



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 #274 – Summer Edition 2012

**GRANITE BAY MAC MEETING**  
**August 1, 2012 - 7:00 p.m.**  
**5455 Eureka Road**  
**Partial Agenda**

**Information Items:**

**Farmworker Housing Zoning Text Amendment**

**Single Room Occupancy Zoning Text Amendment**

**Amazing Facts Ministry** – Changes to original proposal

**SMD 3 Regional Sewer Project**

**Action Items:**

**Changeable Copy Message Board Signs**

**Parking Restriction on Hill Road and Sandstone Ct.**

**HAPPY 25<sup>th</sup> BIRTHDAY GRANITE BAY**

On July 12, 1987, the Placer County Board of Supervisors unanimously approved the adoption of the name “Granite Bay” for this area.

On September 17, 1987, 26 residents gathered at Greenhills School to discuss concerns about all areas of the community and the desire to have the community retain its rural atmosphere. The name of Granite Bay Community Association was adopted and it was decided that an initial project would encourage a major turnout for the Granite Bay MAC meeting on October 6 when county planning staff would present a draft of the Granite Bay master plan and MAC would present its updated version of “Principles of Land Use” for Granite Bay which stressed that the area retain its rural residential fabric.

The first Granite Bay *Alerts* were distributed by hand to all neighborhoods alerting residents that a “blueprint” for Granite Bay growth was in the development stages. Residents were urged to become involved in the process by submitting responses to the draft plan, attending Granite Bay MAC meetings, and attending Public Hearings before the Planning Commission and Board of Supervisors. In addition, the GB Community Association distributed “Opinion Surveys” to all residents in order to obtain feedback on the type of development/community residents supported.

As a result of these efforts, turnout at the initial Public Hearing before the Planning Commission held at Oakmont High School was over 400, but it took 12 more Planning Commission Public Hearings at DeWitt Center and two Board of Supervisor Public Hearings before the Granite Bay Community Plan was adopted on May 8, 1989.



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**Granite Bay Community Association Update** –For the past 25 years, the goal of the Granite Bay Community Association has been to publish a monthly newsletter to keep members informed of proposed projects and to monitor the development of the Granite Bay Community Plan. To accomplish this, GBCA has worked with developers, elected officials, county staff, and attended meetings and Public Hearings to insure that the Granite Bay Community Plan was adhered to and projects didn't require General Plan Amendments that would change the community's vision for the area.

The original Granite Bay Community Plan was recently updated by a volunteer committee working with County staff to bring the Goals and Policies into compliance with new state mandates while leaving the Land Use Policies unchanged. The population cap was adjusted from 29,000+ to about 26,000, the 300 foot setback on Douglas was left intact, and no new commercial zoning was added. As it now stands, Granite Bay is about 88% built out.

As the community has matured, and with the stagnant economy, the rate of new projects has declined. As a result, you may have noticed that the ALERT has not been coming to you on a monthly basis and that membership dues were not collected this calendar year. This policy will continue indefinitely, but the web site [www.granitebay.com](http://www.granitebay.com) is updated regularly and the GBCA Board remains active and involved.

### **Summary of MAC April Meeting**

**Dutch Brothers Coffee** – MAC reviewed an informational item for a proposed two lane drive thru coffee establishment of about 377 sq. ft. in the Granite Bay Shopping Center (in Ace Hardware parking lot). Applicant has had a pre-development meeting with County and sought input at MAC before making a formal application. The hours would be 5:00 a.m. to 11:00 p.m. with about 660 customers projected per day. The main concern of those in audience was access to/from Auburn-Folsom.

**Olive Ranch Subdivision Gated Entry** - The New Home Company requested a Subdivision and Conditional Use Permit Modification for a gated entry on the undeveloped parcel of 15 acres across from the Cobblestone subdivision on Olive Ranch Road. The project was approved without gates in 2006, but new owners requested the change. After discussion on the item MAC supported a motion to deny the gated entry. The Planning Commission also upheld the GB Community Plan and denied the gates, but the Board of Supervisors approved the gates on July 10.

**Terracina Subdivision Gated Entry** – This project was also approved without gates in 2004, but MAC passed a motion to support the gates even though gates are not supported in the old or new Granite Bay Community Plans and a condition of the project was that there be no gates. When the Planning Commission heard the item, they supported the GB Community Plan and denied the gates. However, the Board of Supervisors approved the gates at a hearing on July 10.

### **Summary of May MAC Meeting**

**2-1-1** – Placer County is in the process of assessing what is needed to launch 2-1-1 free phone service that quickly connects the caller to a person who can connect them to vital community services. The number would be available



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24 hours a day to provide local information, is confidential, multilingual/TTY, etc.. Contact Ed Morgado, 8800-488-4308 for information.

**Amazing Facts Ministry** – The project was presented as an action item at the May MAC meeting and included some updated modifications to the original proposal for a facility consisting of three buildings totaling 208,020 sq. ft. MAC voted 6-1 to support the project.

**Planning Commission Hearing** - However, when the Planning Commission heard the item, they had the same concerns many in the audience had with respect to the size, intensity of use, and traffic impacts to the largely residential area and voted to only approve Phase I which includes 108,000 sq. ft. multi-use building and the 11,200 sq. ft. resource center. Applicant has the option of returning for approval of the second phase at a later time. The Commissioners felt that this approach would provide information on what, if any, the impacts of such a large facility might have on the area. Currently, the church has 300 members but projects growth to 2,000.

**NOTE:** An information item at the August 1 MAC meeting will be a proposal by applicant for a **Reduced Project Alternative**. Proposed is a multi-purpose building to accommodate a congregation of 1650, and the previously stand alone media center. There would also be a small administrative building. The entire project would consist of approximately 120,000 sq. ft. Parking would be reduced from 900 to 670 spaces and would be 20 feet further from Sierra College Blvd. Impacts to the oak woodlands and land disturbances would be reduced significantly. The Planning Commission will hear the alternative on August 9.

#### **Summary of June MAC Meeting -**

**State Responsibility Area Fee Update** – Staff distributed material relating to the State Responsibility Area Fees which sets out procedures for implementation and collection of “benefit fees”. The Fee of \$115 would be imposed on all property owners with one or more habitable structure within the SRA which is east of Laird Road and north of Cavitt-Stallman/Twin Rocks Roads. For details and questions contact Rui Cunha, Assistant Director of Emergency Services 800-488-4308.

\* \* \* \* \*

**Senior Care Facility** - The GBCA Board reviewed a proposal for a senior care facility on Douglas Boulevard opposite the Granite Bay Library. The project ranges from 30,000 to 40,000 sq. ft. and would house from 30 to 40 patients in a one story facility. The design, materials, parking, etc. were undetermined. The setbacks were said to be 30 feet from the south and east property lines and 130 ft. from Douglas. Residents from Princeton Reach and Arabian Circle were invited to the meeting to hear the proposal and discuss their numerous concerns. Applicant is moving forward and working on their application submittal. To date nothing has been submitted to County.

**San Juan Water District – RATE INCREASES** – At a public hearing on June 23, the San Juan Water District Board voted 3-2 to raise the Retail water rates 2% and gave all employees a 3.1% COLA raise. (At the May 9, 2011 SJWD Board meeting, the Directors voted to increase salaries by 8% because employees were going to start contributing 8% more to PERS and justified the raise as a “wash”.)



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Rate payers in attendance at the June meeting spoke against the salary increases, but Pam Tobin, Ted Costa, and Bob Walters felt the employees do a good job and deserved the raise. **The audience felt differently, especially when it was noted that half of the 2% rate increase would go to cover the 3.1% salary increase.**