



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. 284 – 11-30-16

Granite Bay MAC Meeting

December 7, 2016, 7:00 p.m.

Partial Agenda

*Eureka School
5455 Eureka Road*

Eureka Granite Bay – Applicant, Eureka Granite Bay LLC, is proposing a 28-unit condominium project consisting of 14, two unit buildings, at the southwest corner of Auburn-Folsom and Eureka Roads. The vacant site consists of a 4.4 acre gross (3.5 net acres) parcel. The units are designed as halfplexes with a shared common wall and each will have a private fenced rear yard area. Presented by Marcus LoDuca. INFORMATION

Hearing Updates

Pondview Offices – The Parcel Review Committee Chairman approved applicant, Lisa Powers’ proposal for a Minor Land Division to create up to four separately saleable commercial buildings consisting of 5,100 sq. ft. each on a portion of the 5.31 acre parcel located east of Quarry Ponds Town Center.

Previously a project for two Craftsman Loft buildings to house 26 separate businesses and a Commercial Event Center (Pond Pavilion) was approved for the site located east of Quarry Ponds Town Center. The applicant has also been approved for a change in build-out of the pond front parcel from the event pavilion to future office/professional, but no plans for this area were submitted at the hearing. (This was an information item at the August MAC meeting.)

Ovation Senior Living Facility – The Board of Supervisors heard this item on November 22 and passed it 4-0. Approved is a 2 story facility of 108,000 sq. ft. on 4.5 acres of a 6.9 acre parcel. The institution consists of 114 units with 85 for assisted living, 29 memory care units, and 85 staff. The project required a Rezone and Tentative Parcel Map to subdivide the 6.9 acres into 4.5 and 2.4 acre parcels, and a Minor Use Permit. The parcel is located on the east side of Sierra College Boulevard just south of Old Auburn Road.

After concerns raised at the prior Planning Commission Hearing regarding the vacant 2+ acres at the back of the parcel, developers agreed to leave the zoning at Residential Agriculture to provide a buffer to the residential community on the east. The applicants also met with the owner of the housing project on the south side and mutually agreed to more landscaping between the two projects.

The Park – A Notice of Preparation of Record of Proceedings was filed on November 10 in the Superior Court against the Board of Supervisors, Sierra College Partners and Maverick Partners West challenging the Final Environmental

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Impact Report for the Park at Granite Bay. A homeowner impacted by the increased density has taken this legal action. You will recall the 16+ acre parcel was zoned for 16 homes, but a Rezone and General Plan Amendment to the Granite Bay Community Plan were approved by the Supervisors to allow 56 homes to be built in an area surrounded by established homes on 1 to 4 acres.

DECEMBER HEARINGS

Barton Ranch – 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 the northwest and a small wetland area on the southeast corner of property. The 10 acre parcel is located on the west side of Barton Road just north of Macargo across from Rockhurst Way. MAC reviewed the project at the November meeting and recommended 5-0 for approval.

The main issue raised was County's requirement for widening Barton Road along the parcel frontage which would require cutting at least 6 oak trees. Hopefully, County will work with developer to acquire an easement along the parcel to have in the event Barton Road is ever widened. **The Planning Commission will hear this**

project on December 8, 3091 Country Center Drive, DeWitt Center, Auburn. Contact County Planner, Melanie Jackson, 800-488-4308, ex. 3000 for information.

Whitehawk I and II – Located on south side of Douglas Boulevard east of Woodgrove. As noted in past *Alerts*, the combined projects total 80 homes on land currently zoned for 21 homes. They are proposed on 4,500 to 4,875 square foot building envelopes. Neighboring residents to the south and east are on 100,000 square foot parcels. There is a 17 acre parcel separating the two projects which is not part of the proposal.

Some of the construction will include installing water lines for about 3,000 feet on the south pavement of Douglas Boulevard, upsizing sewer capacity lines on the south border of the projects, blasting, removal of trees where the lots are to be clustered, and installing two bridges over Strap Ravine. (The 300 foot setback on the southside of Douglas will remain.)

In response to the Mitigated Negative Declaration prepared for the project, questions were raised by community members concerning increased traffic, density bonuses, "U" turns from Douglas to access projects, open space calculations, etc. A Revised Mitigated Negative Declaration was published in which some of these concerns were addressed. One solution to traffic was to install a raised median to prevent left turns onto Douglas Boulevard from Quail Oaks Drive and Woodgrove. Responses to this Revised MND are due Dec. 2.

The Planning Commission was tentatively set to hear the projects on December 15, but have just been advised they will be postponed until January. Contact Christopher Schmidt at CRSchmid@placer.ca.gov for time and date.

Placer Retirement Residences – This information item was heard by MAC at the November meeting. Proposed are 145 suites in a 3 story building for 160 seniors over 55, with no medical services provided. The 9 acres are zoned Rural Residential for about 4 homes at 2.3 to 4.6 acres. The property is located at the west side of Sierra College Boulevard on the north side of Old Auburn Road.



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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 zoning which is one dwelling per .9 to 2.3 acres. Calling itself a Congregate Care Facility, the Oregon Company is requesting to be evaluated under the provisions for a Residential Care Home.

The large audience raised many concerns including the need for more of these facilities, a 3 story building in Granite Bay, rezone from about 4 homes to a 3 story 160 unit residence,

strain on emergency services, additional traffic, and whether it really qualifies as a Residential Care Facility since residents have to be in good health and no medical would be provided. With meals, housekeeping, personal servicers, etc., it was likened to living in a senior apartment building which would not be an allowed use in that zone district.

This commercial institution is in addition to Ovation Senior Living which was approved by Supervisors on November 22, on the east side of Sierra College Boulevard, just south of Old Auburn Road.

South Placer Fire District – Consolidation or Merger with Loomis Fire Protection District – On November 15, Chief Walder held a public meeting to outline the possible merger of the two fire districts. The presentation will be given again in Loomis at the Train Depot on December 8 at 6:00. Both fire boards have approved moving forward with the consolidation effort which will eventually have to be submitted to LAFCO for approval. This is a complicated procedure and one of the concerns is that it is revenue neutral for Granite Bay residents. Contact SPFD at 791-7059 for information.

Traffic Study – On November 14, the law firm hired by GBCA submitted the findings of the Traffic Engineering Manager with MRO Engineers to the Board of Supervisors. The study was undertaken because of the County's reliance on the Cumulative Circulation Study to justify the approval of many future development projects and the adverse impacts of these projects. A number of fundamental flaws in the analysis were identified including problems with future year traffic forecasts and inconsistencies with the Granite Bay Community Plan.

“The Granite Bay Cumulative Circulation Study contains a number of flaws that affect the validity of the conclusions presented in that document. Of greatest concern are the questionable future year traffic forecasts that were developed within the analysis. There is also concern about the failure to address traffic operations at four key intersections in Granite Bay, as well as various technical issues associated with the traffic analysis.”

“Based on these concerns, it is inappropriate to rely on the study as the basis for any conclusions regarding the environmental impacts of proposed development projects in Granite Bay.”

The four key intersections not analyzed were:

- Auburn-Folsom/Douglas
- Auburn-Folsom/Fuller
- Auburn-Folsom/Eureka
- Barton/Eureka