



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

Granite  
Bay

**Alert**

BOARD MEMBERS  
Gary Dahlbeck, Patrick Dwyer, Richard Gordon, Sandy Harris,  
Madeline Kiliany, Patricia McKirney, Geoffrey Poulos,  
John Thacker, Mary Ann Stinson, Diane Will

Volume #264 – 10-30-2010

**GRANITE BAY MAC MEETING**

**November 3, 2010 – 7:00 p.m.**

Eureka School District Office

5455 Eureka Road

**PARTIAL MAC AGENDA**

**GBCP Update:** County staff will provide an overview of work plan for GBCP Update (Policy Document only) and provide details of the GB MAC Sub-committee meeting scheduled to meet on December 1, 2010. INFORMATION

**Rancho del Oro Public Hearing** - The Board of Supervisors heard this item on October 5 and approved the project 3-1.

Despite the fact that correspondence and oral input overwhelmingly opposed applicant's request for a Rezone to remove the Planned Development designation on the parcel in order to obtain an additional 26 lots, Chairperson, Supervisor Uhler ignored his constituents and the Granite Bay Community Plan and was perceived as acting as an advocate for the proponent.

The PD designation was put on the parcel when the Plan was adopted in order to ensure that an infill development would be sensitive to the onsite oak woodlands, granite outcroppings, Miners Ravine habitat corridor, and rolling terrain. The PD designation increases the density 150% over the base zoning of 42 for a total of 63 lots,

Uhler seemed unable to find anything he could not support. One concession to the residents was that the 6 foot high wall along 3,000 feet of rural Olive Ranch Road be a 3 foot open design on top of a 3 foot solid

base, with pedestrian access through the gated project from sunrise to sunset.

GBCA made it clear that the opposition was not against the right of the property owner to develop the property. However, GBCA felt the rights of those who live here and who bought into the GBCP should have been considered during the development process. The GBCA and neighbors of the project were diligent during all phases of the process responding when appropriate with concerns and input for suggested design changes, but no effort was made by the proponent, Tsakopoulos Investments, to meet with the community despite several invitations to do so.

On August 19, the Board of Supervisors directed Planning staff to proceed with updating the policies of the GBCP and further directed staff not to include any updates to the land use designation of the Plan. However, the first project heard by the Supervisors, after issuing this directive, granted a rezone of the parcel to allow 26 additional lots. To many, this seemed like a backdoor way to add density without going through a General Plan Amendment for a land use change and contrary to the Board's directive that there be no land use changes to the GBCP.

NOTE: The Board of Supervisors' hearing video is available on the internet. Go to **www.granitebay.com** and on menu to right scroll to Board of Supervisors and click. At top of page is "Meeting on Line Video Available here" click on this and call up the video for the October 5 hearing and jump to agenda item 10:30 to see/hear how decisions affecting the Granite Bay Community Plan are made.

**SUMMARY OF OCTOBER MAC MEETING**

**Granite Bay Community Plan Policy Update Sub-Committee** – The following information was distributed at the MAC meeting outlining how the resident volunteers MAC Sub-Committee will be organized and function:



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**Background:** “During the 2008 Placer County budget workshops, the Placer County Board of Supervisors directed staff to begin a review of the nearly twenty-year-old Granite Bay Community Plan. The first step was to seek out suggestions from over 8,600 property owners about any possible changes to land use and/or policy items within the plan. Planning also conducted independent public information meetings, presented information routinely at the monthly Granite Bay Municipal Advisory Council (MAC) meetings and coordinated a community survey that outlined the submitted land use and policy change requests received by property owners, and asked residents to comment on them.

On 8-19-10, the Placer County Board of Supervisors directed Planning staff to proceed with updating the policies of the GBGP and further directed staff not to include any update to the land use designations of the Plan.

