



COUNTY OF PLACER
Community Development/Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING

MEMORANDUM

TO: Honorable Board of Supervisors

FROM: Paul Thompson
Deputy Planning Director

DATE: April 27, 2010

SUBJECT: Update: Granite Bay Community Plan Review

The Planning Department is providing the Board with an update on the Granite Bay Community Plan review.

SUMMARY:

As directed by the Board of Supervisors with the adoption of the FY 2008/2009 Budget, the County Planning Department staff initiated a review of the Granite Bay Community Plan in 2008. Over the past 18 months, staff has solicited input from residents and property owners about the existing Community Plan and to seek their input on potential changes to goals, policies, and programs and to discuss the potential for changes in the land use designations. There have been numerous meetings facilitated through the Granite Bay MAC, a community meeting, and a public workshop where the public has provided comments on this review. Staff has now completed the "information gathering" phase of this review process and is providing an update to the Board on the status of the work program and a discussion of potential next steps.

BACKGROUND:

The Granite Bay Community Plan was originally adopted in 1989. It provides the framework and vision for the long-term growth and orderly development of Granite Bay. Since 1989, the Community Plan has undergone minor revisions, including an update of the Circulation Element in 2005. The purpose of this review/update is to revisit the Community Plan to evaluate whether the 20-year old *Assumptions and General Community Plan Goals and Policies* remain valid, and to determine what changes, if any, are needed to the document to insure that it is internally consistent with other General Plan documents, consistent with land development programs and ordinances and to insure that it accurately reflects the community's sentiments about the pattern and form of growth until such time that the community is built out.

Community Plan Review Process

Unlike the typical Community Plan update process where a Steering Committee is utilized to oversee the update of the Community Plan, it was the desire of Supervisor Uhler to provide an open and inclusive process to all residents. To achieve this, notice was provided to all landowners who own property within the Community Plan area boundary (approximately 8,500 parcels). In addition, community meetings were facilitated through the Granite Bay MAC in order to provide residents and property owners the opportunity to be informed on a regular basis and have a voice in the process.

The first official community meeting occurred in February 2009 at the Lutheran Church of the Resurrection on Douglas Boulevard where staff provided an overview of the Community Plan review process (over 400 people in attendance). At that time, it was announced that there would be a six-month period where residents and property owners could submit suggestions for policy and/or land use changes. By the June 30, 2009 deadline, the Planning Department had received 284 Policy Change Request forms and 49 Land Use Change Request forms.

In October 2009, a Community Workshop was held at the Lutheran Church of the Resurrection (over 300 people in attendance). The purpose of this workshop was to provide the public an opportunity to take part in a community survey exercise where they could provide input and comments on community-requested policy and land use changes. No formal staff presentation was given; the purpose of the workshop was to facilitate a discussion amongst community members and to receive their input. A total of 244 surveys were completed and returned to the Planning Department.

Land Use Change Requests

Property owners submitted a total of 49 land use change requests affecting 53 parcels. This represents a total of 341 acres and could potentially result in 392 additional residential units. The majority of these requests are individual parcels that would be allowed to subdivide their property through the Minor Land Division process if the proper land use designation was obtained (i.e., up to three additional parcels). However, most of the residential density being requested is confined to a few larger properties or infill properties, including the Special Planning Area along the south side of Douglas Boulevard (67.9 acres), the Tanner property on Cavitt-Stallman Road (66 acres), the Patterson property on Eureka Road near Sierra College Boulevard (10.9 acres), and the Enclave at Granite Bay project on Elmhurst Drive (12 acres). There are also eight properties along Itchy Acres Road that are requesting a land use change to allow their property to be divided into two resulting parcels. Additionally, there are a few requests for commercial and professional office land uses along Douglas Boulevard and Auburn-Folsom Road. Staff is currently in the process of meeting with these property owners to further understand the purpose of their request and will be making a presentation to the Granite Bay MAC regarding the survey results on May 5th.

Policy Change Requests

The Planning Department received a total of 284 policy change request forms. Residents provided input (75) on policy change as it relates to housing, land use, community design, natural resources, air quality, public facilities, transportation and utilities. A large number of request forms submitted were specifically in response to the proposed land use changes along Itchy Acres Road (120). Residents also requested that the Granite Bay Community Plan Review either be cancelled or that there not be any land use changes (89). Residents and property owners who participated in the community survey provided comments on existing Community Plan goals and policies, as well as, community-proposed policy changes. The results of the survey were presented to the Granite Bay MAC at their meeting in March.

