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Granite Bay

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Granite Bay MAC Meeting

May 3, 2017 – 7:00 p.m.
Eureka School – 5455 Eureka Road

Partial Agenda

Ventura at Granite Bay – Proposed 33 lot single family residential subdivision of 6.11 acre parcel on south side of Eureka Road east of Purdy Lane. (See description below) INFORMATION

Summary of March MAC Meeting

Eureka at Granite Bay – MAC heard a proposal for a 28-unit condominium development on Eureka and Auburn-Folsom Roads on a total of 4.4 acres. Of the four new MAC members, two opted to recuse themselves because of connections to the proponent. Concerns were raised about traffic at the intersection, density, gated entry, drainage, setbacks, and parking. The MAC vote was 2-2 with the two of the new MAC members opposed to the overall project. (One MAC member was absent.)

NOTE: The Planning Commission heard this item on April 13 and voted 4-0 to approve the 14 two story duplex buildings. (This project replaces the previously approved Micherra Place single family subdivision, increases the number of residential units by 8, and reduces side and rear setbacks. The commissioner from Roseville recused himself because he accepted campaign money in last election from the attorney representing the project, one commissioner was absent, and one seat won't be filled until the next meeting. There was little discussion regarding concerns raised, and Jeffery Moss, who represents Granite Bay, made the motion to approve the project which passed 4-0.

Cannabis Ordinance of Placer County – MAC also heard a staff presentation of an overview of the ordinance effective 1-1-17 as follows:

Cultivation allowed only on land with private residence. Cultivation limited to 6 plans on no more than 50 sq. ft. either indoors or outdoors, but not both. Outdoor grows must be set back 100 feet from all property lines. Must be 600 feet from schools, churches, parks, library, fairgrounds, child care centers, youth-oriented facilities or incorporated city boundary. Outdoor grows must be closer to grower's residence than neighboring residence. Tenants must have written permission from property owner to grow. Outdoor grows must be screened with solid fence from all public view. Cultivation shall not adversely affect health and safety of occupants or public with dust, glare, noise, gases, odor, smoke, traffic, or other impacts. Use of gas products for grows or manufacturing is prohibited. Grows must comply with building, plumbing, mechanical, electrical and fire codes, Commercial sale, manufacturing, dispensaries and delivery of cannabis is prohibited. First time offenders have 72 hours to comply with ordinance before they are subjected to fines. Contact PC Code Compliance at 530-745-3050 or PC Agriculture Commissioner at 530-889-7372 for questions and penalties.

NEW DEVELOPMENT

Ventura at Granite Bay – An Initial Project Application has been received for the following sub-division. Proposed on the parcel located at 6832 Eureka Road on 6.11 acres west of trailer park (58 units) and 800 feet west of Auburn Folsom Road are 33 one and two story homes from 1,700 to 2,330 square feet. An existing home on 1.26 acres on Eureka Road will be removed. This lot (Lot 1) will act as a buffer to the sub-division and also provide access to the sub-division.

The site has approximately 190 feet of frontage on Eureka Road where a 6 foot high stucco wall is proposed to serve as privacy and a sound barrier for the new homes. The project would dedicate 44' roadway easement for Eureka Road and install street improvements. A 15' landscape easement along Eureka Road would include a 6' wide meandering decomposed granite trail.

A 22' to 23' wide naturally landscaped open space area to be maintained by HOA would be located along the west and south property lines to provide a buffer to the 7 existing homes on one acre lots. A 4' wide granite trail in this open space would provide a walking area for residents.

According to applicant, the average density for the subdivision is 5.4 units per acre where density allowed is 4 to 10 homes per acre. The development is intended to be semi-custom homes with varying floor plans and 2 to 3 car garages.

Sewer service will be provided by Placer County Sewer Maintenance District through a 10 inch line across southeastern portion of mobile home park which currently provides service to the mobile home park.

The tree inventory report notes a total of 191 trees. Of these 85 trees qualified as "protected". Per the proposed site layout 41 protected trees would need to be removed to accommodate construction.

Comments to be considered by the Placer County Community Development Resource Agency as the Lead Agency preparing an Initial Study to identify what significant impacts need to be analyzed in conjunction with the project should be forwarded to SHerring@placer.ca.gov by May 22.

APPROVED PROJECT

Rolling Greens – This development is located on south side of Eureka Road on the site of the closed Rolling Greens Golf Course. Applicant, Elliott Homes, originally had the project approved in October of 2007.

The property totals 22.3 acres zoned at zoned 2.3 to 4.6 acres lots. Approved are 9 lots with each lot a minimum of 2.3 acres to be served by a private roadway with a single access to Eureka Road.

Frontage improvements along Eureka Road, will include road widening, landscaping, and entry features. A multipurpose trail easement would include a six foot wide meandering earthen trail along the project frontage.

NOTE: - Traffic - Traffic is a major concern in the community. Generally, traffic is calculated at 10 average daily trips (ADT) per day per dwelling unit. Consider the traffic the new development will add to Eureka Road:

28 Duplexes- Auburn-Folsom and Eureka
33 proposed homes (Ventura)
9 homes – Rolling Greens
44 Duplexes – Eureka/ Sierra College - Greyhawk III
28 homes – Eureka/Sierra College –Greyhawk III

Barton Ranch – The Board of Supervisor hearing set for April 4 was continued at staff request until May 9 at 10:45 in order to work out some Barton Road easement issues. This is a 10 unit sub-division on 10 acres north of Macargo Road on west side of Barton Road.

The Park – The Supervisors approved this project for 56 homes on 16 acres zoned .9-2.3 acres. Neighbors on large lots abutting the parcel located north of Old Auburn Road and west of Sierra College Blvd. filed suit. As of now, the court date is September 28.

South Placer Fire District – LAFCO accepted the application for the Consolidation of the South Placer Fire Protection District and the Loomis Fire Protection District for consideration and waived the filing fees which could be considerable. Chief Walder pointed out that both Districts rely on limited funding mechanisms and paying the fees would result in funds being taken away from critical fire and EMS services provided to the community by the Districts.

Country House Memory Care – This attractive facility at the corner of Barton and Douglas was notified by County that the signs/flagpoles/spotlights were in violation and had to be removed by March 22. However, as of this date and after many calls, e-mails, etc. the temporary advertising remains.

Treelake Storage Units - The extensive expansion of the commercial storage facility located in Treelake has created major concerns among residents of the residential Treelake community, and a Temporary Restraining Order against the Moss family company was sought to halt any further construction activity until permits could be validated. (Jeffrey Moss is a Planning Commissioner for District IV- Granite Bay.) To date, the judge has not issued a ruling.

Speed Limits – Update of Radar Enforceable Speed Limits – A Public Hearing was held at Board of Supervisors on April 24 to adopt an ordinance amending speed limits in County. Granite Bay speed limits updated include the following:

Barton Rd. – Olive Ranch to Loomis 40 to 45mph
Barton Rd. – Eureka to Douglas 45 mph
Barton Rd. – Douglas to Olive Ranch 35 to 40 mph
Barton Rd. – County line to Eureka – 40 mph.
Cavitt Stallman S. – Douglas to Cavitt Stallman 25 mph
Cavitt Stallman S to Auburn Folsom Rd. 40 mph
Douglas – Sierra College to Cavitt Stallman South 55 to 45 mph
Douglas – Cavitt Stallman South to Barton 55 mph.
Douglas - Barton to Auburn Folsom – 50 mph
Douglas – Auburn Folsom to Oak Knoll Road – 40 mph
Douglas – Oak Knoll Road to end of county road – 35mph