



COUNTY OF PLACER
Community Development/Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING

TO: Honorable Board of Supervisors

FROM: Michael J. Johnson, Community Development Resource Agency Director

DATE: November 23, 2010

SUBJECT: ENCLAVE AT GRANITE BAY (PSUB T20080329) - GENERAL PLAN AMENDMENT, REZONE, VESTING TENTATIVE SUBDIVISION MAP, CONDITIONAL USE PERMIT, TREE PERMIT, AND MITIGATED NEGATIVE DECLARATION/APEAL OF THE PLANNING COMMISSION'S DECISION TO RECOMMEND DENIAL OF THE PROJECT TO THE BOARD OF SUPERVISORS

ACTION REQUESTED

The Board is being asked to consider an appeal from Camille Courtney, on behalf of Pastor Land Development, Inc., of the Planning Commission's denial of a Vesting Tentative Subdivision Map, Conditional Use Permit, and Tree Permit (removal of Landmark Cottonwood trees), and the Planning Commission's decision to recommend denial of the General Plan Amendment and Rezone for the development of a 26-lot Planned Residential Development on a 12.07-acre parcel in Granite Bay. It is staff's recommendation that the Board of Supervisor's uphold the decision of the Planning Commission, deny the General Plan Amendment and Rezone, and deny the appeal.

BACKGROUND

Project Description

The Enclave at Granite Bay project is a proposal to subdivide a 12.07 acre site into a 26 lot Planned Residential Development (age-restricted for persons age 55 and older) with seven open space/common area lots. The requested entitlements include: 1) General Plan Amendment to change the Granite Bay Community Plan Land Use Designation from Rural Residential (2.3-4.6 ac.min.) and Rural Low Density Residential (0.9-2.3 acre minimum) to Low Density Residential (0.4 - 0.9 acres per dwelling unit); 2) Rezone from RA-B-100 (Residential Agriculture combining a minimum building size of 100,000 square feet or 2.3 acres minimum) and RS-AG-B-40 (Residential Single Family combining Agriculture minimum building site of 40,000 square feet) to RS-AG-B-X (17,424 min. lot size) PD 2.6 (Residential Single Family combining Agriculture building site of 17,424 minimum lot size, combining Planned Development 2.6 units per acre); 3) Vesting Tentative Subdivision Map; 4) Conditional Use Permit; and 5) Tree Permit (removal of Landmark Cottonwood trees). The project site is located on the north side of Elmhurst Drive, at the intersection of Swan Lake Drive, in the Granite Bay area.

The proposed Planned Residential Development would include lots that range in area from 5,355 to 11,407 square feet, and single-story residences up to 2,600 square feet in size. Approximately 49 percent of the project site (± 5.89 acres) would be set aside in open space/common area lots for wetland preservation, recreational facilities (Bocce ball courts, barbecue facilities), pedestrian trails, landscaping, and a detention basin. Primary access to the site would be provided at the intersection of Elmhurst Drive and Swan Lake Drive, where two Landmark Cottonwood trees are proposed to be removed. The project also proposes an extension of two public roads, Swan Lake Drive and Pastor Drive, within the site to form two T-intersections in a looped configuration. A 40-foot-wide emergency vehicle access and utility easement with a 20-foot-wide, all-weather surface emergency roadway would be provided to Skyview Lane, a private street to the north. The project would construct a public gravity sewer system and tie into the existing 16 inch sewer line located within Elmhurst Drive (Sewer Maintenance District 2). Wastewater flow from the project area would be treated at the City of Roseville's Dry Creek Wastewater Treatment Plant. Treated water service would be provided by the San Juan Water District.

Granite Bay MAC

The Granite Bay Municipal Advisory Council (MAC) reviewed this proposal at its May 3, 2009 meeting. At that meeting, neighboring property owners expressed concerns about traffic, land use compatibility, and development of an age-restricted community with no nearby services or public transportation. The Granite Bay MAC voted unanimously (7-0) to recommend denial of the project (See Attachment I).

Planning Commission Action

The Planning Commission originally considered the Enclave at Granite Bay project at a public hearing on July 9, 2009. After considering staff's report and recommendation for denial of the General Plan Amendment and Rezone, and listening to the applicant's presentation and public testimony both in support and opposition of the project, the Planning Commission approved a motion to continue the item to the August 13, 2009 Planning Commission hearing with the direction that staff prepare Findings for both approval and denial of the project, including Conditions of Approval (5 to 1; Commissioner Crabb voting no; Commissioner Brentnall absent).

On August 13, 2009, the Planning Commission again considered the project, and after listening to substantial public testimony, took action to deny the Vesting Tentative Subdivision Map, Conditional Use Permit, and Tree Permit; and recommended denial of the General Plan Amendment and Rezone to the Board of Supervisor's (3 to 2; Commissioners Johnson and Denio voting no; Commissioners Crabb and Brentnall absent). At the hearing, the Planning Commission expressed concern about the intensity of development, compatibility with adjacent land uses, and traffic and safety issues.

