



Serving the Community

# Granite Bay

# Alert

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Sandy Harris, Editor

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**Granite Bay MAC Meeting**  
December 4, 2019 – 7:00 p.m.  
Eureka School – 5455 Eureka Road  
Partial Agenda

**Bayside Fields** – Presentation re proposal to develop recreation uses on 17.3 acres on existing 34.6 acre Bayside Church site, INFORMATION

**Sports Fields in Granite Bay** – County Parks staff will give briefing on plans for replacement of artificial turf field at Franklin School and give update on progress of new sports fields at Eureka School. INFORMATION

### Summary of October MAC Meeting

**Housing-Related Code Amendments** –County staff presented a power point program outlining **Project Objectives** as follows:

- \*Implement Adopted General Plan and Community Plan Goals & Policies and Align Zoning Ordinance;
- \*Implement County Adopted Strategic Plan Diversity of Achievable Housing throughout the County;
- \*Housing Choices – Increase Availability and Mix of Housing Types on the Ground;
- \*Bring County Housing Regulations into Conformance with State Law.

### HOUSING CODE AMENDMENTS

P.O. Box 2704, Granite Bay, CA 95746 \* 791-7427 \* [www.GraniteBay.com](http://www.GraniteBay.com)

### BOARD MEMBERS

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

### 1. Mixed Use and Multi-Family:

- \* Create New Mixed Use Zone District
- \*Replace Commercial and Multi-Family Combining Zone District w/Design Review
- \*Streamline Mixed Use and Multi-Family Project Approval

### 2. Housing Cluster Lot Development

- \*Agrihood Cottage, Co-Housing Live/Work
- \*Tiny Homes on Wheels
- \*Planned Development
- \*Caretaker/Employee Housing By-Right

### 3. Density

- \*Up to 4-Plex in Single Family Zones
- \*Density Bonus for Affordable Housing
- \*Dwelling Unit Equivalence
- \*Mobile Home parks – 12 units/acre

### 4. Design Standards and Guidelines

- \*Update Mixed Use and Multi-Family Design Standards
- \*Allow Mixed Use and Multi-Family By-Right Consistent w/Standards

The proposal will go through the CEQA Process which includes a Notice of Preparation with 30 days for public comments; Draft EIR with 45 days for public comments; Final EIR; Board certification of Final EIR. The targeted timeframe for Planning Commission and Board of Supervisor action is Fall 2020. Further information at [pdobbs@placer.ca.gov](mailto:pdobbs@placer.ca.gov) or [www.placer.ca.gov/housing](http://www.placer.ca.gov/housing)

The Granite Bay Community Plan, adopted by the Placer County Board of Supervisors after two years of community input and meetings with County staff,

incorporated sound goals and policies and already provides for future growth while protecting the amenities so valued by residents of the community. The plan has areas of low, medium and high density; mobile home parks, duplexes, business and professional, etc. However, many of the code changes proposed could be imposed on that adopted Plan with negative consequences.

**Housing Legislation Update** – At the Planning Commission Meeting of November 14, County staff summarized the State's latest attempt to address affordable housing. Apparently 200 new bills were proposed with about 43 passed. Many are vague, convoluted, knee jerk reactions with little thought as to how county and community plans, infrastructure, etc. will be affected. County staff and the Commissioners were baffled by many of the proposals and how to efficiently and economically implement them. To view the Power Point presentation type in Placer County Planning Services and in the box asking for what you are searching type in Housing Legislation Update.

#### **UPDATE ON PENDING PROJECTS**

**Self-Storage and Dutch Bros Coffee** - The proposal to construct a Dutch Bros Coffee at the former Neff Rental location on Sierra College Boulevard and a 3 story self-storage business on the adjacent vacant parcel behind Walgreens has been revised. Dutch Bros has been eliminated and plans have been submitted for self-storage on all of the 2.75 acre site.

**Sikh Temple** – To date, County has not received an application for this project even though gatherings are taking place and modifications have been made to the residence and property located at 4325 Cavitt-Stallman Road, a very rural area of Granite Bay.

**Whitehawk I** – This approved project for 24 units on 18.1 acres located on the south side of Douglas Boulevard east of Woodgrove Way has to submit a supplemental traffic analysis. The Supervisors have certified the EIR and Public Hearings will be scheduled to consider the project in the future.

**Catuna Residential Care Home** – County received an application for a proposed 9,250 sq. ft., 16 bed residential care home attached to an existing single family dwelling to include a kitchen, living room, laundry room, bedrooms with separate bathrooms, dining room, and office in a developed low density neighborhood of 2+ acres on Arabian Circle, a private road.

**NOTE:** Residents from Arabian Circle attended the October MAC meeting and under Public Comment, presented a number of concerns in opposition to this commercial business in their development residential neighborhood.

**Chabad** – After the Board of Supervisors denied the GBCA appeal and approved this project, neighbors filed a legal action noting the primary concern was the size of the project on the small parcel. As a result of negotiations, the Parties agreed to construct 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. To date no changes have been submitted to County.

**Granite Bay Townhouses** - This project was originally approved for 52 halfplexes in 2007 on 8.1 acres with 1.4 acres of open space. It is located on the north side of Douglas Boulevard, east of Auburn-Folsom Road and west of Melwood Lane. The approved project was sold and never developed. However, Premier Homes repurchased the project and is actively working on redesigning the proposed duets and improvement plans.

**Bayside Fields** – County is reviewing a submittal from Bayside to develop recreation uses on a 17.3 acre portion of campus. Proposed uses include an area for 3 to 5 soccer fields, children's play area, picnic area, concession/restroom building, storage building and parking. Approximately 5.7 acres of the 17.3 acre site would be used for passive recreation. The project is proposed to create recreation amenities to serve Bayside Church and Granite Bay community. The submitted Entitlements are a CUP modification and environmental review.

**Eureka at Granite Bay** – Located at corner of Eureka and Auburn-Folsom Roads this development was approved for 28 units consisting of 14 two unit halfplexes and is under construction.

**Marketplace at Granite Bay** – Formerly known as Country Gables located on the northwest corner of Douglas and Auburn Folsom. In August, County approved the design changes submitted to update the shopping center.

**Sehr Winery** – Staff is finalizing a response to the third project submittal and will begin preparing an Initial Study for the proposed winery located on 80 acres on Cavitt-Stallman Road east of Barton and west of Auburn-Folsom.