



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 McKimsey, Geoffrey Poulos,  
John Thacker, Mary Ann Stinson, Diane Will

Volume #265 – 11-30-2010

**GRANITE BAY MAC MEETING  
December 1, 2010 – 7:00 p.m.**

Eureka School District Office  
5455 Eureka Road

**Partial Agenda**

**MAC Committee Reports** – Granite Bay Community Plan policy review committee –  
**Information**

**SUMMARY NOVEMBER MAC MEETING**

**Granite Bay Community Plan Update** – Planning Staff presented a schedule of 13 Key Tasks for the MAC Sub-committee to follow when updating the Goals and Policies of the Plan.

**The first meeting of the MAC sub-committee on December 1 at 6:00 will be held prior to the regular MAC meeting in the same room. Discussion Items for this first meeting are as follows:**

1. Introduction/Overview
2. Review of Existing Plan Assumptions
3. Review of General Community Goals and Policies

If you don't have a Granite Bay Community Plan to refer to, the Plan can be found on line. Go on [www.granitebay.com](http://www.granitebay.com) and click on Planning Commission on right side. On top right corner of that page is a menu for Departments. Scroll down to Planning Department and click. On left side click on community plans. Then click on Granite Bay Community Plan. The text for discussion on December 1 begins on page 3 and ends on page 6.

The subcommittee is scheduled to discuss the following elements of the Plan which is expected to take 5 to 6 months.



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 McKimsey, Geoffrey Poulos,  
John Thacker, Mary Ann Stinson, Diane Will

- Housing/Population/Employment (**Dec. meeting**)
- Land Use
- Community Design
- Natural Resources
- Air Quality
- Transportation
- Public Facilities/Parks
- Infrastructure/Utilities

When the above areas have been completed, the subcommittee will move on to Task 5.

Task 5 - Granite Bay MAC sub-committee concludes deliberations. Staff provides recommendation to Granite Bay MAC based on comments received by sub-committee/working group.

Task 6 – Prepare Draft Granite Bay Community Plan Document/Initial Study

Task 7 – Granite Bay MAC sub-committee review of Draft Granite Bay Community Plan Document.

Task 8 – Granite Bay MAC review of subcommittee recommendations (Spring 2011).

Task 9 – Public Review Draft released with Negative Declaration (**summer 2011**)

Task 10 - Respond to Public Comments

Task 11 – Granite Bay MAC review of Final Policy Document

Task 12 – Planning Commission hearings (**Fall 2011**)

Task 13 – Board of Supervisors Hearing/Adoption (**Winter 2011**)

**NOTE:** If a resident has a particular area of interest it is not necessary to attend all of the sessions. Just stay informed and plan to attend the meetings that apply to that area of interest.

\* \* \* \*

**MAC Openings/Appointments –Contact Brian Jagger at 800-488-4308 for information on how to apply.**



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 McKimsey, Geoffrey Poulos,  
John Thacker, Mary Ann Stinson, Diane Will

## **PUBLIC HEARING**

**Enclave – Public Hearing – Board of Supervisors** - November 23 at 1:00. Applicant sought a Rezone and General Plan Amendment to accommodate an age-restricted project of 26 units for persons 55 and older. The 12 acre infill parcel is located on the north side of Elmhurst Drive at the intersection of Swan Lake Drive and is zoned for 6 lots. When this proposal was heard by the Granite Bay MAC and the Placer County Planning Commission, both recommended **denial**.

After staff's presentation to the Supervisors, the project applicant's representative noted that meetings with Supervisor Uhler, community opposition, denial by Planning Commission and MAC led them to realize there would be no support at Board level for the project and they wished to withdraw the proposal from consideration and instead ask for a General Plan Amendment and Rezone of the parcel to reflect the zoning on the east side of the property which is Rural Low Density Residential. This zoning would allow a project of up to 13 lots.

After input from the audience and discussion by the Supervisors, a motion was made and passed directing planning staff to return to the **December 14 Board of Supervisors meeting at 10:40 a.m.** with findings for a General Plan Amendment and Rezone in order for the Board to consider the request to extend the zoning on the east side to the Pastor property.

Ever since the introduction of this proposal the Granite Bay Community Association and residents in the area of the project had concerns about the significant impacts to the immediate neighborhood including the added 260 Average Daily Trips per day in the already congested school zone, increased density, incompatibility with adjoining properties, water runoff; and the poor location for an age restricted community with no nearby facilities or public transportation.

**(Background)** In October, Supervisor Uhler met with the GBCA Board for input on this project. After much discussion, it became apparent that neither the GBCA nor Supervisor Uhler supported the project and felt an alternative should be discussed with the applicant.

Supervisor Uhler indicated he would meet with the applicant to discuss the opposition and concerns of the community to see what could be worked out.

Prior to the November 23 hearing Supervisor Uhler returned to a GBCA board meeting to discuss what he had indicated to the applicant might be an acceptable solution. This



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 McKimsey, Geoffrey Poulos,  
John Thacker, Mary Ann Stinson, Diane Will

scenario had applicant withdrawing the project at the November 23 hearing and seeking a rezone to Rural Low Density Residential which could allow up to 13 lots on the parcel. The Board of supervisors would then direct Planning Staff to return to a Board meeting on December 14 to discuss their Findings for approval or denial of the zoning change. If approved, applicant would start over with a new design going through MAC and the Planning Commission. If the Planning Commission decision is not appealed to the Board of Supervisors, then the process would be completed.