



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

Granite
Bay

Alert

BOARD MEMBERS
Gary Dahlbeck, Patrick Dwyer, Richard Gordon, Sandy Harris,
Madeline Kiliany, Patricia McKimsey, Geoffrey Poulos,
John Thacker, Mary Ann Stinson, Diane Will

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GRANITE BAY COMMUNITY ASSOCIATION

PAST - The Granite Bay Community Association organized in September, 1987, when residents realized that a community-wide group was needed to participate in the development of a Community Plan to cover the 25 square mile unincorporated area generally bounded by Dick Cook Road to the north, Sierra College Boulevard on the west, Folsom Lake to the east, and the Sacramento County line to the south.

Once that GB Community Plan was adopted, the Association monitored development activity to insure that it conformed to the master plan. Information concerning projects was disseminated to members through the monthly ALERT as the projects went through county channels for approval.

When a project conflicted with the Goals and Policies of Granite Bay Community Plan, GBCA board members appeared at county hearings, and if necessary, filed appeals. In addition, members of the Association were called upon to appear at hearings, correspond with appropriate parties, and generally support the GBCP. The \$15 annual membership fee supports GBCA's efforts to uphold the GB Community Plan, and as a result General Plan Amendments have been limited to the Board of Supervisors approving the commercial car wash development on Douglas Boulevard at Berg and the increase of density from 6 residential lots to a maximum of 13 for the Enclave project in the Treelake area.

Otherwise, Granite Bay has developed according to the master plan, but it hasn't been easy. Granite Bay is unincorporated and a great deal depends on whether the elected supervisor for the district will support the adopted Plan. It only takes a vote of three of the five supervisors to change the Plan, and over the years there have been four different supervisors elected to represent Granite Bay.

PRESENT - About two years ago Supervisor Uhler directed county to look into updating the GB Community Plan. About 8,500 property owners were notified by mail of the pending update and informed that they could submit land use changes for consideration. After reviewing the small number of land use changes submitted (about 47), and the large amount of correspondence opposed to making land use changes, County decided to only update the Goals and Policies of the GBCP with no land use changes.

A MAC Sub-committee is currently working with Placer County planning staff on updating these Goals and Policies. The committee meets prior to the MAC meetings at 5:30 p.m. on the 1st Wednesday of the month. The third meeting of the sub-committee will be February 2 and interested persons are invited.

In addition to the 11 existing Plan Assumptions that were reviewed/edited by the committee at the January meeting, the following Assumptions were added: The holding capacity of the GBCP



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has been reduced from 29,000 residents in the current Plan to 23,000; sewer capacity limitations is a constraint on future development; no land use changes will be considered as part of the Plan update; the Circulation Element will not be revisited as part of the Plan update.

FUTURE – The Granite Bay Community Association’s main goal is to alert members of land use projects affecting the community. (A new proposal appears on page 2 for your information.)

The GBC board meets on the 4th Monday of the month to monitor proposed projects in order to keep members informed. In addition when the proposed Granite Bay Community Plan is ready for presentation and community input, members will be notified.

Residents and members are invited to refer to the Granite Bay Community Association website www.granitebay.com which was recently revamped by webmaster, Jamie Cassidy. The site contains a wealth of information, and is updated on a regular basis for your information.

Another good source of information is Granite Bay MAC meetings which occur the 1st Wednesday of the month. Any application that requires a public hearing before the Placer County Planning Commission is first submitted to the MAC for general review and input from the community. MAC is tasked with gathering input from the community on matters of concern which relate to the area such as land use, roads, public health and safety, fire protection, law enforcement, and parks.

MAC is comprised of seven residents, appointed by the Board of Supervisors to review proposed projects in the community and related topics of interest to the community. MAC can make written recommendations that offer suggested changes or support. MAC is an advisory body and not a decision-making body.

GRANITE BAY MAC MEETING

February 2, 2011 – 7:00 p.m.

Eureka School District Office

5455 Eureka Road

Partial Agenda

Douglas Blvd. Self Storage & Garage Condos - The self storage portion includes a 2 story office with sales/rental area and residence for manager. The garage condos include a 2 story club house with restrooms, lounge area, meeting rooms, kitchen space and self service vehicle wash area. Located on north side of Douglas Boulevard east of Auburn-Folsom intersection. INFORMATION

Placer County Air Pollution Control District Burn Rules and Responsibilities – Overview of newly organized guidelines to make information more user friendly. INFORMATION

NEW PROJECT - Granite Bay Garage Condos & Douglas Blvd. Self-Storage - 1st Submittal – County is in the process of preparing an Initial Study to identify what significant



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impacts need to be analyzed in conjunction with this project. The site consists of 8.7 acres east of the northwest corner of Auburn Folsom Road and Douglas Boulevard . The parcel is zoned C1 with a Use Permit and Design Control. The property was previously approved for 53 town homes, that were never developed. Comments to this 1st Submittal are due **February 4**. For information contact Roy Schaefer, Planning Department, 800-488-4308, Ex. 3000.

Phase I includes **59 self storage garages** on 4.27 acres for storage of autos, boats, recreational vehicles, etc., or other personal items of owner. Garages will range from 640 to 4,000 square feet in size in four buildings and there will be a 2,780 square foot two story private owners Club House.

Phase II consists of **257 conventional commercial self storage enclosed and open uncovered storage spaces** on 4.43 acres. These will be monthly or long term rentals for storage of autos, boats, recreational vehicles, etc. The individual storage units will range from 40 to 750 square feet and be constructed in seven buildings ranging in size from 9,150 to 14,250 square feet plus a 3,480 square foot, two story rental office and on-site manager's apartment.

According to the Environmental Questionnaire filed for the project, 95% of the existing tree (400) coverage will be removed along with much of the existing vegetation and 83.7% of the parcel will be covered by impervious surfaces. Most of the project would be surrounded by an 8 high wall and the area along Douglas would be landscaped and include sidewalks.

RENEWAL TIME

The Granite Bay Community Association renewal membership fee of \$15 is due. Please return your check payable to GBCA in the enclosed envelope. Thank you for your continued membership

GBCA General Membership Annual Meeting
February 28, 2011- 7:00 p.m.
Eureka Road Fire Station