



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

Granite
Bay

Alert

BOARD MEMBERS
Gary Dahlbeck, Richard Gordon, Sandy Harris,
Madeline Kiliany, Patricia McKinney, Jane Negr,
Geoffrey Poulos, John Thacker, Mary Ann Stinson

Volume #273 – March/April 2012

GRANITE BAY MAC MEETING
April 4, 2012
Eureka School Library – 7:00 p.m.
5455 Eureka Road
Agenda

Thank You Reception for Approved GB Community Plan - 6:00 – 7:00 – Public Invited – Cake, Cookies and Coffee (Prior to MAC Meeting)

Granite Bay Dutch Brothers Coffee House – Proposal for a two-lane drive-thru coffee house (377 sq. ft.) in GB Shopping Center parking lot on east side of Auburn-Folsom Road. **Information**

Amazing Facts Ministry - Returning for **Action**

Olive Ranch Subdivision Gated Entry – Request for gates where none approved when project approved. (4977 Olive Ranch Road) **Action**

Terracina Subdivision Gated Entry – Request for gates where none approved when project approved. (Laird Road) **Action**

GRANITE BAY HAS A NEW COMMUNITY PLAN!!!

On February 28, the Board of Supervisors held a public hearing to consider a recommendation by the Planning Commission for the adoption of a General Plan Amendment to update the Granite Bay Community Plan originally adopted in 1989. Previously, in order to limit the scope of the Community Plan Update, the Supervisors directed that the existing land use and zoning designations not be modified. In addition, the Supervisors also directed that the Circulation Element not be revised since it was updated in 2005.

After a shaky start several years ago when over 400 residents attended a contentious public meeting to hear County staff discuss how and why the Plan needed to be updated, the final hearing was in stark contrast. By taking land use changes off the table and concentrating on only updating the goals and policies, the concerns of the community were greatly reduced as residents showed overwhelming support for maintaining the low density residential Community as is. According to the 2010 census, Granite Bay's population is 20,825.

A volunteer MAC sub-committee was formed and a core group worked with County staff for almost two years to arrive at the document adopted by a unanimous vote of the Board of Supervisors.



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The Granite Bay Community Association Board of Directors met with Supervisor Uhler on many occasions during the update process, and when the Supervisor noted he did not support any new commercial zoning, he supported maintaining the 300 foot setback on the south side of Douglas Boulevard, and he supported capping the population at 26,000 from 29,000 residents, the Board felt updating the goals and policies at this time to bring them into conformance with new state mandates made sense.

The updated Plan protects and preserves the rural character, conserves the natural resources, strengthens design guidelines, has no land use changes, allows for revitalizing aging commercial sites, maintains the 300 foot setback on the south side of Douglas Boulevard, and clarifies gated subdivision policies. Basically, the Plan puts the finishing touches on the development of Granite Bay which has about 12% left to develop.

The Granite Bay Community Plan area is generally bounded by Dick Cook Road to the north, Sierra College Boulevard to the west, Folsom Lake to the east, and the Sacramento County line to the south.

Thanks to E.J. Ivaldi, Chris Schmidt, and Kathi Heckert from the Planning Department, Linda Brown, from Supervisor Uhler's office, and staff from Parks and Recreation, Public Works, etc. who attended the meetings and provided guidance to the sub-committee. Last but not least a special thanks to Supervisor Uhler who led the Supervisors in adopting the Granite Bay Community Plan as developed by the MAC sub-committee and presented by County staff at the hearing.

Auburn-Folsom Widening Project – On February 28, the Board of Supervisors adopted two Resolutions relating to the Auburn-Folsom Widening Project. (1) Authorized transfer of up to \$7,700,000 in current Countywide Impact Fee fund balance to augment Granite Bay Fee District Funds and South Placer Regional Transportation Authority (SPRTA) funds for the north phase of the Auburn-Folsom Road Widening Project, and

(2) Adopted a Resolution of intention to hold a Public Hearing during the Board meeting on March 27 for the purpose of adopting a Resolution of Necessity to acquire real property by Eminent Domain for the construction of the Auburn-Folsom Road Widening Project. This would affect 5 parcels of two owners.

At the Public Hearing on March 27, the Supervisors adopted the Resolution of Necessity by a unanimous vote in order to proceed with the completion of the Auburn-Folsom widening project. Originally, County had intended to start the widening project at the north end, but when unable to settle with the property owners, opted to begin at the Sacramento County line and work north. The property involved is a thin slice of land fronting 5 parcels on the east side of Auburn-Folsom Road from Fuller Drive to just south of Eureka Road. County has negotiated with the owners since 2005 and appears to have reached an agreement with the owners of the northern piece, but not the family owning a .34 acre slice of the southern portion. The Supervisors noted that the project needed to be completed and took the action as a last resort. The Board's action does not preclude the parties from continuing negotiations.

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Summary of February MAC Meeting

Amazing Facts Ministry – MAC was brought up to date on modifications to the Amazing Facts Ministry project of a 17 acre campus to support a new facility. The proposed Project would be constructed in two phases with buildings totaling 208,020 square feet located on the south side of Sierra College Boulevard between Nightwatch Drive and Ridge Park Drive. Changes included locating the antenna on top of a building (would extend about 3 feet in height) instead of a stand alone structure. The 11,000+/- square foot media center would be stucco instead of the metal previously proposed and additional landscaping included to screen the building. Also, the traffic lanes on Sierra College from El Don to Nightwatch drive would be restriped to make two lanes in each direction instead of the current 3 and 1 configuration to address concerns of residents in the area about traffic movement.

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South Placer Fire District – The Board of Directors took action at its February meeting not to move forward with a voter approved tax assessment based on the survey findings of the SCI Consulting Group that neither a benefit assessment nor a parcel tax would likely be passed by voters.

The District is in the process of evaluating the five South Placer fire stations to determine the cost of running each station and how response times might be affected if a station were closed. Determining which fire station to close and the timeline for doing such will be discussed at the next fire board meeting which is April 18 at 7:00 at the Eureka Road fire station.

Fire Chief to Retire - At the February meeting, Chief Tony Corado announced plans to retire June 1 after serving as chief for 14 of his 33 years with the district.

The Board of Directors does not intend to seek outside candidates at this time but reserves the right to do so. Applications were due no later than March 23 with interviews to start soon thereafter. The Board intends to fill the job by May 1, 2012 in order to allow a full month for the leadership transition.

San Juan Water District – Customers have been advised that a **Public Hearing** will be held on Wednesday, May 9, 2012, 7:00 p.m. at the District Office, 9935 Auburn Folsom Road to **discuss a proposed rate increase.**

Placer County Libraries – On April 5 from 5:30 – 7:30 the Placer County Library is planning its future development in communities and seeks input from residents. The meeting will be at the PCOE Annex, Nobili Room, 365 Nevada Street, Auburn. Contact Mary George at 530-886-4551 for information.