



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 Thaddeus, Mary Ann Stinson

Volume #271 – October/November, 2011

GRANITE BAY MAC MEETING

December 7, 2011

7:00 p.m.

Eureka School District Office

5455 Eureka Road

Agenda

Granite Bay Community Plan – Continued review of Preliminary Draft - **ACTION**

Planning Commission Workshop re Granite Bay Community Plan Update - The Planning Commission will conduct a public workshop on December 8 at 1:00 at 3091 County Center Drive, Auburn to review the GBCP draft update. Primarily the Goals and Policies of the Plan were reviewed/revised to recognize population holding capacity, infrastructure, change in environmental conditions, etc. since the Plan was written in 1989. In order to limit the scope of the Community Plan Update, the Board of Supervisors directed that the existing land use and zoning designations not be modified. In addition, the Board of Supervisors also directed that the Circulation Element not be revised since it was updated in 2005.

South Placer Fire District – The SPFD contracted with SCI to survey about 8,000 residents served by the SPFD concerning the financial status of the fire district.

The general scope and cost of the survey agreement is as follows: Phase I: In consideration for the work accomplished related to the analysis, assessment engineering and planning, SCI shall be compensated in the amount of \$4,500 as a fixed fee.

Phase 2: The fee for the design, preparation and mailing of approximately 8,000 surveys, the tabulation of returned surveys and analysis of data, presentation of results and other revenue measure consulting services described in this proposal is \$19,500 fixed fee. Other provisions: Additional meetings \$400 per staff member and not to exceed a \$600 charge for incidental costs. There will be significant additional costs if the Board opts to proceed.

Those who received the survey were asked if they would support an additional annual fee between \$65 to \$110. (The \$70 annual fee in effect since 1981 would not be affected.) The responses will be used to determine whether to proceed with further cuts or restore reduced services. According to the fire district, Proposition 13 is not being bypassed. If the special tax were a general election ballot issue it would require 66.6% voter approval. The mailed ballot to parcel owners only, requires **51% of the RETURNED ballots in favor of the additional fee** to pass the parcel tax which can only be used for fire protection. About 60%-70% of SPFD calls are medical.

Sometime in January, the SPFD will hold a public meeting to discuss the results of the survey. Contact 791-7059 for date, time, and place.



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NOTE – The regular meeting of the Board of Directors has been changed to December 14, 7:00, Eureka Road Fire Station.

Summary of October MAC Meeting

Granite Bay Garage Condos & Self-Storage Facility – This proposal for a 74,900 square foot garage condominium development and 3,975 square foot self-storage facility on approximately 8.7 acres located on the north side of Douglas Boulevard just east of the Auburn-Folsom Road intersection has been put on hold until February.

Amazing Facts Ministry – MAC heard a presentation for a proposed 17 acre campus to house a worship facility on a portion of a 74.2 acre site located on the east side of Sierra College Boulevard between Nightwtach drive and Ridge Park Drive. The project would be constructed in two phases with buildings totaling 208,020 square feet. Phase I of the project would include a 106,800 square foot multi-use building consisting of an auditorium/gymnasium, ministry offices, classrooms, a fireside chapel, an audio/visual production suite, and kitchen facilities. This phase would house an Evangelism Ministry Training Center for 40-50 non local adult students for four months twice a year (February-May and August-November) and a separate 11,220 sq. ft. resource center metal building with loading ramp to house materials such as compact discs, tapes, and periodicals. The project would also include a 75 ft. high antenna for broadcasting radio and television programs.

Phase II would consist of a 90,000+ square-foot multi-use building to replace Phase I multi-use building's function as the main sanctuary and serve as the permanent worship facility with seating for 2,000 people. Approximately 900 on-site parking spaces would be provided for the facility.

Phase I and II buildings are 2 stories high on the Sierra College frontage while the back sides looking into the valley of Granite Bay are 3 stories. This project will consolidate the printing operation in Rocklin, a number of worship facilities throughout the area, and add a new studio and green room. The ministry offices would employ approximately 97.

The 74.2 acre project site comprises a single parcel bordered by Sierra College Boulevard and extends southeast to property at the end of Oak Hill Lane on Cavitt Stallman Road. The property is zoned rural estates which allows 4.6 to 20 acre lots.

A stated objective of the project is to develop the Amazing Facts house of worship facility and offices to accommodate the multifaceted ministry that **supports their local and worldwide mission. A stated goal of the Granite Bay Community Plan is that institutions serve the needs of Granite Bay residents and they be scaled to meet local residents' needs.** It is apparent this proposal is a major project with a global outreach, including television, radio broadcasting, internet/publishing and a missionary training program.

MAC and members of the audience noted the inconsistency with the Granite Bay Community Plan relating to the size in relation to the low zoning surrounding the site on north, south, and east.



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The Draft EIR, available at the GB Library, sums it up as follows: “The proposed project appears regional in scale and is larger than anticipated by the GB Community Plan. It transforms the natural scenic qualities to a regional scale facility which will unavoidably alter the character of the site and initiate potential land use compatibility issues. The proposed project will provide landscaping and screening, increased setbacks, circulation planning, and a variety of other site design measures to minimize impacts. **These measures will reduce impacts, but will not alter the perception that the house of worship is not rural in scale and character. As proposed, the project is not consistent with the policies in the GBCP as they relate to the size, scale, and character of land development, and the intent to maintain a rural setting.”**

Summary of November MAC Meeting

Public Workshop-Preliminary Draft Granite Bay Community Plan – Based upon input from the community, the Board of Supervisors directed staff to update the Goals and Policies with no changes to land use. A MAC subcommittee formed and met with staff over the past year to draft a vision of goals, policies, and regulations related to development in Granite Bay for the next 25 to 30 years. An overview of this GBCP update was presented at MAC by County staff for information and the Placer County Planning Commission will hold a workshop on the draft December 8 at 1:00 as noted above.

Yellow Ribbons – The yellow ribbons adorning trees on Douglas are in honor of men and women serving the United States in war zones overseas and a tribute to those who lost lives serving their country. They will remain until New Years Day.