



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

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Alert

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GRANITE BAY – On July 28, 1987, the Placer County Board of Supervisors recognized the name of Granite Bay for this unincorporated area. When Loomis incorporated in 1984, it necessitated the need to develop a plan for growth, and in 1989 the first Granite Bay Community Plan was adopted.

That Plan provided for long-term growth and orderly development; and only **TWO** General Plan Amendments were granted over its lifetime. However, in 2008, the Board of Supervisors initiated a review/update of the GBCP. All property owners (8,500 parcels) were noticed for input. Over 450 residents attended the first community meeting at the Lutheran Church in February, 2009, and not many supported changes to the Plan. Residents and property owners were given six months to submit suggestions for policy and/or land use changes.

Updating the plan wasn't popular since most felt the plan was developing at a reasonable pace while preserving the lifestyle and amenities of the area. After much input and pushback from the community, the Board of Supervisors voted to update the **Policy document only.**

A volunteer committee formed, and after two years of monthly meetings with various County staff members, surveys, MAC meetings and public hearings the Supervisors adopted the updated GBCP in February, 2012.

At the start of the process, Supervisor Uhler stated he would not support any new commercial zoning other than redevelopment of existing; the 300 foot setback on the south side of Douglas would remain intact; and the population would be capped at 23,000 – down from 29,000.

This blueprint for development should give residents security on how area will develop, but numerous projects have been submitted for General Plan Amendments, Planned Development designations and rezoning for higher density. According to the Plan **Commercial and business/professional should occur at Sierra College and Douglas and Auburn-Folsom and Douglas.**

Following are some of the projects that have started through the process or have already been approved.

The Ponds Pavilion & Lofts – Project was approved in April, 2015. Located on south side of Douglas east of Quarry Ponds center. The parcel was zoned Residential Agriculture RA-B-100 PD=0.44 with a Planned Development designation of 0.44 dwelling units per acre. The 5.2 acre parcel was **rezoned** to professional office for development of 7,500 sq. ft. Commercial Event Center housing administration, catering/kitchen facility, guest rooms, rest rooms, and two craftsman loft buildings consisting of 26 units totaling 23,662 sq. ft. **A Conditional Use Permit and three variances were also granted.**

Granite Estates Professional Center – Located on 4.4 acres on south side of Douglas Blvd. west of Quarry Ponds. A General Plan Amendment was approved several years ago (one of two under old GBCP) for a project consisting of



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3 commercial buildings and a car wash. New owners had 4 medical/professional office buildings approved for the site in August. Construction will begin for a plastic surgeon's office on the far western parcel.

Little Sunshine and Preschool – A child care facility for 44 children between ages of 6 months to 6 years is going through process for location on parcel at eastern end of above professional center on south side of Douglas.

Granite Bay Medical Office Complex – Proposed **Rezone, GPA, CUP** to construct 2 medical buildings and parking on 2.13 acre parcel on north side of Douglas at Berg (across from approved medical complex). The 1st submittal for the project proposed removing all the trees and extensive grading. Applicant's 3rd submittal is pending at County. County Planner, Roy Schaefer, 800 488-4308, Ex.3000.

Quarry Ridge Professional Center – Request for **rezone and GPA** from 6 **residential** lots to 4 **office/professional** buildings. Located at corner of Berg and Douglas across from Quarry Ponds. Access from Berg and Douglas. Project is just starting through County process.

Granite Bay Memory Care – A 34,000 sq. ft. facility for 66 memory care residents on 3.5 acres of a 5 acre parcel across from GB Library and adjacent to protected marshland. The parcel is zoned 2.3 acre residential, but a residential care of over 7 is **allowed use in residential zoning with a Multiple Use Permit**. This project had little public input and only required a hearing before the Zoning Administrator who approved it in October.

Country House Memory Care – Facility for 48 patients on the northeast corner of Douglas and Barton is currently under construction. The 1.7 acre parcel was zoned Business/Professional.

Whitehawk I – Planned Development on 17 acres. Located on south side of Douglas near Seeno signal light. Currently zoned RA-B-100, PD=0.5, **minimum lot 2.3** acre which allows **12 lots**. Requesting **General Plan Amendment and Rezone** to RA-B-20, PD=1.4 to allow **minimum 24 lots** at 0.4 acre. County Planner Christopher Schmidt, 800-488-4308 Ex. 3000.