Appeal

On August 14, 2009, an appeal (Attachment A) was filed by Camille Courtney, on behalf of Pastor Land Development, Inc. of the Planning Commission's decision to deny the Vesting Tentative Subdivision Map, Conditional Use Permit, and Tree Permit; and recommendation to the Board of Supervisor's to deny the General Plan Amendment and Rezone request. The appellant indicated that the basis of the appeal was to allow the Board to consider the merits of their project.

Board of Supervisor's Action

On October 20, 2009, the Board of Supervisors considered a request from Camille Courtney, on behalf of Pastor Land Development Inc. (Attachment J), to continue its appeal off-calendar to allow the Enclave at Granite Bay project to be considered as part of the Granite Bay Community Plan Update process, while reserving the right to request that the project be re-calendared at any time. The Board of Supervisor's granted that request.

On September 28, 2010, Camille Courtney, on behalf of Pastor Land Development Inc., submitted a letter to the Planning Department (Attachment K) requesting that the Enclave at Granite Bay project be re-scheduled for a hearing before the Board of Supervisors, given the Board of Supervisor's recent decision to update the Granite Bay Community Plan policy document only, without any changes to the land use diagram.

RESPONSE TO APPEAL

Camille Courtney, on behalf of Pastor Land Development, Inc., is appealing the Planning Commission's denial of the Vesting Tentative Subdivision Map, Conditional Use Permit, and Tree Permit; and the Planning Commission's recommendation to the Board of Supervisors to deny the General Plan Amendment and Rezone request. The stated basis for the appeal is to allow the Board of Supervisors to consider the merits of the project.

The applicant/appellant discussed the merits of the project at great length at both Planning Commission hearings. The applicant provided statistical information on the aging population and the need in Granite Bay for housing types that would accommodate this demographic. The applicant pointed out to the Planning Commission that an age-restricted community would provide a housing alternative for retired or soon to be retired residents who are looking to downsize, yet remain in the Granite Bay area. The Enclave at Granite Bay project would include residences limited to single-story, solar heater and water features, and front yards maintained by the homeowners association, and all beneficial in an age-restricted community. The project also proposes seven open space/common area lots that would provide for resource protection, as well as visual enjoyment for residents, and on-site recreational amenities (pedestrian trails, bocce ball courts, and barbecue facilities). The applicant explained to the Planning Commission that traffic generated from this project (age-restricted community) would result in slightly more vehicle trips than a project developed consistent with the existing zoning; however, this additional traffic would not significantly impact the capacity of existing local roadways. The Planning Commission was also informed by the applicant that the project would be developed on an infill site, in a residential area, and in close proximity to nearby shopping areas and recreational facilities.

The Planning Commission's decision to deny the Enclave at Granite Bay project was based on the fact that the proposal would not be consistent with the Granite Bay Community Plan land use designation for the site and would not be consistent with the public health, safety, and general welfare of the people that reside in the neighborhood. The proposed project would increase the allowable density on-site from a potential of six residential lots (base zoning) to 26 residential lots, and proposed lot sizes would be some of the smallest in the Granite Bay area (5,355 to 11,407 square feet). The Planning Commission was concerned that this intensity of development would conflict with the existing Rural Residential and Rural Low Density Residential land use designations. There would be no transition zone between the two land

uses which would lead to potential land use conflicts between existing large, rural parcels, and much smaller, urban-type residential lots. The Planning Commission was also concerned about the intensity of land use and the impact it would have on the immediate neighborhood. With two elementary schools, a high school and community park nearby, the Planning Commission was concerned about increased traffic and safety for those who reside in the neighborhood.

The Planning Commission acknowledged that the Granite Bay Community Plan did not contemplate the need for age-restricted housing 20 years ago when it was adopted. However, the Planning Commission could not justify any change to the existing land use due to the fact that there has not been any significant change in circumstances since the original designation was established with the adoption of the 1989 Granite Bay Community Plan. The Planning Commission indicated that it would be more appropriate to consider the new land use designation in context of a general review of the Community Plan.

CONCLUSION/RECOMMENDATION

As detailed in this report, the Planning Commission determined that the proposed project would be inconsistent with the Granite Bay Community Plan land use designation for the site, and the project's potential impacts to the immediate neighborhood would far outweigh any potential benefit of an age-restricted community at this location. Additionally, the proposed land use change would not be consistent with the public health, safety and general welfare of the people that reside in the neighborhood.

It is staff's recommendation that the Board of Supervisors uphold the decision of the Planning Commission and take the following actions:

1. Deny the appeal of Camille Courtney, on behalf of Pastor Land Development, Inc., on the bases set forth in the staff report.
2. Deny of the applicant's request for a General Plan Amendment, Rezone, Vesting Tentative Subdivision Map, Conditional Use Permit, and Tree Permit, based upon the attached findings in Attachment B.

