



Serving the Community

Granite Bay

Alert

OFFICIAL PUBLICATION OF THE GRANITE BAY
COMMUNITY ASSOCIATION, INC.

Sandy Harris, Editor

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Gary Dahlbeck, Sandy Harris, Madelaine Kiliany,
Patricia McKinney, Jane Negri, Geoffrey Poulos,
John Thacker, MaryAnn Stinson, Diane Will

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**Granite Bay MAC Meeting
February 1, 2017 – 7:00 p.m.
Eureka School**

Agenda includes: 2016 Engineering and Traffic Survey to Update Expiring Speed Limits; Oakhill and Ridgeview School Bus Loading Zone; Development of Countywide Parks and Trails Master Plan; Hidden Falls Regional Park Expansion; Granite Bay Community Park – **Information Items presented by various County personnel, Captain from CHP, and Rotary Club**

After a number of hectic months of following 16 different projects, responding to Mitigated Negative Declarations, Revised MNDs, EIRs, and attending the last scheduled Planning Commission hearing in mid-December, there has been a break. The regular MAC meeting in January was canceled and a December *Alert* was not published. This *Alert* is to catch members up on some of the pending projects.

LEGAL ACTIONS

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 property was zoned for .9 acre lots or about 6 homes. The project submitted needed 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.

On December 20, a legal action was filed under the California Environmental Quality Act on behalf of a group calling itself Novation naming Placer County,

Ovation Senior Living LLC, and property owner Creekside Holdings LLC alleging among other things violations of CEQA and county code for residential care facilities.

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 Impact Report for the Park at Granite Bay. Homeowners impacted by the increased density, design of the project, access, traffic, hydrology issues, and incompatibility have taken this legal action.

The 16+ acre parcel located on west side of Sierra College north of Old Auburn Road 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. Those opposed to the much higher density approved supported a development at the 1 acre zoning on the property.

Other Legal Actions - Law suits have also been filed against Placer County in conjunction with the recent approval of large development projects in Martis Valley and Squaw Valley.

UPDATES

The Hawk Homestead – At this time, Applicant has withdrawn the application for the proposed 109 lots on 245 acres zoned for 37 lots located at Barton and Cavitt-Stallman Roads. At the time of putting the project on hold, a Draft EIR was in the process of being prepared.

When this project was presented as an information item at the MAC meeting in September, GBCA covered the area surrounding the proposal with notices of the MAC meeting and about 300 residents were on hand to oppose the high density rezone proposed in one of the most rural, settled areas of Granite Bay.

Barton Ranch – In December the Planning Commission approved the proposal for a Planned Residential Development to allow 10 lots from 21,849 sq. ft. to 34,000 sq. ft. with a small wetlands reserve on the northwest and a small wetland area on the southeast corner of the property. The 10 acre parcel, zoned for 10 .9 acre lots, is located on the west side of Barton Road north of Macargo Street. MAC reviewed the project at the November meeting and recommended 5-0 for approval.

In response to concerns about County’s requirement for widening Barton Road along the short distance of the parcel frontage which would be out of character for the area and require cutting a least 6 oak trees, the Planning Commission added a statement to Condition 28 of the project that the developer in lieu of widening the road at this time pay an in lieu fee.

The Planning Commission also responded to concerns raised by residents at the hearing and added a condition to the project that setbacks for lots 3, 4, and 5 which abut existing homes be a minimum of 20 feet from the property line for one story homes and a minimum of 30 feet from the property line for two story homes.

The date for the Board of Supervisors to hear this project has not been announced.

Whitehawk I and II – Located on south side of Douglas east of Woodgrove. The combined projects total 80 homes on parcels zoned for 21. Construction includes installing water lines for about 3,000 feet on south pavement of Douglas, upsizing sewer capacity lines on south border of property, blasting, removal of trees; installing two bridges over Strap Ravine, etc.

In response to the Mitigated Negative Declarations prepared for these projects, questions were raised concerning increased traffic, density bonuses, “U” turns from Douglas to access projects, open space calculations, stream flow calculations, etc. A Revised Mitigated Negative Declaration was undertaken in an attempt to address some of these concerns, but many felt the solutions were inadequate and the projects required EIRs to address the issues in more detail.

County commissioned a cumulative traffic study of the Granite Bay area in 2015. However, given County’s apparent intent to rely on the Study to justify the approval of many future development projects and GBCA’s concern about the adverse impacts of the numerous proposed projects throughout Granite Bay, including Whitehawk I and II, GBCA retained a Traffic Engineering Manager to review the Cumulative Study. He found a number of fundamental flaws in the analysis

that affect the validity of the conclusions presented in the document.

Of greatest concerns 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: Auburn-Folsom and Douglas; Auburn-Folsom and Fuller; Auburn-Folsom and Eureka; and Barton and Eureka.

On November 4, the law firm hired by GBCA submitted the traffic findings to the Board of Supervisors.

In January, the GBCA was informed that County has reconsidered issues raised in responses to the MNDs for the Whitehawk I and II projects and is now requiring that an EIR be prepared for each of the projects.

Granite Bay Medical Center – This project for four medical buildings at the northwest corner of Berg Street and Douglas received many negative comments at the MAC meeting when it was presented and will be redesigned to address some of the concerns raised.

Eureka Granite Bay- MAC heard an information item in December for a proposed 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 would have a private fenced rear yard area.

Some of questions raised were applicant’s request for gates in an area not approved for gates, noise generated by fire department activities, setback from Auburn-Folsom, variances requested, backup traffic on Eureka Road at intersection and interference with fire equipment.

South Placer Fire District – A number of meetings have been held with Loomis and Granite Bay residents re the proposed consolidation of the two districts. At the last SPFD board meeting, a draft “Resolution of Application by the South Placer Fire Protection District requesting the Local Agency Formation Commission to take proceedings to consolidate South Placer Fire Protection District with Loomis Fire Protection District” was presented for information. The discussions are moving along and the merger could be approved by July.

During the recent storms, the fire department was busy responding to vehicle accidents, downed trees, downed wires and a residential fire started by downed wires. It took a lot of coordination and mutual aid from other fire districts, county agencies, and PGE to handle all the calls.



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**The SPFD Board meets the 3rd Wednesday of the month at
the station on Eureka Road.**