Whitehawk II – This 33 acre parcel is located east of above project (undeveloped acreage separates two). Currently zoned RA-B-100 Rural Residential which is **2.3 to 4.6 acres** and **allows 13 lots at 2.3 acre** minimum. Requesting **Rezone and General Plan Amendment to RA-B-20, PD=1.75 to allow 56 lots at 0.4 acres.** (Zoning along Eureka Road bordering these projects is Rural Residential for 2.3 to 4.6 acre lots.) County Planner Christopher Schmidt, 800-488-4308 Ex. 3000.

Park at Granite Bay – Located on **16.3 acres** on west side of Sierra College Boulevard north of old Auburn Road. Currently zoned **.9 to 2.3 acres per dwelling unit which allows 16 parcels**. Proposed **are 56 one and two story homes**, a .81 acre public park, gated entry from Sierra College Boulevard and an HOA to maintain landscaping, park and internal roads, etc. **Requesting GPA, rezone, and variance to increase lot coverage from 40% to 50% on lots less than 8,000 sq. ft. This project will be an information item at Granite Bay MAC meeting on February 3.**



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Neighbors on large developed parcels around the project are concerned about incompatibility, noise, traffic onto Sierra College Blvd., etc. DEIR is available at library or on line. County Planner Lisa Carnahan, 800-488-4308 Ex. 3000.

Rickey/Reese Estates – Board of Supervisors approved a request to divide a 37.7 acre parcel into four parcels ranging from 6.1 to 12.3 acres which were in Williamson Act. Site is zoned Residential Agriculture for minimum building site of 4.6 acres, is located on west side of Auburn-Folsom Road south of Cavitt-Stallman Road. About 4 acres are currently used to grow strawberries and raise honey bees.

Vista Lagos Estates –Project is located on Boulder Road south of Los Logos and east of Walden Woods. Proposed are 15 homes on lots varying from 1.12 to 2.4 acres and open space lots totaling about 9.64 acres in order to preserve trees. County Planner Melanie Jackson, 800-488-4308 Ex. 3036.

Barton Ranch - Proposal to develop 10 lots on 10 acres located on west side of Barton Road just north of Macargo Road. The **current zoning is for .9 to 2.3 acre lots and has no PD=1.5 designation** which is sought by proponent in order to get 10 units on smaller lots. County planner Melanie Jackson, 800-488-4308, Ex. 3036.

Hawk Homestead – Project for **108 lots** on 245.2 acres. **Currently zoned RA-B-X 4.6 acre, minimum and F-B-X 20 acre minimum which allows 37 total lots.** Site is located at Barton and Cavitt Stallman roads in one of most rural areas of community and surrounded by large lots zoned for hobby farms, animal keeping, etc. Proponent seeks a **General Plan amendment, Rezone, Conditional Use Permit and vesting Tentative Subdivision Map.** A Draft EIR is being prepared for public input. County Planner Christopher Schmidt, 800-488-4308, Ex. 3000.

Greyhawk III – Located southeast corner of Eureka Road and Sierra College Blvd. **Rezoning on 11 acres of the parcel from RS-B-40-PD2 to RS-B-18-PD2.8 is sought for 28 homes.** The western 5 acres are zoned commercial, which allows 10 attached residential “duplex” homes per acre - **44 units are proposed.**

Preliminary plan proposes removing 90% of existing trees, grading 75% of parcel, and covering 50% of parcel with impervious surface. Project notes show 3.8 single family dwellings per acre and 35% of duplex buildings at 2 stories or more. The proposal was presented at January MAC meeting for information. Residents from throughout Granite Bay had concerns about traffic, density, use changes, etc.

* * * * *

Be informed - attend the Granite Bay MAC meetings where proposed projects are presented for public input. MAC meets the 1st Wednesday of the month. (The Park at Granite Bay is on agenda this month for information.)

**GRANITE BAY MAC MEETING
February 3, 2016- 7:00 p.m.
Eureka School
5455 Eureka Road**



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Information/agendas available at Placer County website. There are also links to various agencies on www.granitebay.com