



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

Granite
Bay

Alert

BOARD MEMBERS
Gary Dählbeck, Patrick Dwyer, Richard Gordon, Sandy Harris,
Madeleine Kiliany, Patricia McKirney, Geoffrey Poulos,
John Thacker, Mary Ann Stinson, Diane Will

Volume #267 – March 31, 2011

GRANITE BAY MAC MEETING

April 6, 2011 – 7:00 p.m.

Eureka School District Office
5455 Eureka Road

Partial Agenda – INFORMATION ITEMS

Douglas Blvd. & Sierra College Blvd. Pedestrian Facilities – Proposed project to complete approximately ½ mile of pedestrian facilities along Sierra College and to fill in remaining gaps along Douglas.

Recreational Storage Facility Project – Proposed boat/RV storage area for 97 10'x30' boat storage stalls and 8 12'x45' RV storage stalls on west portion and 83 10'x30' boat storage stalls on east portion. Located on Douglas Blvd. east of Auburn-Folsom Blvd. and across street from proposed Garage Condos and self storage units. (Note: Currently has approved tentative map for townhouses.)

Mixed Use Project – Proposal for 68 single family lots, 23,000 sq. ft. of retail, and 6,000 sq. ft. of office on 20 acres at south east corner of Auburn Folsom and Fuller (vacant parcel south of post office).

Summary of March MAC Meeting

Granite Bay Garage Condos & Douglas Blvd. Self-Storage – The site consists of 8.7 acres on the north side of Douglas Blvd. just east of the intersection of Auburn Folsom Rd. and Douglas Blvd, and is zoned C1 with a Use Permit and Design Control. The property was previously approved for 53 town homes and even though the tentative map for this project is still viable, the current owner has submitted a different proposal.

Phase I consists of **59 self storage garages totaling 73,975 sq. ft.** on 4.27 acres for storage of autos, boats, recreational vehicles, or other personal items of owner. Four buildings would house the garages ranging from 640 to 4,000 sq. ft., and there would be a 2,780 sq. ft. two story private owners' Club House.

Phase II consists of 257 conventional commercial self storage **enclosed and open uncovered storage spaces** totaling 73,975 sq. ft. on 4.43 acres. These would be monthly or long term rentals for storage of autos, boats, recreational vehicles, etc. Seven buildings ranging in size from 9,150 to 14,250 sq. ft. would house the individual spaces ranging from 40 to 750 sq. ft. There would also be a 3,480 sq. ft. two story rental office and on-site manager's apartment in this phase.

According to the Environmental Questionnaire filed for the project, 95% of the existing 400 trees would be removed along with most of vegetation, and 83.7% of the parcel would be covered by impervious surfaces. Most of the project would be surrounded by an 8 high wall, except on the east side where the wall would be up to 20 feet high bordering Melwood Lane due to grading at the north and east end of the parcel.



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 Kilgany, Patricia McKimsey, Geoffrey Poulos,
John Thacker, Mary Ann Stinson, Diane Will

The Granite Bay Community Association made the following comments to the 1st Submittal to Placer County:

(1) This infill project in an existing neighborhood is at entrance to a scenic area of Granite; (2) project is better suited for an industrial area; (3) the business seems aimed at Folsom Lake visitors rather than Granite Bay residents; (4) there are already several storage units nearby - one located in Treelake under high power lines with vacancies and room to expand; (5) the parcel needs improvement but this is wrong location for this type of business; (6) grading 95% of parcel is extreme; (7) covering 83.7% of parcel with impervious surfaces is incompatible with homes to north and east and runoff is a concern; (8) removing 95% of the 400 trees along with all of the ground cover will adversely change the character of the neighborhood; (9) the impacts of the project cannot be satisfactorily mitigated;

Enclave – This housing development is proposed on the north side of Elmhurst Drive at the intersection of Swan Lake Drive in Treelake just east of Oakhills and Ridgeview Elementary Schools.

After many years of controversial hearings before MAC, the Planning Commission, and the Board of Supervisors, the community, neighbors, and proponent compromised on a general plan amendment to allow a planned development for 12 home sites where 6 were allowed under the current zoning. Approximately 46% of the site will be open space and access will be from Pastor Drive rather than from Elmhurst and Swan Lake Drive. Proponent originally sought a rezone and general plan amendment for 43 homes targeted at residents 55 years of age and older.

