



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

Volume #282 – September 30, 2016

GRANITE BAY MAC MEETING
October 5, 2016 – 7:00 p.m.
5455 Eureka Road - Eureka School Gym
Partial Agenda

Granite Bay Medical Offices – Description below - **ACTION**

Barton Ranch – Located on west side of Barton north of Macargo Rd. – Rezone from 1 du per acre to allow 10 homes on lots from 21,849 sq. ft. to 34,000 sq. ft. **ACTION**

SUMMARY OF AUGUST MAC MEETING

Hawk Homestead – INFORMATION ITEM – NO ACTION TAKEN - MAC was presented with a slide presentation showing a proposed 109 lot development at northwest corner of Cavitt Stallman and Barton Roads. Zoned for 37 homes at 4.6 to 20 acres. Proponent requests a General Plan Amendment, Rezone for Planned Development and Conditional Use Permit. Even though proponent states lots average 2.3 acres the actual lot sizes are as follows: **36** lots at .5 acres; **32** lots from .6 to .7; **21** lots from .2 to .8; **9** lots from .8 to 2 acres; **9** lots greater than an acre; and **2** lots more than 2 acres for a total of **109** lots.

The project would be developed in phases. Phase 1 would consist of 2 story homes along Cavitt-Stallman and Barton Roads. Homes would range in size from 3,000 to 10,000 sq. ft. Animal keeping would be prohibited because of the small lot sizes even though the surrounding developed properties have horses and hobby farms.

A representative of GBD Communities tried to convince the audience of over 300 that they could develop the project the “easy way” and just do a project at the zoning or be “creative”. Creative meaning that they could get 109 lots instead of 37. Nobody in the audience was buying it. It didn’t make sense to those present that the developer should be given density bonuses for the large pond and other unbuildable areas to create “open space”.

Clustering the homes in one area gives the appearance of a high density urban development in a low density rural area. The slides presented did not show much open space, but rather many fingers of cul-de-sac streets lined with homes clustered in the eastern portion of the parcel. County requires Barton and Cavitt-Stallman Roads to be widened and bicycle lanes added along the project frontage. Trees would be lost and many feel widening roads for short distances is unsafe and unattractive.

The Draft EIR for this project will be available for public comment soon. Contact SHerring@placer.ca.gov for DEIR.



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NOTE: The weekend prior to MAC, GBCA mailed an ALERT postcard of the upcoming MAC meeting to neighborhoods surrounding or affected by this high density proposal. As a result, the gym at Eureka School was packed with concerned residents.

Ovation Senior Living – ACTION ITEM – Senior living facility consisting of 114 units for up to 120 residents and 85 staff. The 108,000 sq. ft., two story building is proposed on 4.5 acres of 7 acre parcel south of Old auburn Road on east side of Sierra College Boulevard. No plans were given for the 2.5 acre parcel. There is a subdivision of .9 acre zoning immediately south of project; homes to east, and Woodbridge Ranch Estates on West. After considerable discussion MAC voted 6-0 to recommend denial of project. **The Planning Commission hearing is set for October 13 at 10:05, 3091 County Center Drive, Auburn. If you can't attend send comments to KHeckert@placer.ca.gov at least 24 hours prior to hearing.**

GBCA responded to the Mitigated Negative Declaration noting inadequacy of staffing, impacts to fire services, sewer availability, plans for 2.5 acre undeveloped parcel, incompatibility with surrounding residential development, inadequate public notice, etc. (If it is determined that a project could have a significant adverse effect on the environment but the project has incorporated specific provisions to reduce impacts to less than significant and/or mitigation measures have been added to project a MND is submitted rather than an EIR.)

NOTE: Another residential care facility known as **Placer County Retirement Residence** has submitted information prior to filing 1st submittal papers for a 3 story facility of 145 units for up to 160 residents. The 8 acre parcel is zoned Rural Residential which is one dwelling unit per 2.3 to 4.6 acres and is diagonally across from the Ovation proposal on the north side of Old Auburn Road and west of Sierra College Boulevard. Proponent seeks rezone to Residential Agriculture Zoning which allows a care facility for 7 or more with a Multiple Use Permit (MUP). Contact SHerring@placer.ca.gov to receive notices.

Residential care facilities are an allowed use in Residential Agriculture Zoning with a Rezone and an MUP because they are considered residential. Some consider this a HUGE LOOPHOLE in the County Zoning Ordinance. This proposed commercial use is basically a 3 story apartment complex and exceeds residential in the usual sense. The zoning ordinance needs to be revised.