ATTACHMENTS:

- Attachment A – Appeal Letter dated 08-14-09
- Attachment B – Findings for Denial
- Attachment C – Vicinity Map
- Attachment D – General Plan Amendment Exhibit
- Attachment E – Rezone Exhibit
- Attachment F – Reduced Copy of Vesting Tentative Map
- Attachment G – July 9, 2009 Planning Commission Staff Report (Attachments removed)
- Attachment H – August 13, 2009 Planning Commission Staff Report (Attachments removed)
- Attachment I – Letter from Granite Bay Municipal Advisory Council dated 08-13-09
- Attachment J – Letter from Camille Courtney dated 09-29-09
- Attachment K – Letter from Camille Courtney dated 09-28-10
- Attachment L – Correspondence

cc: Pastor Land Development Inc. – Property Owner
Camille Courtney, Rancho Cortina Properties, Inc. – Applicant
Michael Johnson – Community Development Resources Agency Director
Paul Thompson – Deputy Planning Director
Rebecca Taber – Engineering and Surveying Department
Janelle Heinzen – Engineering and Surveying
Grant Miller – Environmental Health Services

Yu-Shuo Chang – Air Pollution Control District
Andy Fisher – Parks Department
Scott Finley – County Counsel



PLACER COUNTY PLANNING DEPARTMENT

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Reserved for Date Stamp

RECEIVED

AUG 14 2009

CDRA

PLANNING APPEALS

The specific regulations regarding appeal procedures may be found in the Placer County Code, Chapters 16 (Subdivision), 17 (Planning and Zoning), and 18 (Environmental Review Ordinance).

-----OFFICE USE ONLY-----
Last Day to Appeal 8-24-09 (5 pm)
Letter
Oral Testimony
Zoning
Maps: 7-full size and 1 reduced for Planning Commission items
Appeal Fee \$ 495.00
Date Appeal Filed 8-14-09
Receipt # 09-0060677
Received by L. Bloom
Geographic Area SOUTH

-----TO BE COMPLETED BY THE APPLICANT-----

1. Project name The Enclave @ Granite Bay
2. Appellant(s) Pastor Land Development - agent = Rancho Cortina Properties
Address 9575 Cramer Rd Auburn CA 95602
3. Assessor's Parcel Number(s): 050-020-009, 010, 011, 466-080-013
4. Application being appealed (check all those that apply):
Administrative Approval (AA-)
Use Permit (CUP/MUP-)
Parcel Map (P-)
General Plan Amendment (GPA-)
Specific Plan (SPA-)
Planning Director Interpretation (date)
Minor Boundary Line Adj. (MBR-)
Tentative Map (SUB- 20080329)
Variance (VAA-)
Design Review (DSA-)
Rezoning (REA-)
Rafting Permit (RPA-)
Env. Review (EIAQ-)
Other:
5. Whose decision is being appealed: Planning Commission
6. Appeal to be heard by: Board of Supervisor's
7. Reason for appeal (attach additional sheet if necessary and be specific):
To allow Board to consider merits of proposal. Planning Commission vote was 3-2 to deny - split vote.

Note: Applicants may be required to submit additional project plans/maps.

Signature of Appellant(s) [Handwritten Signature]

FINDINGS FOR DENIAL (General Plan Amendment, Rezone, Vesting Tentative Subdivision Map, and Conditional Use Permit)

CEQA:

The action to deny of the project is exempt from environmental review pursuant to Public Resources Code Section 21080(b)(5) (i.e., projects which a public agency rejects or disapproves). In the event that the Board of Supervisors determine that the project warrants further consideration, the project will be remanded back to the Planning Commission and/or Board of Supervisor's for consideration of the Mitigated Negative Declaration.

GENERAL PLAN AMENDMENT:

The proposed General Plan Amendment would create a conflict between the existing adjacent Rural Residential land use designation and Rural Low Density land use designation. There has been no justification for a change in the existing designation based upon change in circumstances since the original designation as part of the adoption of the Granite Bay Community Plan, and it would be more appropriate to consider this new designation in the context of a general review of the Community Plan. Therefore, this new land use designation would not be consistent with the public health, safety, and general welfare of the people that reside in the neighborhood.

REZONING:

The proposed rezoning would not be consistent with the Granite Bay Community Plan land use designation for the site and would not be consistent with the public health, safety, and general welfare of the people that reside in the neighborhood.