* * * **NOTICE** * * *

South Placer Fire District – SPFD is looking for ways to raise revenue. At its regular meeting on March 16, the SPFD Board voted 3-1 (one absent) to hire SCI Consulting Group to conduct an initial assessment to create an ongoing new revenue source to fund its operational and facility needs. The most likely new revenue source is a new benefit assessment or parcel tax, and **the company specializes in opinion research specifically tailored to address the unique aspects of a mailed weighted ballot benefit assessment.**

Benefit assessment districts circumvent Prop 218 which says a parcel tax must be approved by 2/3 vote. By doing a mailed weighted ballot benefit assessment **50% plus 1 of the RETURNED BALLOTS will pass a special tax,** and similar agencies have turned to this post 218 method to raise taxes for fire protection and emergency services where districts are finding it difficult to fund salaries, benefits, and pensions. (The mosquito abatement assessment special tax was passed in Placer County this way and the amount appears on property tax bills.)

Phase I will cost the SPFD \$24,000 and is an analysis of the District including parcels by type and location, property ownership, property attributes, fire and emergency service needs and other factors that may **influence the proposed new funding measure.** After the **preliminary fire assessment methodology and ballot measure strategic plans are reviewed, a survey is mailed to affected property owners.** Proposed fire assessments and weighted ballot “votes” for each property owner will be integrated into the survey and opinion research. **The findings will be analyzed and strategic recommendations for an assessment ballot to garner property owner approval for a new benefit assessment tax will be developed for review by the District.**

At this point, the Board has the opportunity to decide whether the survey results favor proceeding with an assessment mailed ballot measure or a parcel tax, what rate to propose and when to conduct the mailed ballot



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,
Madeleine Kiliany, Patricia McKimsey, Geoffrey Poulos,
John Thacker, Mary Ann Stinson, Diane Will

proceeding. If, after analyzing the results of the returned surveys, the District elects to proceed with Phase II, there will be an additional cost of about \$70,000.

NOTE: This assessment is considered a benefit to the property and revenue raised cannot be used to fund the ambulance service which accounts for 75% to 80% of the calls. In 2010-11, revenue from this source amounted to \$943,318. In 1981, residents voted for an annual special assessment of \$70 which has provided additional revenue every year and which accounted for \$662,494 this budget year. This income, plus property taxes, fees, rentals, interest, etc., provided revenue of \$7,352,158 for 2010-11.

The Director who voted against hiring a company to survey residents to determine how they would vote noted the fire district is doing a good job. However, he felt the economic situation in the country has changed and a better, more efficient job could be done to reduce costs. He did not feel raising taxes for revenue was the way to go. The Granite Bay Community Association will update members as this matter goes forth.

*** **NEW PROJECT** ***

Greyhawk, II - County has received a 1st Submittal from Westwood Homes, Inc., based in Gold River, for a planned development on 10.3 acres east of Sierra College Blvd, south of Douglas Blvd, and north of Eureka Road. The 21 homes would be accessed from Woodgrove Way and Greyhawk Drive. The community would be age targeted for residents 50+, but not age restricted.

The site is designated Rural Residential (2.3-4.6 acre minimum) and is zoned RS-B-40 (Residential Single-Family, minimum building site of 40,000 sf.) Development would require increasing the allowable density on site to 21 residential units. Entitlements required include a rezone to RS-B-X-18,000 PD 2.8 and a variance to Zoning Code to address considerations in the density and coverage calculations. The variance allows for less than standard road deductions (12% instead of 20%) and coverage factors to allow greater open space than would typically be possible given the reduced road deduction.

The building envelopes proposed are 3,900 sq. ft. (60 X 65 feet, including garage). The typical home within the building envelope would include a living area (2,685+ sq. ft.), covered patio at rear (300+ sq. ft.), front courtyard (225+ sq. ft.) and three car garage (600+ sq. ft.). An additional 1,200+ sq. ft. garden area is planned at rear of each home which would extend from the covered patio. The garden areas are not included in the building envelopes. A majority of the residences are proposed to be one story.

For further information contact E.J. Ivaldi at Planning Services Division, 800-488-4308, ext. 3000.

*** **MISCELLANEOUS** ***

Regina Coeli Priori – A Loomis project on 40 acres at Barton and Rocklin Roads near northern boundary of Granite Bay. The monastery would be 134,000 sq. ft. built in the Spanish Mission style to house approximately 75-80 sisters and includes a 55 ft. high bell tower. An on-site meeting will take place Saturday, April 2 at 10:00 a.m.