



Serving the Community

Granite Bay

Alert

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Sandy Harris, Editor

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GRANITE BAY MAC
December 5, 2018 – 7:00 p.m.
Eureka School – 5455 Eureka Road
Partial Agenda

Veteran's Services Office - Overview of programs and services offered to Placer County veterans. Presenter: Susanne Vinci

Granite Bay Community Plan Circulation Update
Brief presentation on upcoming community workshops to be scheduled in January and February 2019. Presenter Stephanie Holloway, Public Works

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GBCA Appeals Chabad of Roseville – The Granite Bay Community Association felt it necessary to defend and support the integrity of the Granite Bay Community Plan and paid \$602 to appeal the Planning Commission's approval of the Chabad to the Board of Supervisors. Issues cited in the appeal include the following: Setback Variances; Adequacy of the Environmental Review; Aesthetic Impacts; Traffic; Design; Lot Coverage; and Height.

The proposal to construct two, two-story buildings totaling 23,300 square feet on a 1.3 acre parcel located at 4410 Douglas Boulevard on southeast corner of Douglas Boulevard and Woodgrove Way was presented on two occasions at MAC. Both times attendees expressed numerous concerns about the size of the proposed buildings on the relatively small parcel, closeness to Douglas Boulevard, access, and the building design featuring a 3 story façade in traditional Gothic architecture to mirror circa 1920 style of **the Chabad in Brooklyn, New York**.

The GB Community Plan Design Elements and Landscape Goals for Douglas Corridor includes a

BOARD MEMBERS

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

list of 14 design features suggested to enhance the natural **attributes of the area** and to foster a rural and social community environment. The goal of the Design Element is not strict Craftsman design, but the construction and/or refurbishment of buildings so as to incorporate the use of the Craftsman elements which include low-pitched rooflines with gabled or hipped roofs, overhanging eaves, attractive use of quality materials such as wood, brick and stone, exposed rafters, beams, etc. The first item on the list notes **single story buildings** are recommended.

To read the text of the appeal go on line at www.granitebay.com and click on the link.

Tiny Houses on Wheels – In addition to several types of affordable housing County proposes an amendment to the Zoning Text, to include Tiny Houses on Wheels. When this concept was presented at the MAC meeting for information in August, the response from the audience **was very negative**.

When the Planning Commissioner heard the item they added Park Trailers at the last minute and passed it on to the Board of Supervisors. The hearing before the Supervisors is December 18 (time has not been announced). The regularly scheduled meeting will take place in **Johnson Hall at The Ground, 800 All America City Blvd., Roseville.**

Because of the many issues raised about the concept, and the fact that only unincorporated areas (Granite Bay) of the County would be affected GBCA hired legal counsel to submit a letter questioning county's position that Tiny Houses ZTA is exempt from CEQA and cites legal cases stating otherwise. The letter also notes that county must analyze the Zoning Text Amendment's consistency with the established Granite Bay Community Plan and its long-range land

use planning goals. As proposed, with 78% of incorporated Placer County being exempt, the ZTA threatens to funnel tiny homes on wheels away from certain communities and into others (Granite Bay), potentially altering the character of those neighborhoods and community plans. Review Attorney's letter at www.granitebay.com

Zoning Text Amendments – The Board of Supervisors will hold a Public Hearing on December 18, at 2:00 to consider repealing Chapter 17 of the Zoning Ordinance and incorporating amendments intended to clarify and simply implementation and interpretation of the Zoning Ordinance. The regularly scheduled meeting will be held at The Ground, 800 All America City Blvd., Johnson Hall, Roseville. The staff report highlighting proposed changes should be available on the county website soon. .

Sehr Winery – County has received an Environmental Questionnaire and Project Description for a proposed winery on 80 acres located at 6655 Cavitt Stallman Road, east of Barton.

According to the description filed for the project, the parcel currently includes 20 acres of grapes to make Sehr wine, 10 acres of olive trees to be used to make Sehr olive oil, a small sheep herd and cattle herd and assorted chickens and ducks. There is a barn for care of animals and a 1,200 sf house for farm manager. A shop building has also been built to house winery equipment and a large solar array.

Two paved driveways access the property. There are three ponds on the property which also has areas of oak and pine which would mostly be preserved. The proposed winery would be located adjacent to an existing pond on the south end of the parcel and would house a tasting room, cellar and production area within the confines of a single building. The tasting room/office has 4802 sf, the cellar has 11,750 sf and the production area has 4492 sf. A 3,900 sf concrete patio would extend from tasting room toward the adjacent pond. The construction of the building is anticipated to be in early 2019.

The purpose of the winery is to make, promote and sell the Sehr wine and olive oil. The business model is for an on-site wine making facility with facilities for regular public tasting, winemakers' dinners, wine club events and events promoting the sale of the Sehr

wine and olive oil. The winery expects to produce less than 20,000 cases of wine a year. A small commercial kitchen would be available for the purpose of wine makers' dinners and not as a restaurant.

Applicant feels this will be a positive addition to Granite Bay and will protect and preserve agricultural land, open space, and rural character of this 80 acre parcel in the middle of Granite Bay.

Sierra College Douglas – The proposed Project consists of two parcels totaling 2.8 acres for a DutchBros Coffee on .5 acres and a Superior Self Storage facility on remaining 2.3 acres. The proposed DutchBros. building is single story 809 sf. located on east side of Sierra College Boulevard.

The proposed storage facility consists of 3 buildings, with a total building foot print of 49,697 sq. ft. accessed from Sierra College Boulevard through DutchBros The former rental equipment buildings would be demolished. The design includes 622 individual rental units ranging from 5x5 to 12x40. .

Proponent filed an Initial Project Application with County and the Granite Bay Community Association responded with a number of concerns for consideration. These dealt with design, traffic management at DutchBros, access to storage units, building height, etc.

A visit by GBCA board members to the facility on Auburn-Folsom just south of Granite Bay answered many questions with regard to the storage facility. However there are many concerns with traffic management for the popular DutchBros .especially in light of the traffic congestion at the Starbucks accessed from Cavitt-Stallman South at the other end of the commercial center.

Whitehawk I and II – The DEIR for these two projects is available for public review and comments which are due **January 14, 2019**. Whitehawk I seeks 24 homes where zoning allows for 8. Whitehawk II seeks 56 homes where zoning allows 13. The property is on the south side of Douglas east of Woodgrove Way. Many issues were raised in response to the Mitigated Negative Declarations for the projects leading to County requiring an EIR to respond to the concerns. A Public Hearing to receive comments on the DEIR will be at 10:00 a.m. on 12-13-18 at the Planning Commission, 3991 County Center Drive in Auburn. The DEIR is on line - type in Whitehawk I and II DEIR – Placer County to review. There is also an electronic copy at the Granite Bay Library.