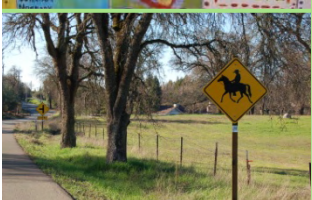


# ***Granite Bay Community Plan Update***

***Community Meeting  
February 11, 2009***

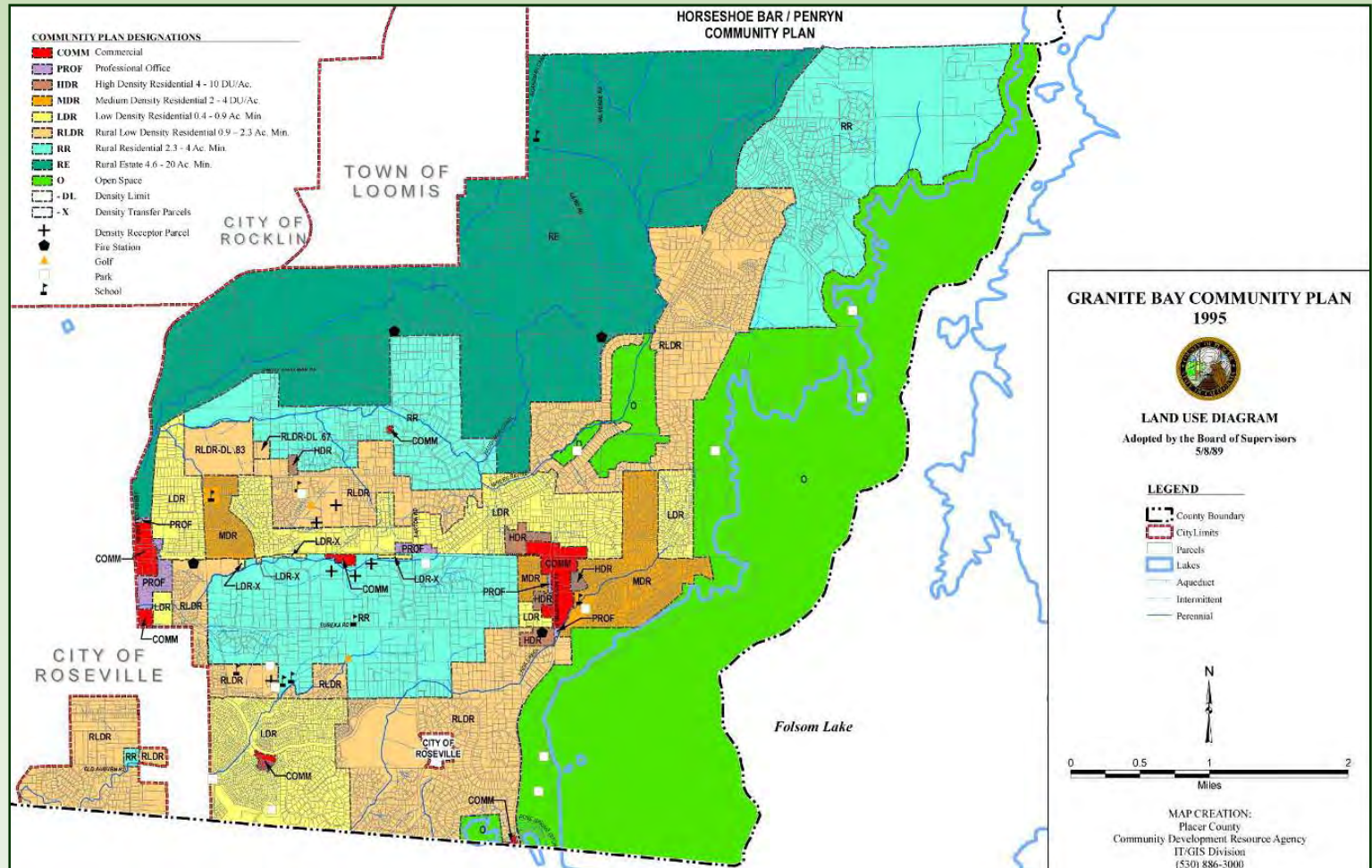
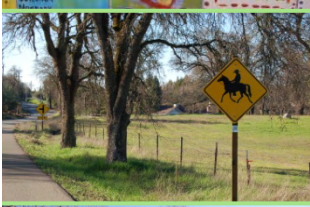
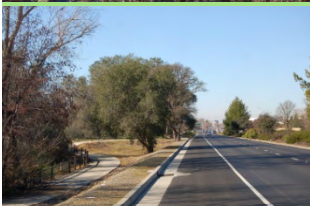
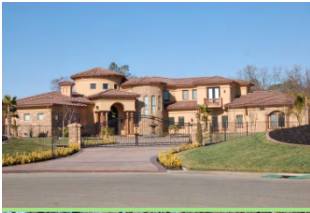
# Why Update the Community Plan?



