



OFFICIAL PUBLICATION
OF THE GRANITE BAY
COMMUNITY ASSOCIATION, INC
Sandy Harris, Editor

Granite
Bay

Alert

BOARD MEMBERS
Gary Dahlbeck, Richard Gordon, Sandy Harris,
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Volume #275 – Winter Edition

GRANITE BAY MAC MEETING
February 6, 2012 - 7:00 p.m.
5455 Eureka Road
Partial Agenda

Placer County Housing Element Update – County is currently updating its 2009 Housing Element that will cover an eight year planning period. This minor update will ensure compliance with State Housing Element Law that requires local governments to adequately plan to meet existing and projected housing needs of all economic segments of the community. INFORMATION

The Ponds – Proposal to construct a 28,808 square foot office building and a 7,386 square foot event center adjacent to Quarry Ponds on a 5.2 acre parcel. (See description below.) INFORMATION

Auburn-Folsom Road Bikeway Project – Discussion of plans to install Class II bike lanes on Auburn-Folsom Road from Douglas Boulevard to Joe Rodgers Road. Also proposed are sidewalks on each side of the road roughly following existing dirt pathways. A small amount of right-of-way, some permanent and some temporary, will be needed to construct the project. INFORMATION

The Ponds – County has received a 1st Submittal for a project on 5.2 acres adjacent to the Quarry Ponds on Douglas Boulevard.

Current zoning is Residential/Agricultural subject to a zoning text amendment allowing medical services and related uses. Applicant seeks to change zoning to Business Park in order to construct a 28,808 square foot office building and a 7,386 square foot event center. The two story office building would include professional and administrative offices (i.e. medical services), personal services, and limited retail uses (i.e. restaurants).

The event center (second building) would include 2,730 square feet (two story) dedicated to an indoor event area, catering/kitchen facility, administrative offices, guest rooms, and restroom facilities. The remaining 4,656 square feet would be dedicated to an outdoor event area that would accommodate up to 325 people for various events (i.e. meetings, parties, weddings, receptions, dances, etc). This building faces the ponds.

The second building is for events and is proposed on the southern boundary facing the ponds. It would be 7,385 square feet consisting of an open event area of 4,656 sq. ft. bounded by a catering facility administrative offices, restrooms and customer use portions totaling 2,730 sq. ft. The catering and administrative frontal wings are two story to allow for event use.

The project site is located on the south side of Douglas Boulevard between Berge Street and Barton Road adjacent to the Quarry Ponds establishment.



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The Granite Bay Community Association's response to the 1st Submittal noted that the Design Elements and Landscape Goals for the Douglas Corridor adopted by MAC in 2012 and included in the newly adopted Granite Bay Community Plan stated that buildings on the Douglas Corridor are to be single-story. The response also noted that the event center might meet County noise criteria at the property line, but the area is surrounded by very low density and loud events at night and on weekends might be a nuisance to those residents.

Residential Care Home - On January 27, the Placer County Zoning Administrator approved a proposal for expansion of a residential care home at 6257 Eureka Road from 6 non-ambulatory residents to 20. Notices of the hearing were sent to residents within 300 feet of the project 10 days prior to the hearing. As a result, not many living on the large lots knew of the proposal, but 4 or 5 attended the hearing and several wrote their concerns.

To accommodate the increased number, proponent intends to add 3,800 square feet to an existing 2,800 square foot residence on a 1.8 acre parcel zoned Residential Agricultural and designated Rural Residential (2.3 to 4.6 acres in GB Community Plan).

Applicant is required to connect to the sewer system, install an area of 14 parking spaces, construct one-half of a 40 foot road section where the project fronts Eureka Road as measured from centerline thereof, reconstruct the access driveway, pay estimated traffic impact fees of \$6,696 for additional 14 care units, pay drainage improvement and flood control fees estimated at \$252 per acre annually, etc.

Residential Care Homes are an allowed use in this zone area with a Minor Use Permit. However, this is the second such application for increasing the size of existing small care homes to larger facilities, the other being on Sierra Ponds off Cavitt Stallman Road in an area of 5 acre zoning.

The Granite Bay Community Association feels this issue needs further scrutiny and filed an appeal to the granting of this Minor Use Permit. Nobody opposes the small 6 person facilities in existing homes that don't change the neighborhood. Apparently, corporations are buying existing small care homes on larger properties and seeking to increase the occupancy because of the economic return, and Granite Bay has a large number of lots that could be converted causing a more or less commercial venture in residential neighborhoods. There are currently about 25 of these smaller (6 person) facilities and Eskaton (110 persons) in Granite Bay.

No date has been set for the hearing before the Planning Commission.

Greyhawk II – Update – On January 8, the Board of Supervisors approved the 21 lot Planned Residential Development on 10.33 acres. The single family residences (including garages) would be constructed in building envelopes of approximately 3,900 square feet. The typical home in the building envelope would include a living area (+2,685 square feet), covered patio at the rear (+300 square feet) front courtyard (+225 square feet) and a three car garage (+600 square feet). Residences would primarily be single-story, but may also include two-story structures.

Access would be from the existing Greyhawk Drive and Woodgrove Way intersection. The private internal loop road would be 25 feet wide with "no parking" restriction along the entire roadway. Resident parking would be



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within the garages and guest parking is planned in five small bays off the internal loop road. A 6 foot high privacy fence is proposed along the perimeter of the site.

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Miscellaneous – After several years of inactivity on approved projects, some are starting construction.

Barton Business Park – Another office building is under construction in the business park at the intersection of Douglas and Barton Road.

Alexandria Estates – This project approved for 10 homes north of Douglas with 7 lots accessed through Barton Business Park and 3 lots from Macargo Road recently applied to County for variances from setbacks in order to build all one story homes and grading has begun.

Olive Ranch Road – A ten home project approved several years ago across from Cobblestone is under construction.

Premier Homes – The project approved for townhomes east of the intersection of Douglas and Auburn-Folsom never progressed and later the very unpopular garage condos were proposed on the site. However, the original project of townhomes is getting a second look and the garage condos are off the table.

Berg Street – An approved project for 32 homes on Berg north of Douglas should see activity this spring.