DISCUSSION:

The "information gathering" phase of this Community Plan review process is completed, and while staff continues its public outreach efforts through the Granite Bay MAC, staff continues to gather the background data necessary for a Community Plan update. This includes the review of existing conditions in the community as compared to those conditions when the Plan was originally prepared (i.e., population, holding capacity, public services, traffic, infrastructure, changes in environmental conditions, etc.). Staff has also initiated the preparation of the chapters of an updated community plan policy document. It is anticipated that this work will continue at least until the end of the fiscal year.

Beyond that time frame, staff is prepared to discuss a range of options or alternatives that would keep this planning process moving forward. Completion of a draft community plan document and land use diagram will be dependent upon decisions on key options or choices. Each alternative details necessary staffing, CEQA requirements, and potential fiscal impact. The 5 options are listed below:

Option 1: Update Policy Document and Land Use Diagram

Under this option, the GBCP is comprehensively updated including changes to goals/policies, land use and zoning. While there is a potential for a holding capacity to be limiting, specific land use changes could result in an intensification of land use in certain areas as a consequence of landowner requests and/or staff recommendations. The net increase in residential dwelling units or non-residential land uses can have localized impacts as well as area-wide impacts in terms of the delivery of urban services; particularly for the conveyance of wastewater.

- Staffing: County Staff/EIR Consultant/Sewer Study Consultant
- CEQA: Environmental Impact Report Required
- Fiscal Impact: \$500,000 to \$750,000 in consulting costs for the EIR and sewer study (There is a potential to offset General Fund impacts by requiring a fee for land use changes)

Option 2: Update Policy Document and Identify “Future Study Areas” For Land Use Changes (a land use density is assigned)

Under this option, the GBCP update is limited in scope in terms of the degree to which land use changes area considered. The focus of the plan is to update the policy document. Changes to the land use diagram and zoning would be limited to key properties or areas based upon the review and recommendations of the Granite Bay MAC and the Planning Commission. Properties would be designated as a “future study area”, with a land use density assigned, but additional studies would be required before any future entitlement could be considered. While an EIR would likely be necessary to analyze the programmatic and cumulative impacts associated with the change in land use it would cost less than the EIR under Option 1 because of the narrower scope of review. Parcel or project specific impacts associated with future entitlements in the future study areas would be analyzed at a future date with subsequent environmental documents.

- Staffing: County Staff/EIR Consultant/Sewer Study Consultant
- CEQA: Environmental Impact Report Required
- Fiscal Impact: \$350,000 to \$500,000

Option 3: Update Policy Document and Identify “Future Study Areas” For Land Use Changes (No density assigned)

This option is similar to option two but differs in one respect – the identification of a future study area does not include the assignment of a land use density (other than the current underlying zone district). This is similar to the future study area in the 1994 General Plan which identifies a particular area west of the City of Roseville and north of Placer Vineyards and identifies it as an area where future urban land uses would be directed. No specific land use designation is identified and the underlying zoning did not change (Farm – 80 acre minimum). The staff is concerned that it is difficult to determine what impacts, if any, the allocation of a future study area would have other than an acknowledgement that future land uses would likely be more intensive than the current zoning. It is possible that this option, which emphasizes an update to the policy document, could be prepared with a negative declaration. However, public comment/testimony and an evaluation of the actual future study area parcels could result in a determination to either: 1) provide more specific information on the nature of the land use change, or 2) determine a worst case scenario, both of which could result in the need to prepare an EIR.

- Staffing: County Staff/EIR Consultant/Sewer Study Consultant
- CEQA: Negative Declaration/Environmental Impact Report Required
- Fiscal Impact: \$350,000 to \$500,000

Option 4: Update Policy Document Only

Under this option no changes to land use would be considered; only the policy document would be updated. This is similar to the update and adoption of the Meadow Vista Community Plan in 1996.

- Staffing: County Staff
- CEQA: Negative Declaration
- Fiscal Impact: Staff only costs, no additional General Fund contribution

Option 5: No Change at this time

Under this option, the GBCP is not updated. At such time that the Countywide General Plan was updated, policy changes could be considered for Granite Bay as part of the update of the Countywide General Plan.

CONCLUSION:

Planning Department staff will continue the GBCP Update work program including: 1) the gathering of background data, 2) the preparation of an updated policy document, and 3) continue public outreach efforts through the Granite Bay MAC. However, additional direction will be needed in reference to the above options as we enter into the next fiscal year.