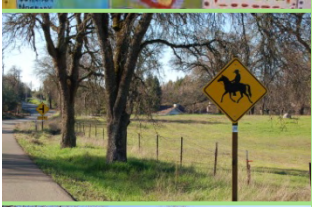
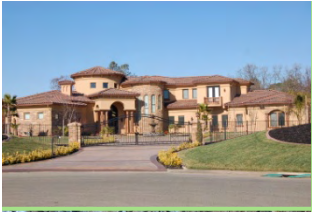
- **Direction from the Placer County Board of Supervisors**
- **Adopted in 1989, the Granite Bay Community Plan is 20-years old**
- **Revisit the Community Plan to evaluate whether the 20-year old Assumptions and General Community Plan Goals and Policies remain valid**

# Background

## THE GRANITE BAY COMMUNITY PLAN WAS ORIGINALLY ADOPTED IN 1989



# Existing Conditions



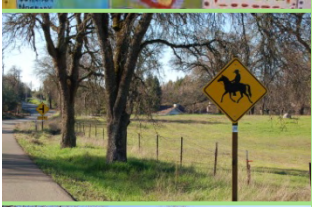
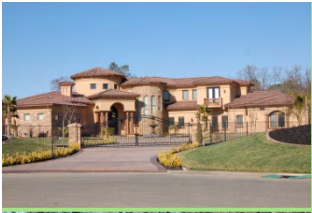
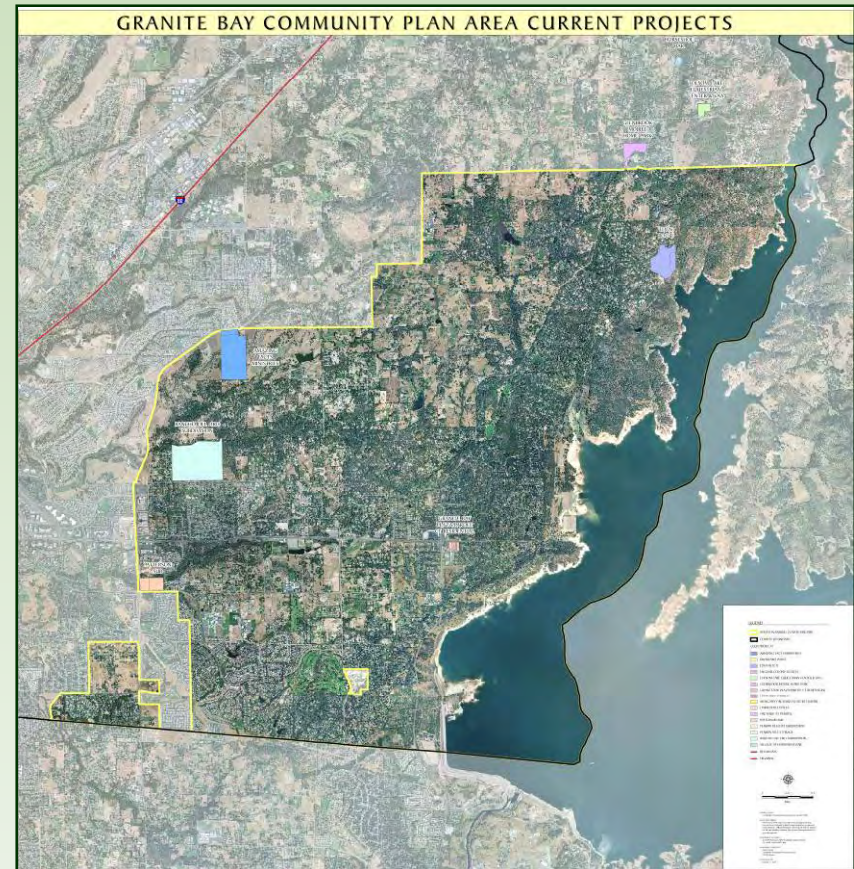
<b>1989 Community Plan population buildout</b>	<b>29,000 people</b>
<b>2008 estimated population</b>	<b>17,495 people</b>
<b>2008 total dwelling units (est.)</b>	<b>6,528</b>
<i>* Population is based on an estimated 2.68 persons per dwelling unit</i>	