**Outline:** “County has now completed its “review” of the Plan and is prepared to move to an “update” mode. It is the suggestion of Supervisor Uhler to have the GB MAC create a Sub-committee/Working Group of the MAC. The Sub-Committee would work through public and staff recommended policy changes and updates and provide staff with community input on the pros and cons of each.

The GBGP Policy Update Sub-Committee/Working Group would consist of two MAC members (a Chair and Vice-Chair) who would be responsible for providing input, Chairing and facilitating the meetings with staff assistance as well as provide monthly updates to the general MAC. The group would be open to any and all community members/property owners who are interested in providing input to staff on the policy items.”

**Recommended Guideline and Composition of GBGP Policy Update Sub-committee/Working group:** “The

MAC to appoint 2 MAC members to sit on the sub-committee/working group.

The MAC will assign one of the appointed MAC members as Chair of this sub-committee/working group, the other as Vice-Chair. Planning staff will help coordinate and facilitate the meetings. The Subcommittee/Working/group will convene meetings at the Eureka Union School District Office at 6:00 p.m. prior to the regularly scheduled monthly MAC meetings. Additional subcommittee meetings may be convened as needed/required.

Staff will present a complete list of policy items to be discussed at the November MAC meeting, from there the items will be broken down into categories. The intent would be to discuss a different category at each meeting, discussing each item, receive input, and have a staff recommendation on all items ready for the MAC by July 2011.”

**MAC Openings/Appointments** – Supervisor Uhler noted there are currently two openings on the MAC. Because all MAC members are required to resign and reapply in January, he has opted to make no appointments at this time but will instead consider applications submitted and fill all seven positions in January for a two year term. **Contact Brian Jagger at 800-488-4308 for information.**

**South Placer Fire Department** – Fire Marshal Richardson reported that September was a busy month, especially for medial calls. He also noted that the fire personnel will wear pink T-shirts for the month of October in recognition of Breast Cancer Awareness Month. As of October 6, the SPFD has sold 500 of the shirts for \$15 each to benefit the Susan B. Komen – Sacramento fund.

**California Highway Patrol** – A representative from CHP noted that Douglas Boulevard and Auburn-Folsom continue to be the areas of traffic accidents, 5 with injuries.



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**PUBLIC HEARING**

**Enclave** – Applicant seeks a Rezone and General Plan Amendment to accommodate this age-restricted project of 26 units for persons 55 and older. The 12 acre parcel is located on the north side of Elmhurst Drive at the intersection of Swan Lake Drive and is zoned for 6 lots. MAC recommended denial as did the Planning Commission.

Even though applicant has not articulated why the change in density is necessary, the Planning Commission's denial will be heard by the Board of Supervisors at a Public Hearing in late November or December at 175 Fulweiler Ave., Auburn, to consider the matter. Contact E.J. Ivaladi at 800-488-4308, ext. 3000 for information and confirmation of the date and time.

The Staff report presented at the Planning Commission hearing noted that a GPA would create a conflict between the existing adjacent Rural Residential land use designation and Rural Low Density land use designation; there has been no justification for a change in the existing designation based upon change in circumstances since the original designation as part of the adoption of the GBCP; and the GPA and Rezone requests were found to not be consistent with the public health safety and welfare

Applicant has tried for years to increase the density on this infill parcel and the opposition has remained firm. Residents are concerned about significant impacts to the immediate neighborhood, the added 260 Average Daily Trips per day, density, compatibility with adjoining properties, poor location for an age restricted community with no nearby facilities, etc.

**Creek Week** –Volunteer Planting Events – As part of Creek Week, the Granite Bay Miners Ravine Nature Reserve Restoration project will occur on Saturday, November 13 from 9:00 a.m. to Noon at 7530 Auburn Folsom Road. Dry Creek Conservancy and Chad

Aakre of Restoration Resources will lead volunteers. For more information and to RSVP please contact 773-6575 or Dry Creek Conservancy at [dcc@surewest.net](mailto:dcc@surewest.net).