



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

Granite  
Bay

**Alert**

BOARD MEMBERS

Gary Dahlback, Sandy Harris, Madelaine Kiliany,  
Patricia McKinney, Jane Negri, Geoffrey Poulos,  
John Thacker, Mary Ann Stinson, Diane Will

Vol. 283 – 10-30-16

***Granite Bay MAC Meeting***

*November 2, 2016, 7:00 p.m.*

*Partial Agenda*

*Eureka School*

*5455 Eureka Road*

**Placer Retirement Residences** – *Proposed as 145 unit, 3 story facility for 160 seniors over 55. Concept is designed for those still ambulatory but in need of some personal services in their daily routine. Located on northwest corner of Old Auburn Road and Sierra College Boulevard. More details below – Information*

**Barton Ranch** – *Requesting Rezone and Planned Development – Ten acre site zoned .9 to 2.3 acres per lot. Asking for PD and Rezone to allow 10 parcels. Located on west side of Barton, north of Macargo. More details below – Action*

**Hearing Updates**

**The Park** - Located on west side of Sierra College Boulevard north of Old Auburn Road this 16+ acre parcel zoned for 16 homes was approved for 56 homes by the Board of Supervisors 4-1. A majority of those in attendance spoke against the controversial project because of the impacts the high density infill project will have on developed parcels of 1 to 4 acres which surround the project. In addition, there was concern about ingress and egress traffic patterns onto Sierra College Boulevard and the small public park (.8 acre) in a gated community with private roads.

Members of the Eureka Schools Foundation felt the project would generate students for the District, but figures presented at the hearing seemed to show that any uptick in pupil attendance would be minimal.

At the close of public comment, Supervisor Uhler spoke for about 15 minutes in favor of the project and did a Power Point presentation of development in Granite Bay. Many of the projects he cited were approved before the original GBCP was adopted in 1989 when this area was part of the Loomis Basin General Plan. When Loomis incorporated, a plan was developed for Granite Bay and the zoning adopted reflected how residents wanted this area to develop. For 25 years, only two general plan amendments were made to that plan and in 2012 the updated version only addressed goals and policies with no changes to the land use element because residents felt the land use designations didn't need changing.

The Supervisors did not discuss any of the issues raised by the public and Uhler quickly made a motion to approve all the entitlements requested which were to Certify the EIR, approve a General Plan

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Amendment; Rezone from 40,000 sq. ft. to 7,000 sq. ft. lots; and approve a variance to allow for an increase in maximum lot coverage currently allowed per single story residence from 40% to 50% on lots 8,000 sq. ft. or less within project site.

The video of the hearing on October 11, 2016 is available at [www.placer.ca.gov/bos](http://www.placer.ca.gov/bos). It is worth the time to see how decisions affecting Granite Bay residents are made with seemingly no regard for the traffic impacts, life styles, and the Granite Bay Community Plan.

**Ovation Senior Living Facility** – The Planning Commission heard this project on October 13 and passed it 5-0 with no discussion of the major issues raised by residents.

Approved is a 2 story facility of 108,000 sq. ft. on 4.5 acres of a 6.9 acre parcel. (The remaining 2+ acres do not have any designated use at this time.) The institution consists of 114 units with 85 for assisted living, 29 memory care units, and 85 staff. Currently zoned for .9 acre lots or about 6 homes. Residential Care Homes of more than 6 units are not an allowed use in Residential Single-Family zoning, but are allowed in Residential Agricultural Zoning. Therefore, proponent sought to change zoning to RA in order to become an allowed use.

The Planning Commission did not even consider this abuse of zoning. How can a parcel for 6 homes suddenly be rezoned to basically allow a 2 story, 114 unit commercial apartment building for seniors? If it were called an apartment building instead of a Senior Living Facility it would not be allowed in this zone district. In fact other jurisdictions, such as Roseville, consider anything with more than 12 persons commercial and are only allowed in R3 (Multi-family dwellings) and RMU (residential mixed-use) residential zone district as well as commercial zone districts. Perhaps this loophole in the Placer County Zone Text needs to be amended to address this trend in senior care facilities.

**\*\*Tentative hearing date before the Board of Supervisors is November 22. Time unknown.\*\***

**Placer Retirement Residences** - Proposed are 145 suites in a 3 story building for 160 seniors over 55, with no medical services provided on 9 acres zoned Rural Residential for about 4 homes at 2.3 to 4.6 acres.