# 30-years of Growth

THE COMMUNITY PLAN AREA CONTINUES TO GROW WITHIN AREAS DESIGNATED FOR GROWTH SINCE THE MID-1970S WHEN THE LOOMIS BASIN GENERAL PLAN (1975) WAS ADOPTED.

## Current Projects

- Amazing Facts Ministries
- Eden Roc II
- Enclave @ Granite Bay
- Patterson Subdivision & Commercial Project
- Rancho del Oro
- St. Joseph Marello Parish



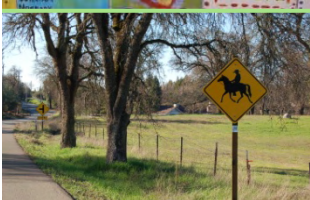
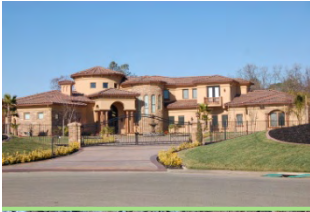
# *Work Program*

**Phase I - Background and Environmental Setting**

**Phase II - Draft Plan and EIR Preparation**

**Phase III - Public Review**

**Phase IV - Deliberations and Plan Adoption**



# Schedule

## Phase I

**Background and Environmental  
Setting**

**January 2009 - July 2009**

## Phase II

**Draft Plan and EIR Preparation**

**August 2009 – February 2010**

## Phase III

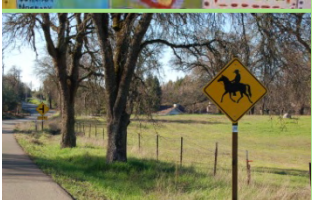
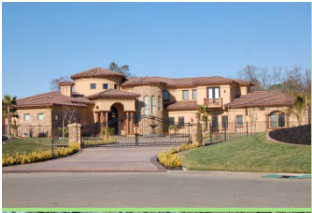
**Public Review**

