



Serving the Community

Granite Bay

Alert

OFFICIAL PUBLICATION OF THE GRANITE BAY
COMMUNITY ASSOCIATION, INC.

Sandy Harris, Editor

Vol. 294 – July 30, 2018

Granite Bay MAC
August 1, 2018 – 7-00 p.m.
Eureka School– 5455 Eureka Road

Partial Agenda

Tiny Houses on Wheels - Staff will provide an overview of a proposed Zoning Text Amendment updating the County Zoning Ordinance to allow a tiny home on wheels as a primary or secondary dwelling unit in zone districts where primary and secondary dwellings are currently permitted. In order to expand the types and affordability of housing options, a tiny house on wheels would be defined as a separate independent living quarters that is less than 400 square feet, includes basic functional areas that support normal daily routines, such as a bathroom, kitchen, and sleeping area, is mounted on a wheeled trailer chassis, and is titled, licensed and insured to tow legally under the California Department of Motor Vehicles. INFORMATION (more information below)

Roseville Congregate Living Health Facility - Roseville Congregate Living is a proposed residential care home on a 4.11 acre site (APN 467-090-009-000 located at 3140 Spahn Ranch Road, south of Old Auburn Road. The site is designated Rural Low Density Residential in the Granite Bay Community Plan and is zoned RS-AG-B-40 (Residential Single Family, combining Agriculture, minimum building site of 40,000 square feet). Requested entitlements include a Rezoning to RA-B-40 (Residential Agriculture, minimum building site of 40,000 square feet) and a Minor Use Permit to allow a 15 resident, 24 hour, long-term care facility

BOARD MEMBERS

Gary Dahlbeck, Sandy Harris, Madelaine Kiliany,
Jane Negri, Geoffrey Poulos, MaryAnn Stinson,
Diane Will

in an existing single family residence on the property. INFORMATION

* * * * *

Tiny Houses on Wheels - In addition to allowing secondary dwellings (1,200 sf), guest houses (800 sf) and tiny houses on foundations, County is considering adding tiny houses on wheels (400 sf), in zones that allow single-family secondary dwelling units..

Key provisions of the proposal ordinance require that they meet all underlying zoning and land use regulations, such as building setbacks and height allowances, The tiny house would be required to connect to county-approved water supply and sewage disposal facilities. They should be designed to look like a conventional residential structure. Owners would be required to maintain proof of compliance with ANSI 119.5 standard as a recreational park trailer or ANSI 1192 (NFPA 110n) standard as a recreational vehicle, as well as with NFPA 70.

(Editor's note) Placer County already provides several options to meet the Legislature's mandate to allow secondary dwellings. To allow "tiny homes" on wheels seems unnecessary and could be a slippery slope since code enforcement will be responsible for enforcing the ordinance and is woefully understaffed to address complaints.

Eureka at Granite Bay - Update – This project located at the southeast corner of Eureka and Auburn-Folsom Roads was approved for 14 two-unit halfplex condominium buildings and has begun construction. Variances were granted for a gated entrance, reduced rear yard setbacks for two story structures, and required off-street parking from 112 to 70 spaces.

This parcel was previously approved as Micherra Place subdivision and consisted of a 20 unit subdivision of single-family detached homes, but new owner of the parcel redesigned the project and had it approved for 8 additional units.

Quarry Ridge Professional Center - Update – This project located on the northeast corner of Berg and Douglas Boulevard includes a General Plan amendment, re-zone, use permit and a tentative Parcel Map. Proposed on the 2.8 acres site are four individual buildings totaling 17,000 sq. ft.

The latest update provided by the owner of the parcel noted their traffic analysis is complete and has been submitted to County for comment. Eventually an EIR will be published for public comment, then the approval process will follow which involves a presentation at Granite Bay MAC, and hearings by the Planning Commission and the Board of Supervisors. The owner projects that construction could start in the spring of 2019.

San Juan Water District - Update- As reported in the *May Alert*, construction began on Phase 1 of the pipeline replacement project at the intersection Auburn-Folsom Road in June. However, there is a temporary hold on this phase to address unexpected site conditions. To keep the project moving, construction shifted to Phase 2 on July 9.

Phase 2 consists of installing pipe along the south side of Douglas Boulevard from Oak Knoll Drive to Mooney Road and involves trenching along the edge of the pavement. Closure of the eastbound lane and traffic controls are in effect from 7:30 a.m. to 3:30 p.m. For more information call (916) 791-8952,

Zoning Text Amendment – The Planning Commission heard the proposed changes to Chapter 17 of the Placer County Zoning Text on July 26. The changes were intended to clarify and simplify implementation and interpretation of the Zoning Ordinance and to update definitions in the ordinance to make it more conforming with regard to current planning practices.

These proposed changes had been presented to MAC previously and had push back from many in the audience. As a result, the following were not considered at this hearing:

Changes to lot coverage in Planned Development Section; Use Permit Changes; Temporary Outdoor Events, and Density Limitation which proposed to revise the coverage requirements section for lots of 4000-8000 square feet from 40% to 50%. (After considering input from the public re the DL changes, Staff opted not to change the existing ordinance).

The Planning Commission closed the public hearing and continued the hearing to August 9 at 10:05 in order to have more time to review the proposed text. However, letters may still be submitted.

Placer Land Trust – Placer Land Trust has been working with willing landowners and conservation partners since 1991. With the recent addition of the Antonio Mountain Ranch property of 794 acres on Fiddyment Road in Lincoln, approximately 10,000 acres in Placer County area are now permanently protected through the Placer Land Trust.

The recently recorded conservation easement on the Antonio Mountain Ranch is part of a mitigation project to permanently protect 794 acres of grasslands, vernal pools, streams, and other wetlands as critical wildlife habitat and scenic open space. Lewis Antonio Mountain Ranch LLC, a subsidiary of AKT Investments, will continue to own the land and manage it for wildlife benefit consistent with terms of the easement. AKT Investments will utilize the property as a mitigation bank, including starting work this summer to restore vernal pools and enhance associated habitat to improve the ecological value of the site

Antonio Mountain Ranch Preserve contains four miles of streams, 31 acres of vernal pools and 45 acres of wetlands and marsh. Over 225 plant species have been documented including two special-status plant species. Seven special-status bird species were also documented, including burrowing owl, white-tailed kite, northern harrier, and prairie falcon. .

Placer Land Trust will monitor and defend the terms of the easement that protect critical habitat for many important species which range from golden eagles, vernal pool fairy shrimp, and over 1,000 tri-colored blackbirds nesting on site, one of largest known flocks of this endangered species in Placer County. For more information about Placer Land Trust, contact 530 887-9222.