TENTATIVE SUBDIVISION MAP:

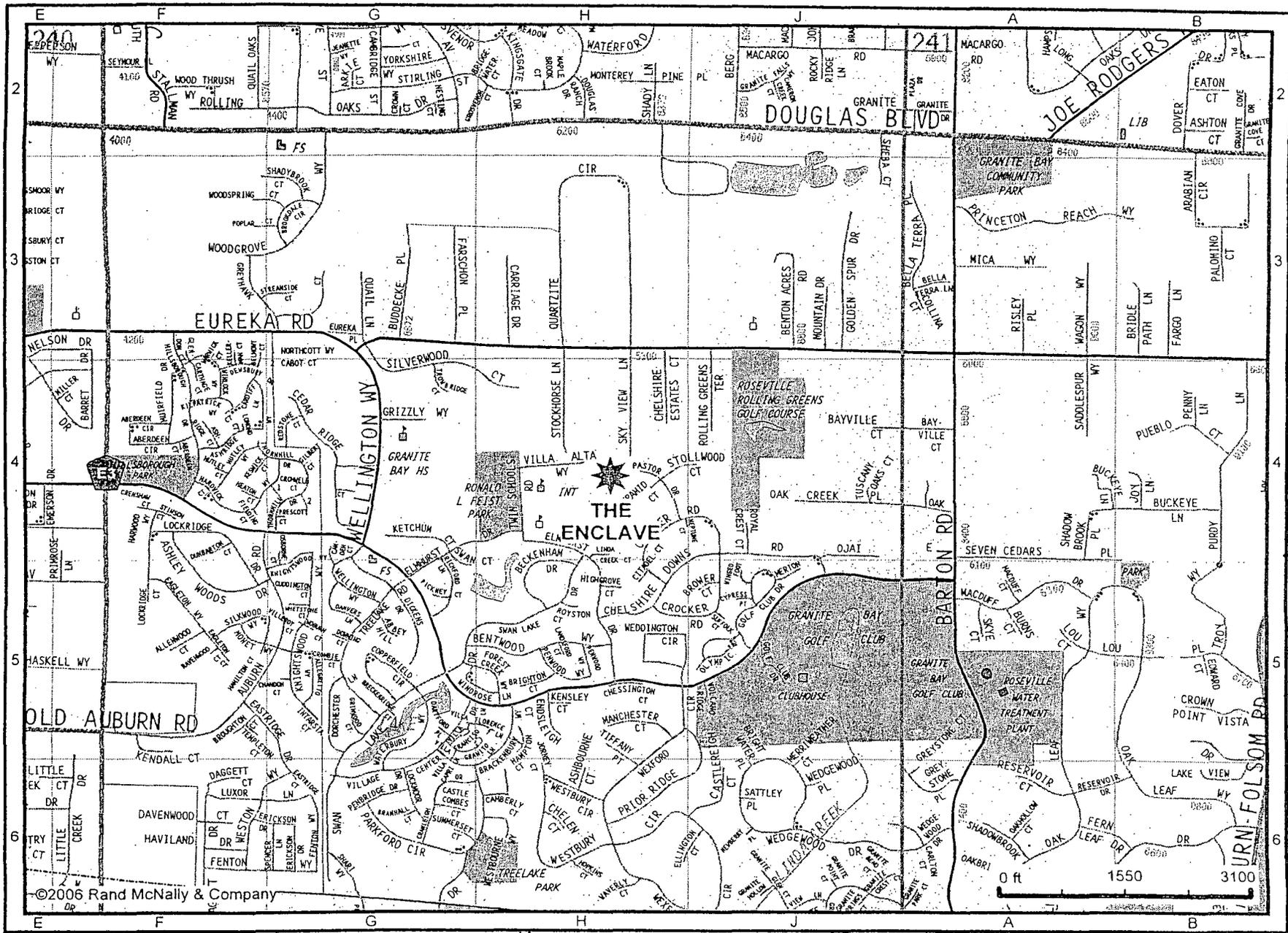
Based on the recommendation for denial of the General Plan Amendment and Rezoning, the density and design of the proposed Tentative Subdivision Map would not be consistent with the applicable general plan land use designation, and public health, safety, and general welfare of the people that reside in the neighborhood. (Government Code section 66474(a), (b)).

CONDITIONAL USE PERMIT:

Based on the recommendation for denial of the General Plan Amendment and Rezoning, the proposed planned development would not be consistent with the applicable general plan land use designation or the existing zoning. Furthermore, the proposed planned development would be detrimental to the health, safety, peace, comfort and general welfare of the people residing in the immediate neighborhood, would not be consistent with the character of the immediate neighborhood and would be contrary to its orderly development. (Placer County Zoning Ordinance Section 17.58.140(A)(1), (2), (3), (4))

TREE PERMIT:

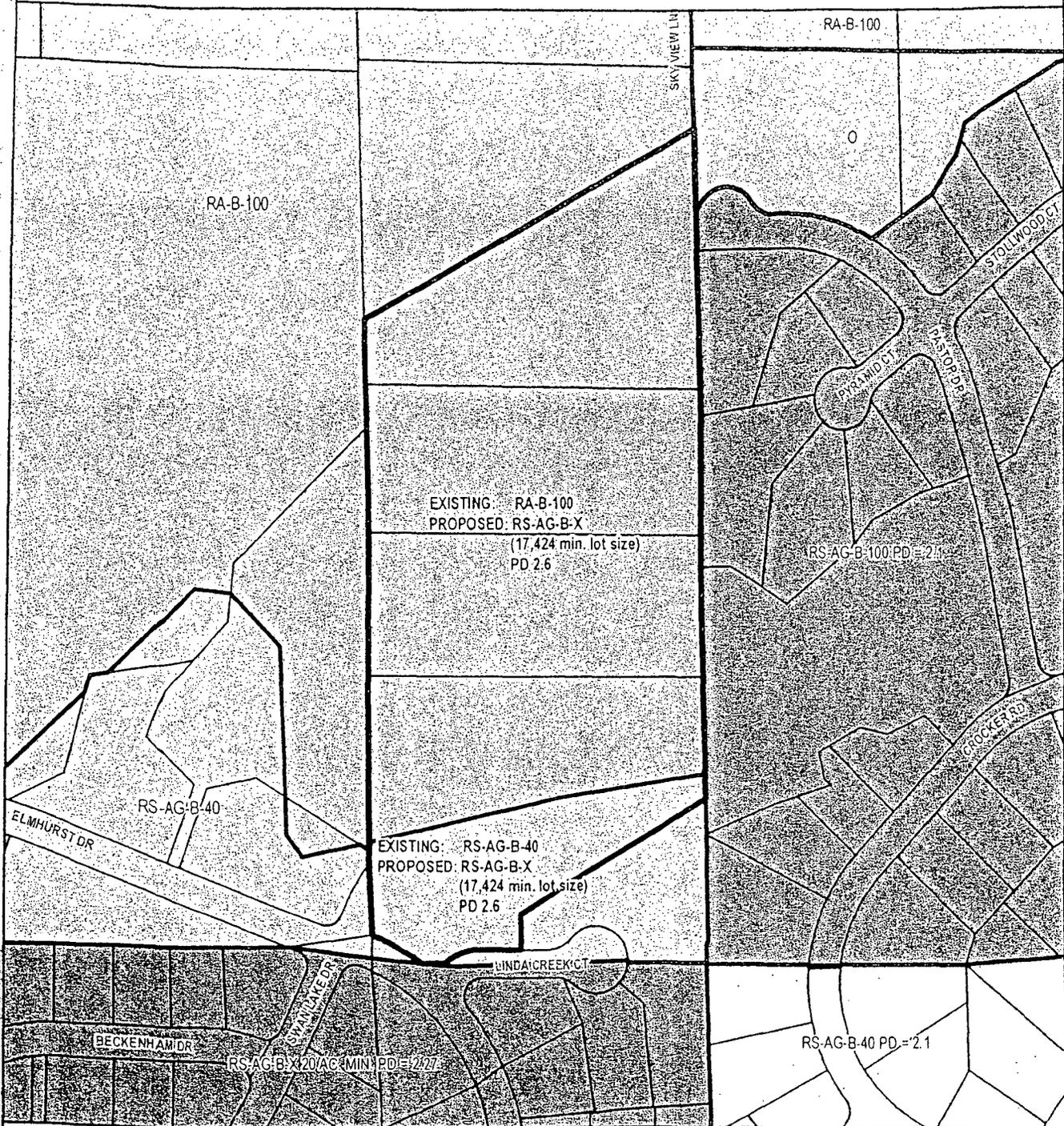
Based on the recommendation for denial of the proposed project, the applicant has not provided justification for the need for removal of the protected trees at this time.



Attachment C

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ENCLAVE AT GRANITE BAY: REZONING EXHIBIT



LEGEND

Area of Rezoning

Zoning

- O
- RA-B-100
- RS-AG-B-100 PD = 2.1
- RS-AG-B-40
- RS-AG-B-40 PD = 2.1
- RS-AG-B-X 20 AC. MIN. PD = 2.27

Rezone from RA-B-100 (Residential Agriculture combining a minimum building size of 100,000 square feet or 2.3 acres minimum) and RS-AG-B-40 (Residential Single Family combining Agriculture minimum building site of 40,000 square feet) to RS-AG-B-X (17,424 min. lot size) PD 2.6 (Residential Single Family combining Agriculture building site of 17,424 minimum lot size, combining Planned Development 2.6 units per acre)

DATA DISCLAIMER

The features on this map were prepared for geographic purposes only and are not intended to illustrate legal boundaries or supercede local ordinances. Official information concerning the features depicted on this map should be obtained from recorded documents and local governing agencies.

