



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

Granite
Bay

Alert

BOARD MEMBERS
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Geoffrey Poulos, John Thacker, Mary Ann Stinson

Volume #279 – Summer Edition - 2016

**GRANITE BAY MAC MEETING
July 11, 2016
5455 Eureka Road - Eureka School
Partial Agenda**

The Park at Granite Bay – ACTION – (See Below)

Attendance at MAC has increased significantly. During the recent update of the GB Community Plan, residents were adamant that changes to the Land Use Element of the GBCP were not supported. However, many projects are seeking changes to the Plan including increased density and more commercial on Douglas. Residents are concerned with how the fabric of the global community is changing and the additional **traffic impacts on all neighborhoods**. If the GBCP and the amenities of this residential community are to be preserved, it is important that members of the community be involved and attend meetings to support the adopted Plan. As you can see by the following, **action now is critical**. The goal is to not stop development but to ensure that projects adhere to the Granite Bay Community Plan.

The Park at Granite Bay – The 16.3 acre property is zoned Rural Low Density Residential or .9 to 2.3 acre parcels. Proposed are 56 homes on lots of 7,000 to 17,196 sq. ft. and a .8 acre park public park in a gated walled off community. The property is on the west side of Sierra College Blvd. north of Old Auburn Road and is surrounded by parcels from 1 to 4 acres where owners have ability to keep farm animals and hobby farms. Existing residents could have up to 8 homes abutting their property lines. There are numerous other inconsistencies with the GB Community Plan.

MAC’s usual 1st Wednesday of the month meeting date was changed to **Monday, July 11** in order to have a quorum present to hear the action item. EIR at <http://www.placer.ca.gov/departments/communitydevelopment/envcoordsvcs/eir/parkgranitebay>

Little Sunshine’s Playhouse – Approved by Zoning Administrator on June 16 for a 9,650 sf facility to accommodate up to 144 children and 20 employees on 1.61 acres on south side of Douglas across from nursery. Hours of operation from 6 AM to 6 PM, M-F, closed on weekends. Estimated to generate 663 daily vehicle trips with 115 during AM peak hour and 117 during PM peak hour. Proponent noted this is good location for the facility as commuting parents can drop off children on way through Granite Bay and pick up on way home from work.

This is one of four buildings approved for the **Granite Estates Professional Center** now under construction. Access for center off Douglas is via Granite Drive. Changes will be made to the median on Douglas to accommodate the center



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Greyhawk III – Northeast corner Eureka Road and Sierra College Blvd. MAC denied this project 6-0 in April citing noncompliance with language in GB Community Plan defining Planned Development criteria; inconsistency with Community Plan densities allowed; lack of detail for proposed duplexes; and one access point unto Eureka Road for entire project. However, the Planning Commission ignored the input and 4 commissioners present approved the project and passed on to the Board of Supervisors for final hearing.

The Supervisors approved the project unanimously on June 7. The project consists of 2 parcels. The western parcel is 7.1 net acres zoned commercial; the eastern parcel is 10.62 net acres zoned residential for 2.0 units per acre. Approved were 44 two story halfplex units in lieu of commercial and 28 single family homes at 2.8 units per acre on eastern parcel. All 72 units will access Eureka Road. A 10 ft. high soundwall will front Sierra College. Ninety percent of the 550 trees will be cut and 75% of the rolling terrain graded. **NOTE:** Google Placer County Board of Supervisors Agendas to view video of 6-7-16, 9:30 item. View how law makers not from the community make decisions affecting lifestyles in Granite Bay.

Hawk Homestead – Proposal for 108 lots on 245. Acres zoned for 37 total lots. Located at Barton and Cavitt Stallman roads in one of most rural areas of community and surrounded by large lots zoned for hobby farms and animal keeping. (Bushnell currently has a large nursery on site which would be eliminated.) Seeking a **General Plan Amendment, Rezone, Conditional Use Permit and vesting Tentative Subdivision Map**. A Draft EIR will tentatively be available for comments in September.

Whitehawk I – The 17 acres located on south side of Douglas near Seeno signal light are zoned for 12 lots at a minimum of 2.3 acres. **Requesting General Plan Amendment and Rezone to allow minimum of 24 lots at 0.4 acre.**

Whitehawk II – This 33 acre property 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 allow 56 lots at 0.4 acres.** (Zoning along Eureka Road bordering these projects to south is Rural Residential for 2.3 to 4.6 acre lots).

Eureka and Auburn-Folsom – This corner parcel was previously approved for about 20 homes. New owners propose 14 duplex buildings for total of 28 units.

Ovation Senior Living – MAC heard an information item in May for a 108,000 sq. ft. 2 story Residential Care Facility to accommodate 122 residents. The 7.3 acres site is located on **east side of Sierra College Blvd.** just **south of Old Auburn Road** and is zoned residential with minimum building site of 40,000 sf. Proposed to divide the property into two parcels - 4.48 and 2.5 acres. The 2.5 acres on the eastern portion would remain undeveloped. Proponents are from out of area.

Hawthorne Retirement Residence – MAC heard an information item in July for a 3 story, 145 suite facility for seniors located on **western corner of Sierra College and Old Auburn Road**. Property consists of 2 residential parcels zoned **.9 to 2.3 and 2.3 to 4.6 units per acre totaling about 13 acres, which would allow 8-10 homes.** About 4.5 acres are not included in design for 145 suites and no mention was made for its future use. The audience



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had concerns about the change in use, future repurposing, 3 story buildings, need for another senior care facility which would make 5 large facilities, Eskaton, Country House Memory Care under construction at Barton, Granite Bay Memory Care approved for site on Douglas across from library, in addition to the 25-30 smaller care facilities already within Granite Bay. Proponents based in state of Washington with 400 care homes nationwide. **(NOTE- These two facilities are across from each other on Sierra College Blvd.)**

Quarry Ridge Professional Center – This information item at June MAC meeting was for 4 buildings at northeast corner of Berg and Douglas. Proponent noted there would be little grading on site, most of the trees would be saved, and access would be from Berg. Numerous contacts were made with residents on Berg backing to proposal and attempts made to design an acceptable project. Project would need a **General Plan Amendment and Rezone.**

Granite Bay Medical Office Complex - Proposed Rezone, GPA, CUP to construct 2 medical buildings on 2.13 acre parcel on northwest corner of Berg and Douglas. Concerns about removal of 98% of trees, grading, access off Douglas, and need for more offices.

The Ponds Pavilion and Lofts - GPA and Rezone from residential for 26 Business/Professional units and an Event Center approved April, 2015.

Lake Vista Estates – The June MAC meeting had an action item for 15 lots on two parcels totaling 35.8 acres surrounding an equestrian facility at Boulder Road near intersection with Walden Woods Way. Most of the concerns dealt with access to public trails to and from lake and possible conflicts with equestrian center. Planning Commission hearing 10:30 a.m., July 14th at DeWitt Center.

NOTE: For up-to-date information check www.granitebay.com.