input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos) |
| | | <input type="checkbox"/> Health Risk Assessment |
| | | <input type="checkbox"/> URBEMIS Model Output |
| <input type="checkbox"/> _____ | | |
| <input type="checkbox"/> _____ | | |
| Fire Department | <input type="checkbox"/> Emergency Response and/or Evacuation Plan | |
| | <input type="checkbox"/> Traffic & Circulation Plan | |
| Mosquito Abatement District | <input type="checkbox"/> Guidelines and Standards for Vector Prevention in Proposed Developments | |
| | <input type="checkbox"/> _____ | |

145

October 9, 2006

Mr. Loren Clark
Senior Planner
Placer County Community Development Resource Agency
3091 County Center Drive
Auburn, CA 95603

Re: Parcel 048-083-023.

Dear Mr. Clark:

This letter is to acknowledge that I am the current owner of Assessor's, Parcel 048-083-023 located along the south side of Douglas Boulevard.

This parcel has been in escrow for over two years at Placer Title - 916-782-3711. The escrow number is #110-1812-sw. and the buyer is the Douglas Group. The sale is conditioned on acceptance of the buyer's request to be able transfer density units associated with the property to The Residences at Granite Bay Golf Club. My signature below authorizes any member of the Placer County Development Review Committee (DRC) and other County personnel as necessary, to enter the property that is the subject of the application. The Douglas Group is completing the application for the density transfer based on their desires and expected ownership.

The Douglas Group can of course make any additional commitments relating to this transaction subject to their purchase and ownership of this property.

Along with the Douglas Group I also would appreciate receiving copies of any correspondence relating to my parcel while I still own it.

Please feel free to contact me if you have any questions or need additional information.

Sincerely,



Gerald W. Griswold
The Griswold Living Trust
11792 Arroyo
Santa Ana CA 92705
714-731-6456

CC: Roger Hume
Dave Cook