

Development Projects Being Proposed in the Granite Bay Area

Contributed by Jason Elrod

It is always a good idea to know what is going on in your neighborhood. A good way to keep up it to visit your local county seat and check out all of the current projects on the books. Whether proposed or in progress, many projects can have a big impact on how a community develops and grows. With that in mind, here are the current proposed projects in and around the Granite Bay Area according to the Placer County Community Development Agency.

DICK COOK BRIDGE REPLACEMENT PROJECT (PCRE T20060349)

Project Description: Proposed to replace and widen a portion of the bridge to allow for increased access to the adjacent rural residential area

Project Location: across Miner's Ravine in Loomis on Dick Cook Road

APN: 036-180-017,35,81,82

Total Acreage: 25-foot long, 16-foot wide

Zoning: RS-AG

Community Plan Area: Horseshoe Bar/Penryn

MAC Area: Horseshoe Bar

Applicant: Department of Public Works, 11444 B Avenue, Auburn, CA 95603 530-889-7500

Status: Board of Supervisors hearing scheduled on February 6, 2007.

County Staff: Roy Schaefer, Planning Department; Alice Atherton, Department of Public Works

ENGLISH COLONY ESTATES (PEIR T20060029/PSUB T20050454)

Project Description: Proposed Subdivision of a 78 acre property into a maximum of 32 parcels, each 2.3 acre minimum, for residential development.

Project Location: North side of English Colony Way at Del Mar Rd

APN: 032-051-003, 032-051-004

Total Acreage: 78 +/- acres

Zoning: RA-B-X-10 Ac Min

Community Plan Area: Horseshoe Bar/Penryn

MAC Area: Penryn Area Advisory Council

Applicant: Gidaro Group, LLC, C/O Law Offices of George Phillips (Representative: Kevin Kemper), 2251 Fair Oaks Blvd, Suite 300, Sacramento, CA 95825

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Owner: Same as applicant

EIR Consultant: North Fork Associates, Cathy Spence-Wells, 110 Maple St., Ste. 100, Auburn, CA 95603 (530) 887-8500

Status: Administrative Draft EIR due following additional information to be received from the applicant.

County Staff: Jennifer Dzakowic, Planning Department; Phil Frantz, Engineering & Surveying Department

EUREKA ROAD WIDENING (PEAQ T20060728)

Project Description: Proposed the widening of Eureka Road from Sierra College Blvd to the west boundary of Hillsborough unit# 1.

Project Location: northeast corner of Eureka Road and Sierra College Blvd

APN: 048-151-058, 065

Total Acreage: 17.6

Zoning: Low Density Residential 0.4-0.9 ac min.

Community Plan Area: Granite Bay

MAC Area: Granite Bay

Applicant: Meredith Harvan, Morton Pitalo Inc., 1788 Tribute Road, Suite 200, Sacramento, CA 95815 (916)927-2400

Owner: Patterson properties, 2270 Douglas Blvd., Suite 111, Roseville, CA 95661 (916)797-3033

Status: Application deemed complete on January 22, 2007; Initial Study being prepared.

County Staff: Christina Snow, Planning Department; Rebecca Taber, Engineering & Surveying Department

FOLSOM LAKE EQUESTRIAN CENTER HORSE BOARDING (PMPC T20050345)

Project Description: Applicant proposes a Minor Use Permit to board 60 horses at the existing equestrian facility and setback variances for two barns on the property.

Project Location: Northeast corner of Lomida Lane and Prospector Road, Loomis area

APN: 036-085-003, 004

Total Acreage: 8.5

Zoning: RA-B-X-4.6 Ac Min, PD-0.44

Community Plan Area: Horseshoe Bar/Penryn
 MAC Area: Horseshoe Bar
 Applicant: Jenny Jordan, 4491 Prospector Road, Loomis, CA 95650 (916) 223-9288
 Owner: Kenneth & Linda Miller, 2998 Douglas Blvd., Ste. 300, Roseville, CA 95661 (916) 780-3814
 Status: comments on 2nd submittal due February 23, 2007.
 County Staff: Charlene Daniels, Planning Department; Janelle Fortner, Engineering & Surveying Department
 GILBERT PARCEL MAP (PMLD T20040804)

