



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 Thaddear, Mary Ann Stinson

Volume #272 – January/February 2012

**GRANITE BAY MAC MEETING**  
**February 1, 2012**  
**Eureka School Library – 7:00 p.m.**  
5455 Eureka Road  
**Agenda**

**Amazing Facts Ministry** – The 17-acre campus for buildings totaling 208,020 square feet will be an information item again this month.

**Summary of December MAC Meeting**

**Public Comment** – A number of audience members commented negatively on the Walmart grocery store proposed at the site currently occupied by Grocery Outlet at Douglas and Sierra College Boulevard. County staff noted that grocery stores are an allowed use in the center and unless the 45,000 square foot existing space is increased or changes are made to the exterior, no new entitlements are necessary.

**Draft Granite Bay Community Plan Workshop** – County staff presented the Draft Granite Bay Community Plan which was crafted by the MAC volunteer subcommittee and County staff over the past year. After input from the audience and comments from MAC members, a motion was made and passed recommending that the Planning Commission and Board of Superiors adopt the Granite Bay Community Plan as written with the addition of a footnote to the Circulation Tables that some data is dated and should be revised.

**Summary of January MAC Meeting**

**Placer County Sheriff's Department** – Residents were advised by the sheriff deputy present that there had been an increase in residential burglaries. Thieves kick in the door to test if anyone is home and if there is no response, they enter and burglarize the home. Residents were reminded to set burglar alarms and avoid having the home look unoccupied. If suspicious activity is noted, call the Sheriff's office.

**Supervisor's Report** – Supervisor Uhler reported on the following:

The final phase of the Auburn-Folsom widening project is moving forward; Placer County anticipated cuts in monies from state and allowed for this possibility when balancing the County budget; and during a walk-through of area businesses sponsored by the Roseville and Granite Bay Chamber of Commerce, business owners requested relaxing sign ordinances.

**State Responsibility Area Fee** – Rui Cunha, Assistant Director of Emergency Services, Placer County Community Outreach/Office of Emergency Services presented an overview of the \$150 fee per habitable structure in areas east of Laird Road and north of Cavitt-Stallman Road/Twin Rocks Road. This is a fire prevention fee and has nothing to do



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with providing more fire equipment/staff in State Responsibility Areas. (The law seems to be poorly written and apparently the fee is being challenged.)

**Amazing Facts Ministry** - MAC was brought up to date on the Amazing Facts Ministry Project which includes construction of a 17 acre campus of buildings totaling 208,020 square feet. The project site is located on the south side of Sierra College Boulevard between Nightwatch Drive and Ridge Park Drive in Granite Bay.

A number of residents living in the vicinity of the project expressed concern about the traffic flow on Sierra College, the design/location of the proposed warehouse, and size/ intensity of use of the project.

\* \* \* \* \*

**Public Hearing - Planning Commission re Granite Bay Community Plan Update General Plan Amendment -**

The Planning Commission held a public hearing on the Granite Bay Community Plan Update on January 12 to consider a request from the Placer County Planning Services Division for approval of a General Plan Amendment to update the Granite Bay Community Plan. The update included the review of existing conditions (population holding capacity, infrastructure, change in environmental conditions, etc., revision of goals, policies, and programs in the Plan to address constraints and new opportunities; amending the wording of the goals and policies to provide better clarity and readability; and new discussions on topical issues that have arisen (i.e. Greenhouse Gas Emissions, Placer County Conservation Plan, Complete Streets and Low-impact Design) since the Plan was originally prepared in 1989. 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.

After input from staff and a number of community members who served on the MAC sub-committee, the Planning Commission voted unanimously to recommend approval of the updated Plan by the Board of Supervisors.

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.

**NOTE:** The final step in this long process will be the hearing before the Board of Supervisors on February 28 for action/adoption. Call Shirlee Harrington, at 800-488-4308 for confirmation of date and time.

**South Placer Fire District January Board Meeting** SCI Consulting Group presented the results of the survey mailed to about 8,000 registered voters and property owners between October 30 and November 20 to accurately evaluate the viability of a benefit assessment and a parcel tax. Over twenty-two percent of the surveys were returned.

Those who received the survey were asked if they would support an additional annual fee of \$65, \$85 or \$110 and the various levels of service each would fund were described.



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The responses were broken down into a number of categories including Property Owner Support; Registered Voter Support; Rate and Age; Support by Years in Residence and Rate; Support by Political Party and Rate; and Support by Issues.

Comments in favor of an increased fee included Fire/Medical services are important; fiscal accountability is important; stated amount is reasonable to pay for these services; and received good service in the past. Adverse comments included salaries/benefits are too high; district doesn't need the money; no more/new taxes; economic issues, mistrust of government agencies.

The study concluded that local fire protection is important to the community, but found neither a benefit assessment nor a parcel tax would likely pass. The CSI Consulting Group suggested that even a strong advocacy campaign would not achieve the support levels needed for a successful revenue measure. In particular, residents are concerned about the cost of firefighter salaries and benefits, including pensions.

The SCI Consulting Group recommended that the District not proceed with a funding measure at this time and instead conduct comprehensive, long term public outreach to increase public understanding of the need for better fire protection services. The SPFD board may take action on how to proceed at the next regular meeting which is February 15.

\* \* \* \* \*

**New Restaurant - Chic-fil-A** is going through County design review with plans to locate at the site previously occupied by Burger King in the Sierra Oaks Shopping Center at the corner of Douglas and Sierra College.