



Serving the Community

Granite Bay

Alert

OFFICIAL PUBLICATION OF THE GRANITE BAY
COMMUNITY ASSOCIATION, INC.

Sandy Harris, Editor

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GRANITE BAY MAC

The Board of Supervisors has established 14 Municipal Advisory Councils in unincorporated Placer County. The Granite Bay MAC is made up of 7 volunteer members appointed by our supervisor to review proposed projects and provide recommendations that offer suggested changes or opposition. The MAC is not a decision-making body and does not have authority to make, set, provide interpretation of or enforce county ordinances, policies or laws.

Staff from the various Placer County Departments may attend MAC meetings to provide, at the direction of the Planning Director, interpretation of the county zoning ordinance, the county general plan and the GB Community Plan. Staff members are not advocates but tasked with providing factual details and receiving input.

MACs are tasked with gathering input from the community on matters of concern such as land use, roads, public health and safety concerns, fire protection, law enforcement, and county parks. The Granite Bay MAC meets the 1st Wednesday of the month at Eureka School, 5455 Eureka Road at 7:00 p.m.

February MAC Meeting – Community members present for the regular February MAC meeting found only two of the seven member council present. Apparently, four members opted not to reapply to serve another term, and an open seat created several months previously with the dismissal of a MAC member had not been filled. (Five new MAC members will be seated at the April MAC meeting.)

According to a Press Tribune article, various reasons for the mass exodus included the feeling that the advisory input of MAC was being ignored by decision makers. For example, two projects recently rejected by MAC, but

approved by the Board of Supervisors are now facing lawsuits. Both projects were granted Rezones and General Plan Amendments to allow higher density.

There has been much input and concern expressed at MAC meetings over the past years concerning the numerous requests for General Plan Amendments and increased density to the newly adopted Granite Bay Community Plan. Of particular concern is the increase in traffic. County commissioned a cumulative traffic study in 2015, and was relying on the study to justify the approval of the 16+/- future proposed projects seeking General Plan Amendments and increased density.

The Granite Bay Community Association was concerned about the possible adverse traffic impacts of the numerous proposed projects in Granite Bay and retained a Traffic Engineering Manager to review the Cumulative Study. Numerous fundamental flaws in the analysis affecting the validity of the conclusions presented in the cumulative traffic study were found. Of greatest concern were the questionable future year traffic forecasts that were developed with the analysis and the concern about the failure to address traffic operations at four key intersections.

Hidden Falls Regional Park Expansion – Placer County is the Lead Agency for preparation of a Draft Subsequent Environmental Impact Report. County staff presented information at the February MAC meeting on the Hidden Falls Regional Park proposed expansion. The park encompasses approximately 1,200 acres and about 30 miles of trails open to the public. The proposed expansion would extend the trail system 30 additional miles into areas north and east of the existing park where County holds trail easements. Three additional bridges over Coon Creek and additional parking are also proposed. Hidden Falls Regional Park opened to the public in 2013 and the trails have been popular for hikers and equestrians. For information regarding the project, contact Lisa Carnahan (530) 889-6837.

Odayan Preserve – Placer Land Trust has announced that a 27 acres of oak woodlands and wetlands in Granite Bay with significant Native American cultural history will be preserved. The conservation easement permanently prohibits subdivision, development, and other activities that harmful to wildlife, habitat, wetlands, Granite Bay water quality, and historic character of the land. The preserve is part of the parcel owned by Amazing Facts Ministries and is located on the east side of Sierra College Boulevard at the summit.

South Placer Fire District – South Placer has been under contract for several years to administer the Loomis fire district. In February, the Board of Directors of the South Placer Fire Protection District and Loomis Fire Protection District took action to approve consolidation of the two districts.

The new district would begin with 7 board members – four from South Placer and three from Loomis. As part of the process, the current five member South Placer board selected the four who will sit on the new Board.

A Service Plan was submitted to LAFCO on March 1 which addresses salaries, funding (combined budget), staffing, retirements, seniority, polices, and procedures. According to the resolution submitted to the Local Agency Formation Commission (LAFCO), the effective date of consolidation will be July 1, 2017, or as soon as practical thereafter. The SPFD Board meets the 3rd Wednesday of month. For more information, contact Chief Walder at 791-7059.

San Juan Water District – Public Hearing re proposed rate increases held on March 29. About 100 customers attended the hearing.

PROJECTS UPDATE

Barton Ranch – This subdivision of 10 lots on 10 acres located on west side of Barton Road north of Macargo was approved by Planning Commission in December. The Board of Supervisors heard the item on March 7, and after listening to concerns of residents surrounding the project, continued the item to April 4, 9:20, in order for applicant and neighbors to work out concerns raised.

Eureka at Granite Bay - Proposed 28 condominium units (14 two story buildings) at corner of Eureka and Auburn-Folsom Road – 3rd submittal pending.

Granite Bay Medical Office Complex – Proposed as two medical buildings on northwest corner of Berg and Douglas – General Plan Amendment and Rezone sought - Applicant changing site plan originally submitted.

Hawk Homestead - proposed 109 lots on 245 acres zoned for 37 lots on northwest corner of Cavitt-Stallman

Barton Roads. Rezone, General Plan Amendment, etc. sought. Applicant has placed project on hold.

Placer County Retirement Residence – Three-story building containing 145 congregate care residential units on 8.93 acres located on west side of Sierra College Boulevard and corner of Old Auburn Road – zoned for 2.3 acre lots (about 3 homes) – General Plan Amendment and Rezone sought - 2nd submittal pending.

Quarry Ridge Professional Office Complex – General Plan Amendment and Rezone for 4 office buildings located on northeast corner of Berg and Douglas – 4th submittal pending.

Whitehawk I – Located on south side of Douglas, between Seeno and Woodgrove – proposes 34 lots on 17 acres zoned for 8 homes at .9 to 2.3 acre lots – General Plan Amendment and Rezone sought - Mitigated Negative Declaration responses raised enough concerns about traffic that it was determined that project MAY have a significant impact, and if so, an EIR is required..

Whitehawk II - Located on south side of Douglas near Seeno – proposes 56 lots on 33 acres zoned for 13 homes at 2.3 to 4.6 acre lots. General Plan Amendment and Rezone sought – Mitigated Negative Declaration responses raised enough concerns about traffic that it was determined that project MAY have a significant impact, and if so, and EIR is required.

The Park at Granite Bay – Supervisors approved 56 homes on parcel zoned for 16 – Located on west side of Sierra College Blvd. north of Old Auburn Road - **in litigation.**

Ovation Residential Care Home – Supervisors approved 2 story building for 130 residents. South of Old Auburn Road on east side of Sierra College – **in litigation.**

Treelake Storage Facility – Expansion of existing facility – **Temporary Restraining Order granted** – hearing in Placer County Court set for April 6.

Country House Memory Care – Barton and Douglas – Installation of 8 banners on lighted poles in violation of Zoning Ordinance – On notice to remove by March 22.

GRANITE BAY MAC

Eureka School – 5455 Eureka Road Partial Agenda

Placer County Cannabis Regulatory Framework and Compliance Process -*This item will be presented by Tim Wegner of Code Compliance Services. Information*

Eureka of Granite Bay – *Proposed 28 unit 2-story condominium development on 4.4 acres at corner of Eureka and Auburn-Folsom Roads. Includes 14 two unit halfplex buildings accessed from Eureka Road. Replaces the approved Micherra Place single family subdivision, increases the number of residential units by 8, and reduces side and rear setbacks. Action*



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