Project Description: Proposed minor land division into 4 parcels.
 Project Location: 5635 Douglas Blvd., Granite Bay
 APN: 048-084-029, 048-084-033
 Total Acreage: 3.68
 Zoning: RS-B-20
 Community Plan Area: Granite Bay
 MAC Area: Granite Bay
 Applicant: JLS Consulting, Jerry Slinkard P.E., 4248 Waymar Court, Carmichael, CA 95608 (916) 283-6322
 Owner: Gregory & Vickilyn Gilbert, 5635 Douglas Blvd., Granite Bay, CA 95746 (916) 791-4418
 Status: comments on 5th submittal due January 25, 2007.
 County Staff: George Rosasco, Planning Department; Janelle Fortner, Engineering and Surveying Department
 GLENNBROOK MOBILE HOME PARK (PCPM T 20060698)

Project Description: Proposed to expand from 101 existing spaces to 124 spaces to provide affordable housing.
 Project Location: 4800 Auburn Folsom Road, Loomis
 APN: 036-110-044
 Total Acreage: 15.8
 Zoning: RM-DL10-SP-TM
 Community Plan Area: Horseshoe Bar/Penryn
 MAC Area: Horseshoe Bar
 Applicant: Lawrence McDermott, 18075 La Ventana, Murrieta, CA 92562 (951)304-0111
 Owner: Guggenheim Co., 100 Newport Center Drive, Suite 220, Newport Beach, CA 92660 (949)717-7995
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 Status: 2nd submittal due on May 4, 2007.
 County Staff: Roy Schaefer, Planning Department; Rick Eiri, Engineering & Surveying Department
 GRANITE BAY PLAZA & PARDEE COURT HALF-PLEXES (PSUB T20060098)

Project Description: Proposed subdivision of 35-unit townhomes on approximately 3.57 acres & a new commercial retail building of 8,800 square feet with 50 parking spaces on approximately 1.14 acres.
 Project Location: along Pardee court and Douglas Blvd., southeast corner of Douglas Blvd and Auburn Folsom Road
 APN: 047-150-012, 015, 016, 042
 Acreage: 4.71
 Zoning: CPD-Dc
 Community Plan Area: Granite Bay
 MAC Area: Granite Bay
 Owner: Capital pacific Company, 7150 Douglas Blvd., Granite Bay, CA 95746 916-782-8777
 Applicant: Baker-Williams Engineering Group, 6020 Rutland Drive, Suite 19, Carmichael, CA 95608 916-331-4336
 Status: 6th submittal due on March 1, 2007.
 County Staff: Crystal Jacobsen, Planning Department; Rebecca Taber, Engineering & Surveying Department
 GRANITE BAY RETAIL & CAR WASH (PMPA T20060706)

Project Description: Proposed to construct three retailing buildings and a car wash totaling 23,000 sf
 Project Location: 5408 Douglas Blvd., Granite Bay
 APN: 048-142-023, 048-083-017
 Total Acreage: 2
 Zoning: RA-B-100-TM
 Community Plan Area: Granite Bay
 MAC Area: Granite Bay
 Applicant: Zachary Carter, ZMC Consulting Inc., 3252 Chasen Drive, Cameron Park, CA 95682 (408)799-1354
 Owner: Jason Morehouse, 6520 Carolinda Drive, Granite Bay, CA 95746 (916)752-7592
 Status: 3rd submittal due March 1, 2007.
 County Staff: Leah Rosasco, Planning Department; Sharon Boswell, Engineering & Surveying Department
 MICHERRA PLACE (PSUB T20060304)

Project Description: Proposed to build a subdivision comprising 20 single-family residential lots ranging from 6,685 to 4,414 sf with homes from 1,400 to 2,000 sf.

Project Location: southwest corner of Auburn Folsom Road and Eureka Road, Granite Bay
APN: 050-160-070
Total Acreage: 4.44
Zoning: RM-DL8-Dc
Community Plan Area: Granite Bay
MAC Area: Granite Bay
Applicant/Owner: L & H Construction Inc., 6104 Palmaya Lane, Orangevale, CA 95662 (916)987-7406
Status: Planning Commission hearing scheduled for February 8, 2007.
County Staff: EJ Ivaldi, Planning Department; Rebecca Taber, Engineering & Surveying Department
MORGAN'S ORCHARD AT SECRET RAVINE (PEIR T20050944)

Project Description: 68 residential lots, each sized to contain only the building footprint of its respective dwelling unit, allowing the remainder of the land to be held as common open space. All 68 units will be detached.

