



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

Granite
Bay

Alert

BOARD MEMBERS
Gary Dahlbeck, Richard Gordon, Sandy Harris,
Madeline Kiliany, Patricia McKinney, Jane Negr,
Geoffrey Poulos, John Thadkar, Mary Ann Stinson

Volume #280 – August 3, 2016

GRANITE BAY MAC MEETING
August 8, 2016 – 7:00 p.m.
5455 Eureka Road - Eureka School
Partial Agenda

Pondview Project – Formerly the Ponds Pavilion & Lofts. Approved in 2015 for 26 lofts and event center. Applicant seeks to replace the 7,500 SF event pavilion with four 5,100 SF office buildings and change design. - INFORMATION

HAWK Signal – New pedestrian signal between Robin Hood Way and Cedar Oaks Drive scheduled to be activated on August 9. - INFORMATION

Whitehawk I and Whitehawk II – Description Below - ACTION

NOTE: The regular 1st Wednesday of month meeting date of the MAC has been changed once again.

Whitehawk I – This 17 acre parcel is located on south side of Douglas Boulevard between Seeno and Woodgrove. The current zoning would allow 8 homes on 2.3 acre parcels. A previous project known as Beaver Creek was approved at that density in 2006.

Meritage Homes seeks a General Plan Amendment and Rezone for a Planned Development of 1.4 dwelling units per acre to accommodate 24 single story dwelling units clustered on 0.4 acre parcels. Twelve lots at 4,500 SF and 12 lots at 4,875 SF.

MAC heard this proposal as an Information Item at October, 2015, meeting. It was presented as being outside of the 300 foot required setback on Douglas, with all single-story residences situated along private roads accessed from a gated entryway off Douglas. A number of residents living north of Eureka Road on large parcels up to 5 acre zoning border the project and had concerns about the high density impacting their rural lifestyles when current zoning is similar to their parcels.

This project is tentatively set for a Planning Commission Hearing on **September 22** at DeWitt Center. Check www.granitebay.com for updates.

Whitehawk II – This proposal is also located south of Douglas across from Seeno. The current zoning of the 33 acres is 2.3 to 4.6 acre parcels which would allow 13 homes. Applicant seeks a General Plan Amendment and Rezone in order to cluster 55 dwellings on 0.4 acre parcels. Even though these are presenting as Whitehawk I and II they are not contiguous. There is a large parcel separating them which is not available for development at this time. However, applicant proposes to stub the internal roads of the two projects so that at a future time the three parcels



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

Granite
Bay

Alert

BOARD MEMBERS
Gary Dahlbeck, Richard Gordon, Sandy Harris,
Madeline Kiliany, Patricia McKinney, Jane Negr,
Geoffrey Poulos, John Thadkar, Mary Ann Stinson

could be connected. This gated community would be accessed at the Seeno traffic signal on Douglas. Also to be heard by Planning Commission on **September 22** at DeWitt Center.

This project was also an information Item at the October meeting, and residents living on the south side of both projects were concerned about the high density impacting their rural lifestyles since their parcels are much larger.

NOTE: Granite Bay is being overwhelmed by new development projects. (Douglas at Berg a good example). Applicants are seeking to change the newly adopted Community Plan through Rezoning, General Plan Amendments, Variances, etc. Most residents understand that well planned growth is healthy, but do not accept unprincipled planning which promotes excessive growth and destroys the fabric of our community. The Board of Supervisors represent and speak for the residents of Granite Bay. They must have the will, courage, and conviction to do what is right for the residents, regardless of political pressures, or conflicts with personal philosophical beliefs.

The Park at Granite Bay – To a standing room only audience at the August MAC meeting, the project known as The Park was presented. This 16.3 acre property is zoned Rural Low Density Residential or .9 to 2.3 acre parcels. Proposed are 56 homes, with only a few at one story, and a .8 acre practice field in a gated, walled off community, surrounded by 1-4 acre parcels where the lifestyles of existing residents will be greatly impacted by up to 8 homes on their property lines. MAC denied the project 3-2.

The Park - Public Hearing before the Placer County Planning Commission on August 25 at DeWitt Center in Auburn. The time is unknown. Check www.granitebay.com for updates.

The EIR for the project may be reviewed at:
<http://www.placer.ca.gov/departments/communitydevelopment/envcoordsvcs/eir/parkgranitebay>

All residents should be 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 neighbors and the adopted Plan.

The goal is to not stop development but to ensure that projects follow the Granite Bay Community Plan.

Hawk Homestead – This could be a precedent setting project with many impacts to the most rural area of the Granite Bay Community Plan. The 245 acre property is located at northwest corner of Cavitt-Stallman and Barton Roads. The wholesale nursery currently on part of the property will be eliminated. Just east on Cavitt-Stallman is an 80 acre parcel that is being developed with a home, vineyard and olive orchard. On the east side of Barton directly across from this proposal is a pasture for grazing animals and a horse arena. According to County documents, The Town of Loomis to the immediate north is zoned for Residential Agricultural parcels, properties to south, east and west are zoned Rural Estate which is 4.6-20 minimum.

Applicant seeks a General Plan Amendment and Rezoning for 109 lots on the parcel currently zoned for 37 lots. The projected lot sizes are as follows:



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

Granite
Bay

Alert

BOARD MEMBERS
Gary Dahlbeck, Richard Gordon, Sandy Harris,
Madeline Kiliany, Patricia McKinney, Jane Negr,
Geoffrey Poulos, John Thaddear, Mary Ann Stinson

- 36 lots of 0.5 to 0.6 acres
- 32 lots of 0.61 to 0.7 acres
- 21 lots of 0.71 to 0.8 acres
- 9 lots of .81 to 1.0 acres, and
- 9 lots of greater than an acre
- 2 lots more than 2 acres

Lots this small will completely change the fabric of this rural area. The Draft EIR for the project should be available for public comment soon.

DUES NOTICE

Over the past several years the Alert has not been published regularly and dues were suspended. With the recent increase in development activity, the Granite Bay Community Association feels it is important to begin distributing information about projects more regularly in order that residents can unite to preserve the quality of life in Granite Bay. In order to update our membership list, please complete the following and return a check for \$20 in the enclosed envelope. If you prefer e-mail to regular mail, please include that address. Thank you for your continued support.

Membership Dues through **DECEMBER, 20017** **\$20.00**

Name: _____

Address _____

E-mail address _____