



Serving the Community

# Granite Bay

# Alert

OFFICIAL PUBLICATION OF THE GRANITE BAY  
COMMUNITY ASSOCIATION, INC.

Sandy Harris, Editor

Vol. 301 – 7-31-19

Granite Bay MAC Meeting  
August 8, 2019 – 7:00 p.m.  
Eureka School – 5455 Eureka Road  
**Partial Agenda**

## INFORMATION ITEMS:

**Industrial Hemp Update** – County staff will provide an overview of recent changes in state and federal law regarding industrial hemp that will likely result in legalization and regulation as an agricultural crop.

**Winery and Farm Brewery Zoning Text Amendment** – Staff will provide an overview of proposed Zoning Text Amendment.

**Placer County Sustainability Plan (Climate Action Plan)**  
Staff will provide brief overview of proposed Plan.

**Sikh Temple – New Project** – County has received an application for a Sikh Temple at 4325 Cavitt Stallman Road just north of Miners Ravine bridge crossing on the left. Preliminary plans are for a 2-story 115,490 sq. ft. worship facility with dining hall, classrooms, meeting rooms, and office. The entrance features two 65 foot high towers and a 26.6 parapet. The only access proposed would be from Cavitt-Stallman Road, which is a 2 lane country road serving a residentially developed area of very low density zoning and is one of the most rural areas of Granite Bay.

**Chabad of Roseville – Update** - You will recall that the Granite Bay Community Association filed an appeal to the Planning Commission's approval of the Chabad noting the lack of an EIR for the project, aesthetic impacts of the two 2-story buildings; traffic impacts; incompatibility of building design with the Douglas Corridor Design Guidelines building heights, the number of setback variances required to fit the two large

## BOARD MEMBERS

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

buildings on the small 1.3 acre site, and inadequate parking spaces.

On March 12, the Board of Supervisors heard the Appeal, ignored the many concerns, and approved the project as approved by the Planning Commission.

Because of the numerous impacts and conflicts with the Granite Bay Community Plan, residents in the affected area formed the Granite Bay Preservation Society and on April 12, filed a Verified Petition for Writ of Mandate and Complaint for Injunctive Relief.

Shortly after the Action was filed, the Parties met to resolve the issues. The Petitioner's primary environment and planning concern was the sheer size of the project in light of the dimensions of the parcel. As a result of the negotiations, the Parties agreed to the construction of only the 16,700 square foot structure to be relocated on the parcel in order to be set back further from Douglas and Woodgrove Way. Chabad also agreed to pay \$10,000 of Petitioner's legal fees.

**Placer Retirement Residences Update** – On June 27, Placer County Residents for Legal Compliance filed a Verified Petition for Writ of Mandate and Complaint For Injunctive Relief in the Superior Court.

The Board of Supervisors approved this project at a Public Hearing on May 28. The project site is 8.7 acres located at the northwest corner of Old Auburn Road and Sierra College Boulevard. The 3-story building contains 145 **congregate living suites** for up to 160 residents 55 years and older. It required a change in zoning from Residential Single-Family, for approximately 3 dwelling units, to Residential Agriculture which allows **residential care** facilities of 7 or more. No medical care is provided and it would not be licensed by the state. The month to month rents provide 3 daily meals, all utilities, linen service, private van transportation, etc.



At issue is that it does not fit the description of a Residential Care Home but is a Senior Housing Project and did so **to avoid** the more stringent parking and other requirements as well as the need for a reclassification of the project site to **Commercial zoning**. Petitioners assert the project is a Senior Housing Project as defined in the Zoning Ordinance and is not an allowable use under Residential Agricultural Zoning.

To date there has been no response to the filing by the Placer County Residents for Legal Compliance.

**Whitehawk I** - The proponents of the Whitehawk I project, have submitted applications for entitlements for the proposed subdivision located on the south side of Douglas Boulevard east of Woodgrove Way. This is a 24 unit Planned Residential Development on 18.1 acres currently zoned for about 8 units. Applicants seek a General Plan Amendment, rezone, a variance to lot coverage allowing up to 50% coverage for single-story residences where 25% to 40% is normally allowed, and a Conditional Use Permit to construct a Planned Residential Development.

The application is under review by staff to determine the adequacy of the information provided and ensuring consistency with the EIR that was certified for both Whitehawk 1 and 11 projects. No dates have been set for presentation to the MAC, and Public Hearings before the Planning Commission, and finally the Board of Supervisors.

**NOTE:** Whitehawk 11 was approved by the Supervisors in April for 55 units on 33 acres zoned for about 13 homes. It will be accessed from Douglas at Seeno traffic signal.

**County Affordable Housing Program - Update** – GBCA would like to call residents' attention to the informational workshops County continues to hold on housing strategies that could be adapted for different parts of the County based on need.

**Objectives are:** To increase the availability of a mix of housing types for existing and future residents, students, and employees whose income cannot support the cost of housing in the County; To improve the County's overall employment growth by assisting County employers in reducing critical shortages of skilled workers in part driven by a lack of available housing; To reduce vehicle miles travelled by shortening commute distances for those who commute within the County for education or work, and; To bring county housing policies, ordinances

standards and guidelines into conformance with recent changes in State law. Various funding sources have been suggested to meet these goals. They include:

**\*A sales and use tax add-on** could help spread the financial burden of providing more affordable housing across a broad number of stakeholders (tax payers). A general transaction and use tax only requires majority voter approval but does not reserve the increased revenue for specific functions. A special tax requires 2/3 voter approval but can guarantee the funds will be used for affordable and workforce housing. The County can also reallocate existing property tax revenue for housing, if desired.

**\*Transient Occupancy Tax** charged on users of temporary lodging could create funding but requires majority approval by Supervisors and then majority voter approval. County can also reallocate existing non-dedicated TOT revenue though use of TOT for housing in the Eastern County would require an amendment to the Tourism Master Plan which is currently being drafted and will be before the Supervisors prior to the end of the calendar year.

**\*Parcel Tax** would be a flat assessment on real property to spread the responsibility for raising funds across a broad base of property owners including residential and non-residential uses. A general purpose parcel tax requires majority voter approval, while a special purpose parcel tax requires a 2/3 approval but can be designated specifically for affordable housing.

**\*Affordable House Bond Measure** would be an issuance of public bonds which must be supported by a reliable source of income such as property taxes, sales tax, or TOT. Would require approval by Supervisors and 2/3 of voters.

**\*Affordable Housing Fee** is another consideration, and would be an affordable housing fee on new development. For example a single family home up to \$500,000 could be taxed \$21,490. The study and fee schedule is available at:

<https://www.placer.ca.gov/3936/Affordable-Housing-Fee-Study>

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**Memorial** – Madelaine Kiliany, a longtime resident, member of GBCA Board, mega blood donor, volunteer with many organizations, and asset to the community, passed on June 14.