Project Location: Southwest corner of I-80 and Penryn Parkway just east of the Town of Loomis
APN: 043-072-024-510, 043-072-025-510
Total Acreage: 15.9
Zoning: RA-B-X-4.6 Ac Min
Community Plan Area: Horseshoe Bar/Penryn
MAC Area: Penryn
Applicant: TLA Engineering & Planning, 1528 Eureka Rd., Ste. 100, Roseville, CA 95661 (916) 786-0685
Owner: Secret Ravine Investors, Attn: Michael Willard, 1501 Westcliff Dr., Ste. 280, Newport Beach, CA 92660 (949) 554-0152
EIR Consultant: EDAW, Randy Chafin, 2022 J St., Sacramento, CA 95824 (916) 414-5800
Status: Additional information required prior to submittal of 2nd Administrative Draft EIR.
County Staff: Charlene Daniels, Planning Department; Phil Frantz, Engineering & Surveying Department
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PEACOCK RANCH SUBDIVISION (PSUB T20051022)

Project Description: Proposed to subdivide 13.39 acres into 8 single-family residential lots ranging from 1.12-2.09 acres.
Project Location: Northeast corner of Sierra College Blvd. and Old Auburn Road at 4343 Old Auburn Road, Granite Bay.
APN: 466-020-046
Acreage: 13.39
Zoning: RS-AG-B-40
Community Plan Area: Granite Bay
MAC Area: Granite Bay
Applicant: Dunmore Communités, 1115 Orlando Avenue, Roseville CA 95661, 916-676-1115
Owner: George & Ruth Dunmore, 4343 Old Auburn Road, Granite Bay, CA 95746
Status: 5th submittal due January 29, 2007.
County Staff: Roy Schaefer, Planning Department; Janelle Fortner, Engineering & Surveying Department
PENRYN HEIGHTS SUBDIVISION (PSUB T20060120)

Project Description: Proposed a 26-lot duplex subdivision with two open space parcels, a Variance to section 17.54.020C regarding 6 foot fence heights within side setbacks and adding a B-3 zoning overlay.

Project Location: 7365 English Colony Way, west of Taylor Road in Penryn
APN: 032-220-051
Acreage: 4.9
Zoning: C2-Dh
Community Plan Area: Horseshoe Bar/Penryn
MAC Area: Penryn
Owner: Hal Shores, Shores Development Company, 333 Felicidad, Soquel, CA 95073 831-475-8032
Applicant: AR Associates, 275 Nevada Street, Auburn CA 95603 530-888-1288
Status: Mitigated Negative Declaration public review ends December 13, 2006.
County Staff: Jennifer Dzakowic, Planning Department; Rick Eiri, Engineering & Surveying Department
PENRYN SELF STORAGE (PMPA T20060613)

Project Description: Proposed to construct nine storage buildings and one office/residential building for a total of 110,369 sf.

Project Location: Boulder Creek Drive, approximately 300 feet east of Penryn Road and Interstate 80.
APN: 043-074-002
Total Acreage: 12.4
Zoning: RA-B-X-4.6 Acre min
Community Plan Area: Horseshoe Bar/Penryn
Owner: Wilford Wright, 3423 Brennans Road, Loomis, CA 95650 (916)652-6944
Applicant: Kenneth Hall, 1324 Crystal Hollow Court, Lincoln, CA 95648 (916)295-0514

Status: 2nd submittal due on April 9, 2006.

County Staff: Roy Schaefer, Planning Department; Phil Frantz, Engineering & Surveying Department
PENRYN TOWNHOMES PLANNED DEVELOPMENT (PSUB T20060767)

Project Description: Proposed to construct twenty-three townhomes on a 3.2 acre parcel which includes common interest lots owned by all homeowners.

Project Location: east of Penryn Road, approximately .1 mile north of I-80 interchange in Penryn.

APN: 043-060-061

Total Acreage: 3.2

Zoning: C1-UP-Dc

Community Plan Area: Horseshoe Bar/Penryn

Owner: Penryn 3.2 Investors LLC, 2250 Douglas Blvd., Suite 200, Roseville, CA 95661 (916)677-8124

Applicant: Ubora Engineering & Planning Inc., 2901 Douglas Blvd., Suite 285, Roseville, CA 95661 (916)780-2500

Status: 3rd submittal due on March 1, 2007.

County Staff: Leah Rosasco, Planning Department; Rebecca Taber, Engineering & Surveying Department
PREMIER GRANITE BAY SUBDIVISION (PEAQ T20060873)

Project Description: Proposed to construct a 54-unit multi-family development.