Granite Bay Medical Offices – Located on the northwest corner of Berg Street at Douglas Boulevard. Applicant seeks a General Plan, Rezone, Minor Boundary Line Adjustment, and Variance to construct two medical buildings of 7,955 sq. ft. each and 91 parking spaces. The Granite Bay Community Association responded to the Mitigated Negative Declaration (MND) which was due September 29.

Concerns dealt with amount of grading - basically the entire site, removal of most of vegetation and trees, visual impacts of unimaginative plan and location of buildings in northwest corner surrounded by parking, adequacy of storm runoff plans, traffic patterns for ingress and egress, mitigation of trees, loss of more of landscaped median on Douglas, etc.

NOTE: The GBCP has set back requirements for development on Douglas and County requires more parking spaces for medical buildings than other uses. These requirements could limit what can be built on a parcel. However, this is known up front and proponents of projects should take this into consideration and design projects to fit the site



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In response to community pressure, when the Granite Bay Community Plan was updated recently, only the Goals and Policies were considered. LAND USE WAS LEFT UNCHANGED. So far in the area of Berg and Douglas there are 16 medical offices proposed or already approved. Every project proposed seeks General Plan Amendments and Rezones.

During the update process, Supervisor Uhler, in a letter to constituents dated February 20, 2009 stated: “Finally, I’ve been accused of having an agenda to cover Douglas with strip commercial centers. Let me be clear, I do not support increasing the allowable square footage of commercial property beyond what is in the Plan today. I do, however, support incorporating policies that encourage the redevelopment and updating of existing commercial uses, similar to what we saw when the Quarry Ponds Center replaced the old boat retail and storage facility.”

Whitehawk I and II – Update – Whitehawk I proposes 24 zero lot line homes on parcel zoned for 8 homes. White II proposes 56 zero lot line homes on parcel zoned for 13 homes. Homes on the south and east are developed at 2.3 to 4.6 acre parcels. The 17 acres separating the two proposals is unavailable for development.

GBCA responded to the inadequacy of the MND process to address many of the impacts rather than an EIR. There are issues with increased density and how density bonuses were determined, impacts to bordering properties, inadequate parking, nighttime construction and blasting, upgrade of existing sewer and water lines, ingress and egress from Douglas, conflicts with Quail Oaks traffic, safety of “U” turns, loss of more landscaped median, inaccurate traffic figures, amount of grading, amount of open space, etc. Proponent seeks GPA and Rezone for a Planned Development. **(NOTE: Apparently the MND will be recirculated because of some changes to the traffic study.**

Contact SHerring@placer.ca.gov to receive Notice of Hearing date. County legally notices only those within 300 feet of project.

The Park at Granite Bay – The Planning Commission approved this project on August 25 for 56 homes where zoning allowed 16. The hearing before the Board of Supervisors is October 11, 10:30 at 175 Fulweiler Avenue, Auburn. If you are unable to attend, send written comments to bos@placer.ca.gov

South Placer Fire District – South Placer and Loomis Fire Protection Districts signed a contract in June, 2014 for SP to provide administrative services. Currently, staff prepares for two board meetings per month. The budgets are separate, salaries, benefits, and MOU’s are different for each agency. Emergency incident management, training, community risk reduction, purchasing, and policies are changing for more efficient and effective operations.

The two districts are currently discussing consolidation. A main concern is whether Loomis and South Placer can support a revenue neutral merger. The LAFCO process to accomplish a merger is lengthy and complicated. Public meetings will be held to present the proposal to residents. The SPFD Board meets at 7:00 p. on the 3rd Wednesday. Agendas are posted on SPFD web site. For information contact Chief Eric Walder at 791-7059.

Survey Results – Almost 50% of the surveys were returned which is a very high number. 97% want to preserve natural resources; 96% want to preserve rural character and country lifestyle; 92% want to preserve rural and scenic roadways; 96% are concerned about negative effects of traffic; 95% support protecting small farms and agriculture activities; 96% agreed new development lot sizes should be compatible with adjacent properties; 90% agreed development in residential/agriculture zoning should not have conditions that prohibit these activities; 91% agreed commercial and professional services in community should only meet the needs of local residents; 97% felt business/commercial



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development should be limited to areas currently zoned for those uses; 84% felt there is no need for additional residential care facilities; 97% want to maintain Douglas Blvd. as a scenic corridor; 74% were aware of MAC meetings, and 40% have attended a meeting; 85% were not aware of Zoning Administrator hearings; 79% have never attended a Planning Commission hearing; 82% have never attended a Supervisor meeting; 72% were not aware of the steps in the hearing process; and 73% were unaware meetings are available on line.

Three prime reasons people moved to Granite Bay: 75% rural character; 86% low density/large lots; 53% quality of schools. Country lifestyle came in at 36%; quality of homes 23% and Folsom Lake 19%.

****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.

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