Respectfully submitted,



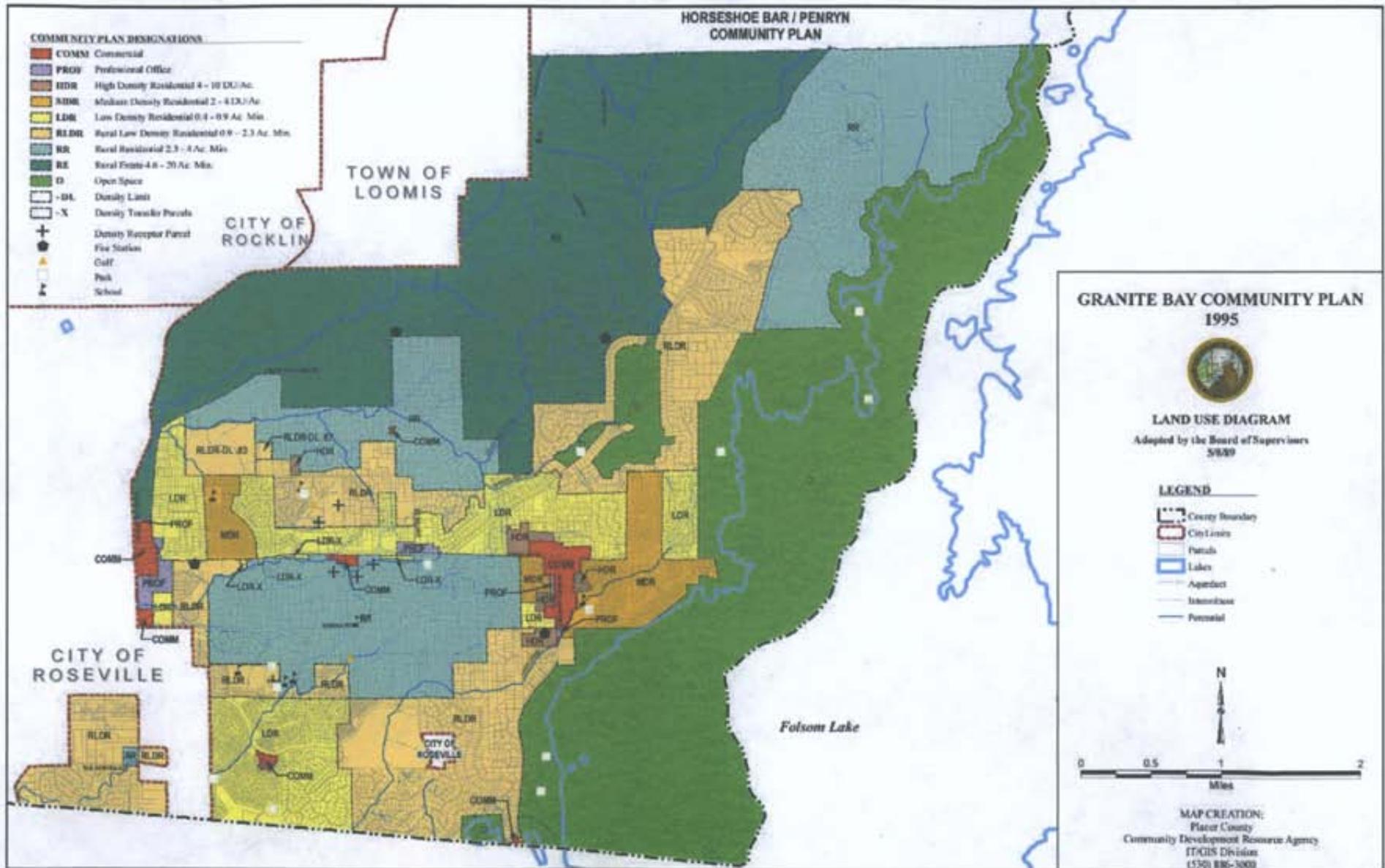
PAUL THOMPSON
Deputy Planning Director

ATTACHMENTS:

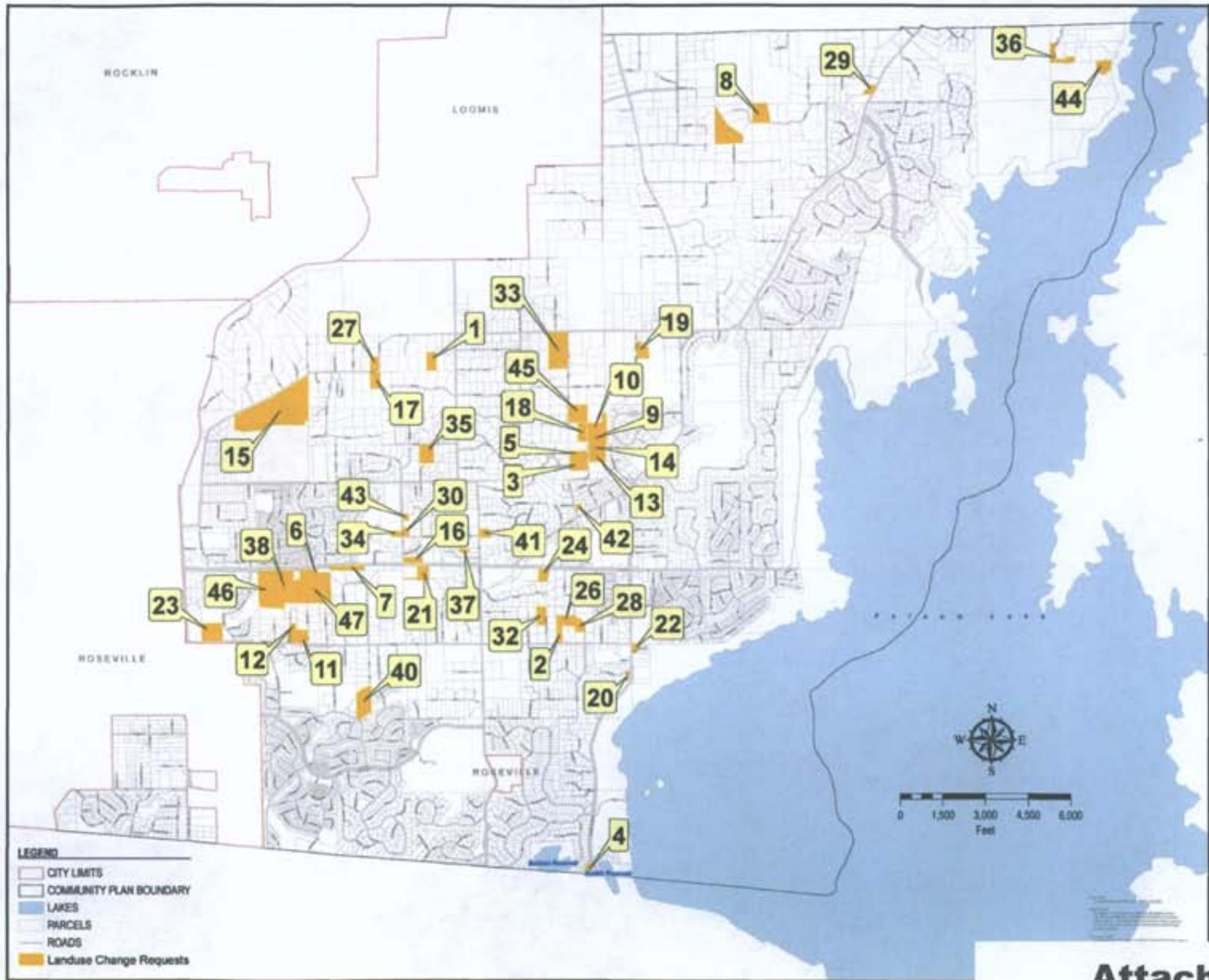
- Attachment 1 – Granite Bay Community Plan Land Use Diagram (1995)
- Attachment 2 – Overview of Land Use Change Requests
- Attachment 3 – GBCP Survey Results Summary, Section II

GRANITE BAY COMMUNITY PLAN

(Originally adopted in 1989)



OVERVIEW OF LAND USE CHANGE REQUESTS



132

GBCP SURVEY RESULTS SUMMARY
SECTION II - Community Proposed Policy Changes

Community proposed policies with strong support with at least 65% of the respondents answering either "Strongly Agree"/"Agree":

1. Spot zoning should not be allowed. (82%)
2. Residential lot sizes should vary in size to preserve the rural character of Granite Bay. (81%)
3. Provide current/updated population figures. (76%)
4. The rural residential quality of the Granite Bay area should be preserved. (73%)
5. Limit senior housing developments to single-story. (69%)
6. Limit "pass through" traffic in local neighborhoods. (68%)
7. The 300' setback requirement should remain in place for residential properties along the south side of Douglas Boulevard. (67%)
8. Limit new commercial uses along Douglas Boulevard. (66%)
9. Large churches and community centers should be limited in size. (65%)

Community proposed policies which received the greatest number of comments:

1. Housing needs (i.e. retirement, low-income, etc) within granite bay should be reevaluated. (44)
2. The plan should identify areas for medium/high density residential uses based on proximity to public services and transportation networks. (44)
3. Large churches and community centers in Granite Bay should be limited in size. (41)
4. In an effort to attract businesses and create successful commercial centers, offer incentives to revitalize existing commercial areas (i.e. Sierra College Blvd, Douglas Blvd, and Auburn-Folsom Road). (38)
5. Assumptions about agriculture uses within the existing Granite Bay Community Plan should be reviewed. (37)
6. The community guidelines for Granite Bay should be updated. (37)
7. Limit new commercial along Douglas Boulevard. (36)
8. Limit senior housing development to single-story. (35)
9. Residential lot sizes should vary in size to preserve the rural character of Granite Bay. (35)