Project Location: north of Douglas Blvd and east of Auburn Folsom Road, Granite Bay

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APN: 047-060-013, 033

Acreage: 9.2

Zoning: C1-UP-Dc

Community Plan Area: Granite Bay

MAC Area: Granite Bay

Applicant/Owner: Auburn Douglas Ventures LLC, 8205 Sierra College Blvd., Suite 100, Roseville CA 95661 (916)789-9715

Status: 2nd submittal due July 13, 2007.

County Staff: Charlene Daniels, Planning Department; Phil Frantz, Engineering & Surveying Department
QUAIL RIDGE CAR WASH (PEAQ T20060875)

Project Description: Proposed to construct a full-service car wash on a vacant site.

Project Location: southeast corner of Douglas and Sierra College Blvds, Granite Bay

APN: 048-030-084

Acreage: .96

Zoning: CPD-Dc

Community Plan Area: Granite Bay

MAC Area: Granite Bay

Applicant: Norman Wilson Architecture Inc., 609 15th Street, Modesto, CA 95354 (209)577-0114

Owner: Douglas Sierra College Partners, 4201 Sierra College Blvd, Roseville, CA (916)985-3504

Status: comments on 2nd submittal due February 13, 2007.

County Staff: Charlene Daniels, Planning Department; Sharon Boswell, Engineering & Surveying Department
RANCHO DEL ORO SUBDIVISION (PSUB T20070032)

Project Description: Proposed to develop a 90-lot residential subdivision with 8 open space and gated entries, and to rezone from RS-AG-B-100-PD = 0.83 to RS-DL 0.83.

Project Location: Olive Ranch Road opposite Rolling Wood Subdivision, ¼ mile east of Cavitt Stallman Road, Granite Bay

APN: 046-090-012

Total Acreage: 119

Zoning: RS-AG-B-100-PD = 0.83

Community Plan Area: Granite Bay

MAC Area: Granite Bay

Applicant: AR Associates, 275 Nevada Street, Auburn, CA 95603, 530-888-1288

Owner: Tsakopoulos Investments, 7423 Fair Oaks Blvd., Suite 10, Carmichael, CA 95608, 916-422-6155

Status: comments on initial review due on January 31, 2007.

County Staff: Leah Rosasco, Planning Department; Rick Eiri, Engineering & Surveying Department
RESIDENCES @ GRANITE BAY GOLF CLUB, PHASE 1 (PSUB T20050394) formerly ESTATES EAST

Project Description: Proposal to modify the Granite Bay Community Plan to designate APN 465-140-004 as a "Density Receptor Parcel" to allow the transfer of 3 residential units from APN 048-083-023 to APN 465-140-004. The proposal also includes a modification to an existing use permit (CUP-1677) to create a parcel map containing 4 parcels.

Project Location: Northwest intersection of East Roseville Parkway and Barton Road, Granite Bay

APN: 465-140-004

Total Acreage: 3.96
Zoning: RS-AG B-100, PD1.1
Community Plan Area: Granite Bay
MAC Area: Granite Bay
Applicant: GW Consulting Engineers, 7447 Antelope Rd., Ste. 202, Citrus Heights, CA 95621 (916) 723-0210
Owner: Douglas Group, Inc., 300 Stone Canyon Rd., Los Angeles, CA 90077 (310) 476-8181
Status: Mitigated Negative Declaration mailed for signature on December 5, 2006.
County Staff: Christopher Schmidt, Planning Department; Janelle Fortner, Engineering & Surveying Department
ROLLING GREENS SUBDIVISION (PSUB T20060449)

Project Description: Proposed a 10-lot subdivision.
Project Location: 5572 Eureka Road, Granite Bay
APN: 050-030-001, 040-001
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Total Acreage: 22.3
Zoning: RA-B-100
Community Plan Area: Granite Bay
MAC Area: Granite Bay
Owner/Applicant: Rolling Greens LLC, 80 Iron Point Circle, Suite 110, Folsom, CA 95630 (916)984-1300
Status: 4th submittal due February 26, 2007.
County Staff: George Rosasco, Planning Department; Rick Eiri, Engineering & Surveying Department
SAINT JOSEPH MARELLO PARISH (PEAQ T20060871)