**March 2010 – September 2010**

## Phase IV

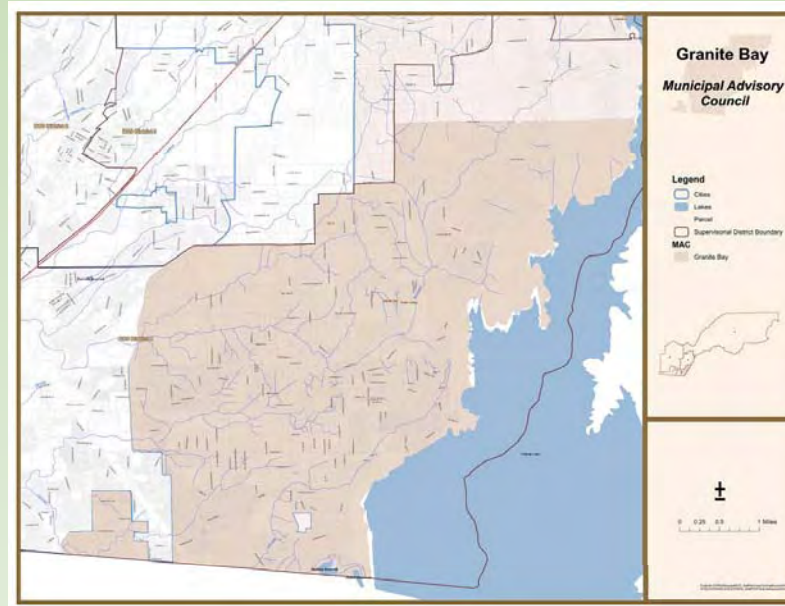
**Deliberations and Plan  
Adoption**

**October 2010 – December 2010**

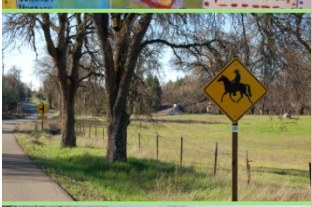
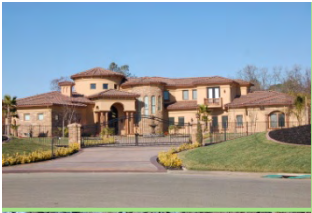


# Granite Bay MAC/Public Outreach

- The Community Plan Update is intended to be an inclusive process facilitated through the Granite Bay MAC.



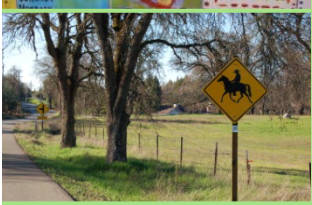
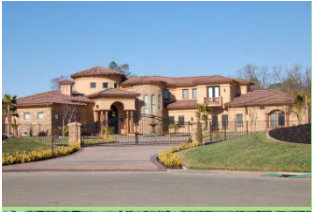
- Notification of the Community Plan update was provided to property owners of all 8,500± parcels in the Community Plan area.



# Policy Changes

The 1989 Granite Bay Community Plan was set to guide development of the area until at least 2000.

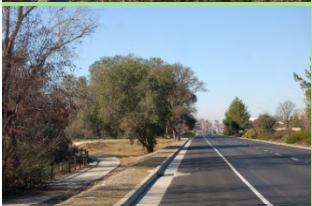
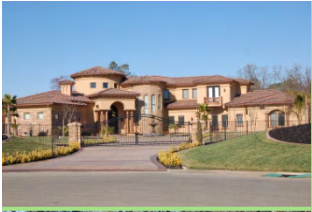
- Are there programs and policies that you believe can be modified to address current conditions?
- Are there any elements you would like to see changed?
- Are there new environmental conditions or service constraints that need to be considered?



# *Land Use Changes*

## CRITERIA TO BE USED IN THE ANALYSIS OF POTENTIAL LAND USE CHANGES:

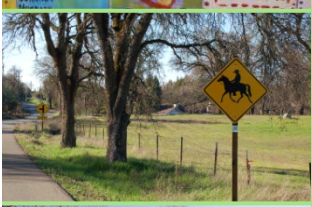
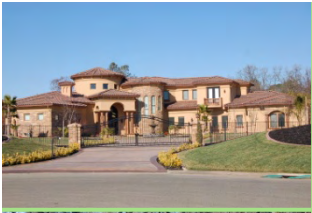
- **Compatibility with surrounding land uses**
- **Availability of services (water, sewer)**
- **Environmental constraints (stream corridors, Oak trees)**
- **Not to exceed buildout of 29,000 people**





# *Deadlines*

To be considered in the Granite Bay Community Plan Update, all request forms must be received by the Planning Department no later than June 30, 2009



# *Additional Information*

**Ann Baker**

**[abaker@placer.ca.gov](mailto:abaker@placer.ca.gov)**

**EJ Ivaldi**

**[ejivaldi@placer.ca.gov](mailto:ejivaldi@placer.ca.gov)**

**County's Website:**

***[http://www.placer.ca.gov/Departments/Community  
Development/Planning/2009GBCPUpdate.aspx](http://www.placer.ca.gov/Departments/Community%20Development/Planning/2009GBCPUpdate.aspx)***

**Granite Bay Community Plan Update Hotline:**

**(530) 745-3098**