Attachment E

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COUNTY OF PLACER
Community Development/Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING

HEARING DATE: July 9, 2009
ITEM NO.: 3
TIME: 10:30 am

TO: Placer County Planning Commission
FROM: Development Review Committee
DATE: July 9, 2009
SUBJECT: GENERAL PLAN AMENDMENT/REZONE/VESTING TENTATIVE SUBDIVISION MAP/CONDITIONAL USE PERMIT/TREE PERMIT/MITIGATED NEGATIVE DECLARATION - "ENCLAVE AT GRANITE BAY (PSUB T20080329)"

COMMUNITY PLAN AREA: Granite Bay Community Plan

GENERAL/COMMUNITY PLAN DESIGNATION: Rural Residential (2.3-4.6 acre minimum)/Rural Low Density Residential (0.9-2.3 acre minimum)

ZONING: RA-B-100 (Residential Agricultural, Combining Minimum Building Site of 100,000 square feet)/RS-AG-B-40 (Residential Single-Family, Combining Agricultural, Combining Minimum Building Site of 40,000 square feet)

ASSESSOR PARCEL NUMBERS: 050-020-009, 050-020-010, 050-020-011, and 466-080-013

STAFF PLANNER: E.J. Ivaldi, Supervising Planner

LOCATION: The project is located on the north side of Elmhurst Drive, at the intersection of Swan Lake Drive, in the Granite Bay area.

APPLICANT: Camille Courtney, Rancho Cortina Properties, Inc. on behalf of Pastor Land Development Inc.

PROPOSAL:

The applicant is requesting approval of 1) General Plan Amendment to change the Granite Bay Community Plan Land Use Designation from Rural Residential (2.3-4.6 ac.min.) and Rural Low Density Residential (0.9-2.3 acre minimum) to Low Density Residential (0.4 - 0.9 acres per dwelling unit); 2) Rezone from RA-B-100 (Residential Agriculture combining a minimum building size of 100,000 square feet or 2.3 acres minimum) and RS-AG-B-40 (Residential Single Family combining Agriculture minimum building site of 40,000 square feet) to RS-AG-B-X (17,424 min. lot size) PD 2.6 (Residential Single Family combining Agriculture building site of 17,424 minimum lot size, combining Planned Development 2.6 units per acre); 3) Vesting Tentative Subdivision Map; 4) Conditional Use Permit; and 5) Tree Permit (removal of Landmark cottonwood trees) to allow for the subdivision of 12.07 acres into a 27 lot residential Planned Development (age-restricted for persons age 55 and older) with seven open space/common area lots.

CEQA COMPLIANCE:

The proposed action to deny the project is exempt from environmental review pursuant to Public Resources Code Section 21080(b)(5) (i.e., projects which a public agency rejects or disapproves). In the event that the Planning Commission and/or Board of Supervisors determine that the project warrants further consideration, the project will be remanded back to the Planning Commission for consideration of the Mitigated Negative Declaration and to discuss the merits of the project.

PUBLIC NOTICES AND REFERRAL FOR COMMENTS:

Public notices were mailed to property owners of record within 300 feet of the project site. A public hearing notice was also published in the *Sacramento Bee* newspaper. Consistent with Placer County Code 17.58.045 (Posting of Sites), a four-foot by four-foot public notification sign with the sign copy "Development Proposal Pending", was installed along the Elmhurst Drive frontage. Other appropriate public interest groups and citizens were sent copies of the public hearing notice and the Granite Bay Municipal Advisory Council. Copies of the project plans and application were transmitted to the Community Development Resource Agency staff and the Departments of Public Works and Environmental Health Services, the Air Pollution Control District and Facility Services for their review and comment. The comments received from these agencies have been addressed in the analysis section of this report. The Agency received over 40 public comment letters that are included (Attachment G).

PROJECT DESCRIPTION:

The Enclave at Granite Bay is an infill project that includes the subdivision of 12.07 acres into a 27 lot residential Planned Development. The project is proposed as an age-restricted community for persons age 55 and older. The residential lots would range in area from 5,355 to 11,407 square feet and homes would be single-story up to 2,600 square feet in size. The residences would have exteriors in natural materials (i.e. wood, stone), incorporate solar energy features, and have two car garages.

Approximately 49 percent of the project site (\pm 5.89 acres) would be set aside in open space/common area lots for wetland preservation, recreational facilities (Bocce ball courts, barbecue facilities), pedestrian trails, landscaping, and a detention basin. The open space/common area lots would be maintained by the Homeowners Association, including front yard landscaping on individual lots. Solid wood fencing and retaining walls, where necessary, would be constructed along the project's perimeter.

Primary access to the project site would be Swan Lake Drive at the intersection of Elmhurst Drive. Currently, there are two landmark cottonwood trees (sized at 48 inches and 60 inches in diameter) located within the existing and proposed right-of-way extension of Swan Lake Drive. The project proposes to remove these trees to allow a County standard width access road to the site from Elmhurst Drive, aligning directly with the centerline of existing Swan Lake Drive. The project also proposes an extension of two public roads, Swan Lake Drive and Pastor Drive, within the site to form two tee intersections in a looped configuration. A 40 foot wide emergency vehicle access and utility easement with a 20 foot all-weather surface emergency roadway will be provided to Skyview Lane, a private street to the north.

The project site is located within Sewer maintenance District 2. The project would construct a public gravity sewer system and tie into the existing 16 inch sewer line located within Elmhurst Drive. Wastewater flow from the project area would be treated at the City of Roseville's Dry Creek Wastewater Treatment Plant. Treated water service would be provided by the San Juan Water District.