Project Description: Proposed to construct a church, parish, and K-8 school with parking and open space.
Project Location: corner of Auburn Folsom and Cavitt & Stallman Roads, Granite Bay
APN: 035-120-005, 006
Acreage: 17.5
Zoning: RA-B-X 4.6 acre minimum
Community Plan Area: Granite Bay
MAC Area: Granite Bay
Applicant: Williams + Paddon Architects, 2237 Douglas Blvd., Suite 160, Roseville, CA 95661 (916)786-8178
Owner: Diocese of Sacramento, 2110 Broadway, Sacramento, CA 95818 (916)733-0100
Status: 2nd submittal due July 16, 2007.
County Staff: Christina Snow, Planning Department; Phil Frantz, Engineering & Surveying Department
SOUTH PLACER FIRE STATION, OLIVE RANCH (PEAQ T20060874)

Project Description: Proposed to construct a 6,443 square-foot fire station.
Project Location: 5300 Olive Ranch, Granite Bay
APN: 048-081-061
Acreage: 1
Zoning: RS-B-40
Community Plan Area: Granite Bay
MAC Area: Granite Bay
Applicant/Owner: South Placer Fire Department, 6900 Eureka Road, Granite Bay, CA 95746 (916)791-7059
Status: comments on 2nd submittal due February 23, 2007.
County Staff: Roy Schaefer, Planning Department; Janelle Fortner, Engineering & Surveying Department
TURTON MINOR LAND DIVISION (PMLD T20060180)

Project Description: Proposed to divide the property into 4 single-family lots with a minimum of 4.6 acres each.
Project Location: 2631 Shirland Tract Road
APN: 042-231-060
Total Acreage: 41.9
Zoning: RA-B-X 4.6 acre
Community Plan Area: Horseshoe Bar/Penryn
MAC: Horseshoe Bar
Applicant: Mike Anderson, 6301 Greenbriar Lane, Granite Bay, CA 95746 (916) 849-4529
Owner: MDK Properties LLC, 8141 Elder Creek Road, Sacramento, CA 95824 (916) 791-6034
Status: Mitigated Negative Declaration public review period ended December 20, 2006; project entitlement due.
County Staff: George Rosasco, Planning Department; Rick Eiri, Engineering & Surveying Department
VERIZON WIRELESS, HORSESHOE SUBSTATION (PMPB T20060464)

Project Description: Proposed to build a new 39 feet monopole with 12 panel antenna.
Project Location: northwest corner of the intersection of Oak Knoll Way and Douglas Blvd, Granite Bay
APN: 047-060-026

Total Acreage: .29
Zoning: RS-AG-B-40
Community Plan Area: Granite Bay
Applicant: Booth Complete Wireless Consulting, 9300 Tech Center Drive, Suite 190, Sacramento, CA 95826 (916)396-3907
Status: 3rd submittal due January 29, 2007.
County Staff: Alex Fisch, Planning Department; Rick Eiri, Engineering & Surveying Department
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VILLAGE AT HORSESHOE BAR, THE (PEAQ T20060869)

Project Description: Proposed to construct a single-story commercial area consisting of a neighborhood market, a restaurant, and a specialty retail store.

Project Location: 3995 Auburn Folsom Road, Granite Bay
APN: 037-121-024

Acreage: 3.1

Zoning: C1-Dc

Community Plan Area: Horseshoe Bar/Penryn

MAC Area: Horseshoe Bar/Penryn

Applicant/Owner: Douglas Lawson, 9095 Oak Leaf Way, Granite Bay, CA 95746 (916)316-1652

Status: 2nd submittal due February 16, 2007.

County Staff: Roy Schaefer, Planning Department; Rebecca Taber, Engineering & Surveying Department
WOODBIDGE ESTATES PHASE III (PSUB T20060705)

Project Description: Proposed to create six separate 40,000 sf minimum single-family lots with a private road and a gated entry-exit.

Project Location: north side of Old Auburn Road, approximately 2,000 ft west of Sierra College Blvd. and 1,320 ft north of Old Auburn Road, Granite Bay

APN: 468-040-012, 016

Total Acreage: 8

Zoning: RS-AG-B-40-TM

Community Plan Area: Granite Bay

MAC Area: Granite Bay

Applicant: Richard Rozumowicz, Area West Engineers Inc., 7478 Sandalwood Drive, Suite 400, Citrus Heights, CA 95621 (916)725-5551

Owner: Old Auburn 2005 LP, PO Box 1327, Fair Oaks, CA 95628 (916)870-4640

Status: comments on 3rd submittal due February 12, 2007.

County Staff: Roy Schaefer, Planning Department; Rick Eiri, Engineering & Surveying Department