This isn't an allowed use in that zone district, but with a rezone and MUP County Zoning Code allows a residential care facility of over 7 in R/A which is one dwelling per .9 to 2.3 acres. Calling itself a Congregate Care Facility, proponents are requesting to be evaluated under the provisions for a Residential Care Home. This will be licensed as a business operated by an Oregon company and is basically a 3 story apartment building for seniors in a single family residential area. ***This is an information item on MAC agenda.***

This commercial institution is in addition to Ovation which will be heard by Supervisors on November 22, Eskaton, the Granite Bay Memory care at Barton, the approved care facility across from the library, and the 30+ private care homes located throughout Granite Bay to serve Granite Bay residents.

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**Granite Bay Medical Complex** – MAC heard this project in October and recommended denial of the project as presented. The complex is proposed on 2.1 acres at the northwest corner of Berg and Douglas and consists of 2 buildings crowded into the northwest area of acre parcel. The 91 parking spaces would be very visible from Douglas and Berg. The entire parcel would be graded and all trees and vegetation removed. Access would be from Berg and Douglas with 575 average trips per day projected.

Concerns were raised about vehicle access at the intersection. Cars from the west would make a “U” turn to access from Douglas or could turn onto Berg. Vehicles leaving the complex would have to cross Douglas and make a “U” turn at the median to go east. All of this weaving would be in the midst of fast moving heavily used Douglas. It was suggested that access should only be from Berg to avoid some of the traffic hazards. It was also suggested that the site was too small to accommodate the size of the complex proposed and proponent should have been aware of setback and drainage issues limiting what could be built there.

Applicant seeks a General Plan Amendment and Rezone. **NOTE:** The Planning Commission hearing tentatively set for November 10 has been canceled. Apparently a revised version of the project will return to MAC at a later date. Hopefully, it will be better thought out.

**Barton Ranch** – A Notice of Intent to Adopt a Mitigated Negative Declaration has been filed for Barton Ranch. This 10 acre parcel is located on west side of Barton Road just north of Macargo across from Rockhurst Way.

Proposed are a Rezone and Planned Residential Development to allow 10 lots from 21,849 sq. ft. to 34,000 sq. ft. with a small wetlands preserve on northwest and a small wetland areas on southeast corner of property. The comment period ends November 21, 2016. A copy of the MND is available on the county web site

<http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx>. Written comments may be sent to [cdraecs@placer.ca.gov](mailto:cdraecs@placer.ca.gov)

*This is an ACTION item on the November MAC agenda.*

**HOW YOUR DUES ARE BEING SPENT**

Since July, the GBCA has done the following with your dues and donations:

Contracted with the legal firm of Shute, Mihaly & Weiberger LLP, San Francisco, on a consultant basis to answer questions when the need arises.

Through the legal firm, a Traffic Engineer was hired to fact check the Granite Bay Traffic Study figures used in the numerous projects proposed. (The report is currently being completed)



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In August, GBCA mailed a survey to members and also posted the survey to the community at large through Survey Monkey asking input on quality of life issues and if the goals and policies of the Granite Bay Community Plan were still important and worth pursuing. There was overwhelming support to preserve the area and follow the Plan.

In September, GBCA designed and mailed a 9x6 blue laminated post card ALERT notifying residents in postal zones surrounding the Hawk Homestead Project (at corner of Barton and Cavitt-Stallman) of an upcoming MAC meeting where a project for 109 homes was to be presented for information.

In October, GBCA designed and mailed a 9x6 blue laminated post card ALERT notifying residents in postal zones surrounding the Park at Granite Bay on west side of Sierra College north of Old Auburn Road, of the upcoming hearing before the Board of Supervisors where a rezone and General Plan Amendment to allow 56 homes would be heard.

The GBCA website, [www.granitebay.com](http://www.granitebay.com), has numerous links to Placer County departments, local organizations, and miscellaneous news items.

In addition, GBCA responds to 1<sup>st</sup> Submittals, Mitigated Negative Declarations., DEIRs, and Final EIRs. Board members attend MAC meetings, Planning Commission Hearings, and Board of Supervisor meetings. The Board also meets with proponents of projects and decision makers.

Your help and support are appreciated. It is gratifying to see so many residents becoming involved and speaking up. Even if the project isn't in your immediate neighborhood, everyone is affected by the increased traffic through neighborhoods and general erosion of the quality of life this community offers.

\*\*\*DUES REMINDER\*\*\*

Dues of \$20 are payable to continue receiving the **Alert** through December, 2017. Send your check to:  
GBCA – P.O. Box 2704 – Granite Bay, CA 95746

Or

PAY PAL – GBCA1987@GMAIL.COM

If you prefer receiving ALERT via email, please include that address.  
Donations over \$20 are tax deductible.