



OFFICIAL PUBLICATION
OF THE GRANITE BAY
COMMUNITY ASSOCIATION, INC
Sandy Harris, Editor

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Alert

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John Thacker, Mary Ann Stinson, Diane Will

Volume #281 – August 31, 2016

GRANITE BAY MAC MEETING
September 7, 2016 – 7:00 p.m.
5455 Eureka Road - Eureka School Gym
Partial Agenda

PCWA Water Update – Update

Hawk Homestead – Description Below – Information

Ovation Senior Living – Description Below – ACTION

When County announced that the Granite Bay Community Plan was to be updated, over 800 residents attended the initial public meetings and submitted comments. County heard loud and clear that residents liked the way the area was developing and didn't support land use changes. As a result only the Goals and Policies were updated.

Now is the time to be heard again. From 1989 until 2012 only two General Plan Amendments were approved. All the projects being submitted now seek General Plan Amendments and Rezones. The goal isn't to stop development, but to ensure that development follows the GBCP which provides for low, medium, and high density areas to accommodate various lifestyles.

Hawk Homestead – This 245 acre parcel located in the northwest of the Granite Bay Community Plan at the corner of Barton and Cavitt-Stallman Roads is zoned 4.6 to 20 acres which allows 37 homes. GBD Communities is requesting a General Plan Amendment, Rezone for Planned Development, and Conditional Use Permit to develop 109 dwelling units. Even though proponent states lots average 2.3 acres, **the actual lot sizes are as follows:**

- 36 lots of 0.5 to 0.6 acres
- 32 lots of 0.61 to 0.7 acres
- 21 lots of 0.71 to 0.8 acres
- 9 lots of .81 to 1.0 acres, and
- 9 lots greater than an acre
- 2 lots more than 2 acres

Homes sizes would range from 3,000 to 10,000 sq. ft. The project would be built in phases. Phase I consists of two story homes along Barton and Cavitt-Stallman Roads. The ability to keep horses and other farm animals has been eliminated from this project because of the small lot sizes.

This high density zoning could be precedent setting and has many impacts to the most rural area of the Granite Bay Community Plan. The wholesale nursery currently on part of the property will be eliminated. Just east on Cavitt-Stallman is an 80 acre parcel that is being developed with a home, vineyard and olive orchard. On the east side of Barton directly



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across from this proposal are 52 acres of grazing land and a horse arena. The Town of Loomis to the immediate north is zoned for 5 acre parcels, properties to south, east and west are zoned 4.6 to 20 acre and 2.3 to 4.6 acre minimum.

The Draft EIR for this project will be available for public comment soon but not before MAC hears the proposal on September 7.

Ovation Senior Living – The project proposes a Rezone from Residential Single-Family and a Conditional Use Permit (MUP) to allow for the construction and operation of a 108,000 sq. ft. two-story senior living facility for 112 residents. The assisted living and memory care facility would be classified as a residential care home. Requesting to divide the 6.9+ acre site into two parcels with 4.5 acres to be developed for the care facility and 2.5 acres to be set aside for future development. Located on east side of Sierra College just south of Old Auburn Road. This is an **ACTION** item.

Whitehawk I and II – Even though presented at the August MAC meeting as Whitehawk I and II they are not contiguous. A large parcel separating them is not available for development at this time. Applicant proposes to stub the internal roads of the two projects to connect the three parcels in the future. At this time, however, there is no way to know how the parcel would be developed.

For more than two hours, a depleted MAC of only 4 of 7 members heard comments from a standing room only audience. The main concerns dealt with density, traffic, lack of rural character, zero lot lines, and close proximity to bordering homes on lots 2.3 to 4.6 acres.

There will be grading at both sites of more than 30 acres with cuts and fills up to 17 feet. Retaining walls of 5 to 17 feet are proposed and a significant number of oak trees will be removed/impacted. Applicant will be required to upsize/replace sections of existing sewer line to accommodate future growth. The off-site 16 inch water line from its terminus at Douglas Boulevard and Woodgrove Way will be extended about 1,700 feet in addition to another 1,480 feet to project's eastern boundary. Douglas Boulevard improvements include a dedicated right turn lane to access projects from Douglas. The westbound, left-turn lane pocket on Douglas at Seeno will be extended 250 ft. eliminating more of the landscaped median. The Negative Declaration prepared for project noted that any blasting required for these improvements will be done at night in order to be less disruptive.

Whitehawk I - The 17 acre parcel is located on south side of Douglas Boulevard between Seeno and Woodgrove. The current zoning would allow 8 homes on 2.3 acre parcels. In 2006 a project known as Beaver Creek was approved for 7 lots but not built.

Meritage Homes seeks a **General Plan Amendment and Rezone for a Planned Development** of 24 single story units. The lots are two sizes – 12 at 4,500 sq. ft. and 12 at 4,875 sq. ft. with no yards other than a small patio. Homes sizes are 2,760 and 3,246 sq. ft. with a small patio and 2 and 3 car garages. All areas around the homes in this gated community, other than the actual land the footprint sits on, would be owned by the HOA. Access is right turn in and right turn out. Motorist going west on Douglas would made a U-turn at Woodgrove and weave across Douglas to make right turn into project.

Whitehawk II – This 33 acre site is located south of Douglas across from Seeno and is zoned 2.3 to 4.6 acre parcels which allows 13 homes. Applicant seeks a **General Plan Amendment and Rezone for a Planned Development** in order to



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cluster 56 dwellings on zero lot lines. All the land in this gated community other than the actual land the footprint sits on would be owned by the Home Owner Association (HOA).

Proposed are 27 lots at 4,500 sq. ft. and 29 lots at 4,875 sq. ft. Homes would be 2,760 sq. ft. and 3,246 sq. ft. with a small patio and 2 and 3 car garages. These projects are tentatively set for a Planning Commission Hearing on September 22 at DeWitt Center. Check www.granitebay.com for updates.

The Park at Granite Bay – The Planning Commission heard this project on August 25 before a large audience. With little discussion and complete disregard for comments from the affected residents bordering this project they approved it 5-1. The Commissioner representing Granite Bay supported the excessive density increase finding nothing wrong with the project and its many impacts.

The 16.3 acre property is zoned .9 to 2.3 acre parcels which allows 16 lots. Proposed were 56 homes, with only a few at one story, and a .8 acre public practice field in a gated, walled off community, surrounded by 1-4 acre parcels where the lifestyles of existing residents will be greatly impacted by up to 8 homes on their property lines. MAC denied the project 3-2.

The project will be heard by the Board of Supervisors for a final decision. Check www.granitebay.com for date and time. The EIR is available at: <http://www.placer.ca.gov/departments/communitydevelopment/envcoordsvcs/eir/parkgranitebay>

Pondview Update – Previously known as Pond Pavilion and Lofts and located east of Quarry Ponds was approved in January 2015. The project presented by Lisa Powers at the August MAC was for a completely new proposal. The pond front event center is now proposed as a site for two future office buildings. The 26 lofts are gone and in their place are four 5,100 sq. ft. Craftsman style office buildings with a pedestrian commons.

Due to the length of the Whitehawk presentation, this information item was presented late and most of the audience had left. There was very little information shared by proponent and little input from MAC. The project has completed the County design review process.

NOTE: County only mails Notices of Public Hearings to property owners within 300 feet of proposed project.

DUES REMINDER
GBCA dues through December 2017 are payable. Send your check for \$20 to:
GBCA
P.O. Box 2704
Granite Bay, CA 95746
Please include your address and if you prefer receiving the ALERT by email, include that address.
Thank you for your continued support.