BACKGROUND:

The *Granite Bay Municipal Advisory Council* reviewed this proposal at their May 3, 2009 meeting and voted unanimously (7-0) to recommend denial of the project (See Granite Bay MAC Letter in Attachment F). The majority of public comment was provided by neighboring property owners expressing concerns about traffic, land use compatibility, and development of an age-restricted community with no nearby services or public transportation. Further discussion of these issues is included later in this report.

SITE CHARACTERISTICS:

The project site comprises 12.07 acres of undeveloped land characterized as open with relatively flat terrain at an elevation of about 300 feet. Vegetation onsite includes annual non-native grasslands, scattered trees including Blue and Interior Live Oaks, Red and Arroyo Willow, and Fremont Cottonwood. There are several seasonal wetlands and a large emergent marsh located in the southern portion of the property. The two large Fremont Cottonwood trees are designated "Landmark Trees" by resolution of the Placer County Board of Supervisors and are located within the County right-of-way along Elmhurst Drive. The Landmark trees are proposed to be removed for the proposed access off of Elmhurst Drive.

Surrounding properties include large-lot rural residential land uses to the north (2.7 acre parcels), including the terminus of Skyview Lane. There are rural low density residential uses to the east (0.25 to 0.75 acre parcels) including the terminus of Pastor Drive. Elmhurst Drive and Linda Creek Court border the project site to the south along with low density residential uses (0.25 to 0.50 acre parcels). The Ridgeview Elementary and Oakhills schools are located to the west along with some rural low density residential uses (0.9 to 2.7 acre parcels).

EXISTING GENERAL PLAN DESIGNATIONS, ZONING AND LAND USE:

Location	Zoning	General Plan/Community Plan	Existing Conditions and Improvements
Site	Residential Agricultural, Combining Minimum Building Site of 100,000 square feet (RA-B-100)/Residential Single-Family, Combining Agricultural, Combining Minimum Building Site of 40,000 square feet (RS-AG-B-40)	Rural Residential (2.3-4.6 acre minimum)/Rural Low Density Residential (0.9-2.3 acre minimum)	Undeveloped
North	Residential Agricultural, Combining Minimum Building Site of 100,000 square feet (RA-B-100)	Same as project site	Rural, large-lot, residential use
South	Residential Single-Family, Combining Agricultural, Combining Minimum Building Site of 40,000 square feet (RS-AG-B-40)/Residential Single-Family, Combining Agricultural, Combining Minimum Building Site of 20 acres, Planned Development 2.27 (RS-AG-B-X 20 acre minimum PD 2.27)	Rural Low Density Residential (0.9-2.3 acre minimum)/Low Density Residential (.4-.9 acre minimum)	Low density residential use
East	Residential Single-Family, Combining Agricultural, Combining Minimum Building Site of 100,000 square feet, Planned Development 2.1 (RS-AG-B-100 PD 2.1)	Rural Low Density Residential (0.9-2.3 acre minimum)	Rural low density residential use
West	Residential Agricultural, Combining Minimum Building Site of 100,000 square feet (RA-B-100)/Residential Single-Family, Combining Agricultural, Combining Minimum Building Site of 40,000 square feet (RS-AG-B-40)	Rural Residential (2.3-4.6 acre minimum)/Rural Low Density Residential (0.9-2.3 acre minimum)	Rural low density residential use/ Ridgeview Elementary and Oakhills Schools

DISCUSSION OF ISSUES:

General Plan/Zoning Consistency

The project site is designated Rural Residential (2.3-4.6 acre minimum) in the Granite Bay Community Plan, with the exception of an undevelopable area in the southern portion of the property (riparian area and emergent marsh) which is designated Rural Low Density Residential (0.9-2.3 acre minimum). The

Rural Residential designation is intended to preserve the rural character of specific areas within the Granite Bay community by allowing agricultural uses including animal husbandry, particularly the recreational use of horses; and providing home sites for that portion of the population that needs or wants larger lots and a rural environment in which to live and raise a family, yet does not need a larger parcel of land to enjoy the rural atmosphere.

The applicant is requesting to change the land use designation on the project site to Low Density Residential. The Low Density Residential designation accounts for a large share of residential units in Granite Bay and is intended to provide for lot sizes under an acre where the fullest complement of urban services such as public sewer/water and fire protection are available. The project site is clearly part of a large rural residential area that extends north to Douglas Boulevard, even though it borders the suburban Treelake development located to the south. This could arguably be considered a transition zone between the large rural lots and the Treelake development. Unfortunately, the project at the density proposed and with some of the smallest lot sizes (5,355 to 11,407 square feet in area) proposed in the Granite Bay area, would not offer any sort of transition between Rural Residential and Low Density Residential land uses. The Granite Bay Community Plan states that the preservation of large blocks of land within the Rural Residential land use district will be a major contributing factor to the retention of the overall rural character of the Granite Bay area. The project as proposed does not lend support to protecting the rural environment.

