



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

Granite
Bay

Alert

BOARD MEMBERS
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Volume #277 – 1-01-15 - Winter Edition

GRANITE BAY MAC MEETING

January 7, 2015 - 7:00 p.m.

Eureka School

5455 Eureka Road

Partial Agenda

Update on Auburn Folsom Road Widening – Presented by Robert Vrooman, Senior Civil Engineer, PC Public Works – Information on Phase 3 of project.

What is current status? What are next steps? When will construction be completed? **INFORMATION**

Pond Pavilion and Lofts – Presented by Roy Schaefer, Associate Planner for Placer County and Lisa Powers, Developer – Proposed on 5.2 acre undeveloped property located immediately east of the Quarry Ponds Town Center on south side of Douglas Boulevard.

Includes two craftsman loft buildings totaling 23,662 sq. ft. (Building A is 12,000 sq. ft. and Building B is 11,662 sq. ft.) and a commercial event center totaling 7,500 sq. ft. (2,717 sq. ft. of indoor administration and catering kitchen space and 4,783 sq. ft. of interior event space). On-site and off-site parking spaces will be provided. The project requires a General Plan/Community Plan Amendment, Rezone, Tentative Parcel Map, Conditional Use Permit, and Variances.

ACTION ITEM

GBCA hasn't published a monthly Alert for the last year due to the stagnant development in our community. However, in the last months a number of projects (6) have been proposed for the Douglas Boulevard corridor and are in various stages of submittal at County. They are presented for your information.

The Ponds – Update – Since the original submittal, there have been some revisions to the project. The proposed medical offices have been replaced by two buildings for 26 loft units, with each tenant having an individual entrance.

The event pavilion continues to comprise one building for administration, catering/kitchen facility, guest rooms, and restrooms with the second building dedicated to an open event area for meetings, parties, weddings, receptions, dances, etc. This building faces the quarry ponds. The updated project was presented to MAC recently for information and returns on January 7 for action. A General Plan Amendment is required.

Granite Bay Professional Center - Located on 4.4 acres on south side of Douglas Blvd. just west of Quarry Ponds. A project consisting of 3 commercial buildings and a car wash was approved several years ago, but the new owners



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propose 4 medical/professional office buildings on the site. Project is in 1st submittal stage at County. Contact County planner Roy Schaefer at 800-488-4308 extension 3000 for information.

Granite Bay Medical Office Complex – Proposed Rezone, GPA, CUP to construct 2 medical buildings and parking on 2.13 acre parcel on north side of Douglas at Berg (across from above medical complex). The 1st submittal for the project proposed removing all the trees and doing extensive grading. GBCA's response noted that the Granite Bay Community Plan had recently been updated and no new land uses along Douglas were adopted. Roy Schaefer is the County planner on this project also.

Other Douglas Boulevard Development - In addition to the above projects, possible development proposals that haven't started through the County process for Douglas Boulevard include:

(1) A memory care facility of 31,000 sq. ft. for 60 residents on 2.5 acre parcel across from GB Library and adjacent to wetlands parcel. When this was presented a recent MAC meeting, there were many questions raised about the size, closeness to Princeton Reach property lines, impact on the wetlands, etc.

(2) A memory care facility for about 30 patients on the northeast corner of Douglas and Barton (across from GB Community Park). This project hasn't been reviewed by GBCA board or MAC to date.

(3) A child care facility for about 44 children between above proposed Professional Center and small business center on south side of Douglas west of Quarry Ponds. This project has also not been reviewed by GBCA Board or MAC to date.

Park at Granite Bay – Located on 16+/- acres on west side of Sierra College Boulevard north of old Auburn Road. Currently zoned .9 to 2.3 acres per dwelling unit. Proposed are 94 homes from 2,050 to 3,000 sq. ft., a 1.5 acre public park with public restroom, all 2 story homes with 2 car garages, tot lot and an HOA to maintain landscaping, park and internal roads.

The lots are not compatible with those surrounding the development and when the proposal was heard at the November MAC meeting, neighbors to the project noted that their conforming large parcels zoned for animal keeping would be greatly impacted by this huge increase in density which would require a General Plan Amendment and does not conform to the Granite Bay Community Plan.

Rickey/Reese Estates – Applicants' 2nd submittal has been received by County for a proposal to subdivide 37 acre parcel into four lots of 9 acres each on parcel just south of Cavitt Stallman Road on west side of Auburn Folsom Road. Proposal conforms to Granite Bay Community Plan zoning at this time.

Vista Lagos Estates – A 1st Submittal has been received by County for a project consisting of two parcels about 35.84 acres in size located on Boulder Road south of Los Logos Subdivision and east of Walden Woods Subdivision. Proposed are 15 homes on lots varying from 1.12 to 2.4 acres and open space lots totaling about 9.64 acres in order to preserve trees. Contact Placer County Planning Department 800-488-4308 Ex. 3000 for more information.



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Barton Ranch - Proposal to develop 10 acres located on west side of Barton Road just north of Macargo Road. The current zoning allows for .9 to 2.3 acre lots and has no PD=1.5 designation which is sought by proponent. Some of the requirements along the Barton Road frontage seem unnecessary, out of character for that short frontage distance, and would require the removal of more oak trees. For more information contact Melanie Jackson, Placer County Planning Department, 800-488-4308, extension 3036.

Hills Minor Land Division – Proposed are four parcels of approximately 1 acre each on a 5.4 acre parcel accessed from Joe Rodgers Road. Property is zoned Residential .4 - .9 acre minimum and project conforms to Granite Bay Community Plan.

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NOTE – When announced in January 2009 that the Granite Bay Community Plan would be updated, many in the community had concerns since there had been no push from residents to update/change the Plan.

As a result a committee consisting of any resident who wished to participate was formed and after more than two years of monthly meetings with various County staff members, surveys, MAC meetings, and public hearings, the Board of Supervisors adopted the updated Plan in February, 2012.

At the beginning of the process, Supervisor Uhler stated he would not support any new commercial zoning, the 300 foot setback on the south side of Douglas would remain intact; and the population would be capped at 23,000.

As stated in the beginning of this ALERT, because of the economic downturn development activity has been dormant. As is clear from the above, that could change, particularly on Douglas Boulevard which is different in Granite Bay from the heavily commercial Roseville area of Douglas Boulevard. During the Plan update everyone who wanted to change zoning or property use was given an opportunity to do so. The Plan is a blueprint for development and should give residents some security on how the area around them is proposed to develop. Now there is a push for General Plan Amendments when the Plan designates that commercial and business/professional development should occur at Auburn-Folsom Road and Douglas and Sierra College and Douglas where there are vacancies.