The applicant is proposing to increase the allowable density on the project site from a potential of six residential lots (base zoning) to 27 residential lots. In order to achieve this density, the applicant is proposing to rezone the property to RS-AG-B-X (17,424 min. lot size) PD 2.6. The additional 21 residential lots may not significantly impact the overall population of Granite Bay, but it will certainly impact the immediate neighborhood. With two elementary schools, a high school and community park nearby, traffic and circulation patterns for vehicles and the potential for conflicts with pedestrians, including school children, will be affected by the increase in density. While residential lots are proposed to be clustered and approximately half of the project site would be set aside as open space/common lot areas, there would still be urban size lots developed adjacent to large rural parcels with existing residences, a land use not anticipated when many of these property owners purchased their properties. There is also the potential for land use conflicts based on the way property owners utilize large rural parcels as compared to small, suburban type residential lots (i.e. animal husbandry, open burning, etc.). This potential incompatibility would not be consistent with GBCP Land use element goal No. 3 which states "Compatibility between neighboring land uses should be encouraged."

The current General Plan designation for the property is the original designation from the approval of the Granite Bay Community Plan in 1989. The applicant has not articulated any reason why the change in designation is necessary at this time. The County is currently in the process of reviewing the Granite Bay Community Plan and this change has been submitted for consideration as part of the review. Approval of this particular change at this time could be considered premature as it would be appropriate to consider this change in the context of all other changes in the overall review of the Plan.

Planned Development Ordinance Requirements

The project entitlements include a Conditional Use Permit for a Planned Development as required by Section 17.54.090 of the Placer County Zoning Ordinance. This project has been designed to be consistent with the intent of the Planned Development Ordinance and Planned Development Guidelines. Lots have been clustered around two bands of open space/common lot areas that run east to west across the property, including the large emergent marsh and riparian area that provides a natural buffer from Elmhurst Drive. There are both passive and active recreation areas on-site, including pedestrian pathways, sitting areas, barbecue facilities and Bocce ball courts.

The Planned Development calculation shown on the Vesting Tentative Map indicates that 27 residential lots would be permitted under the proposed zoning, and this includes a five percent density increase for meeting the required open space, and another twenty-nine percent density increase for exceeding the required open

space (this calculation actually provides for 26.8 residential units, but it is anticipated that the applicant can make a one percent adjustment in the open space provided to reach 27 residential units). The project exceeds the minimum parking requirements with two-garages and two driveway spaces for each lot, and 37 parking spaces along the internal roadway. The residential lots would not exceed the 40% lot coverage requirements and proposed building setbacks would be 20 feet for the front, 5 feet for the side, and 20 feet for the rear. The only exception would be a 30 foot rear setback for lots that abut rural residential lots on adjacent properties.

Landmark Cottonwood Trees

On November 6, 2001, the Placer County Board of Supervisors designated two Cottonwood Trees located on the north side of the intersection of Elmhurst Drive and Swan Lake Drive (within the County right-of-way) as "Landmark Trees" (Resolution 2001-313). At that time, the Board of Supervisors determined that the Cottonwood trees were a significant community benefit and of high quality to wildlife and could support nesting raptors. The applicant is requesting to remove these Cottonwood trees to allow for access to the project site from Elmhurst Drive and has submitted a Tree Permit application (as required by Section 12.16.020, of Article 12.16, of the Placer County Code) so that the Board of Supervisors may reconsider this Landmark status.

During the environmental review process, the applicant raised concerns about the potential risk of branch failure due to the age of the Cottonwood trees and very large size. This concern was based on information contained in two separate arborist reports that the applicant provided to the County. In order to assess if there was any imminent risk to the public, the County contracted with North Fork Associates to conduct a peer review of these reports to determine if any corrective action needed to be taken. North Fork Associates concluded that although the Cottonwood trees are very large, there were several corrective actions that could be taken to significantly reduce the hazard potential and improve the structure of the Cottonwood trees. North Fork Associates also indicated in their report that any development activity around the root zone of the trees would necessitate removal of the trees. Although this is ultimately a policy decision by the Board of Supervisors, the arborist reports do indicate that the landmark trees would remain in fairly good health if the recommended maintenance is performed and there is no disturbance to the root zone of the trees.

ENVIRONMENTAL ANALYSIS:

Although this staff report does not recommend approval of an environmental document at this time, the following synopsis of the Mitigated Negative Declaration (which is attached for reference as Attachment E) that has been prepared addresses the environmental effects of the proposed project should it be considered for approval. This analysis determined that the project could result in potentially significant impacts related to air quality, biological resources, geology and soils, hazards & hazardous materials, hydrology and water quality, noise, transportation and traffic, and utilities and service systems. Specific mitigation measures are recommended to reduce the identified impacts to less than significant levels. Provided below is a brief summary of the more significant issues affecting this project:

Biological Resources

The project site contains 2.42 acres of water features, including 0.29 acres of seasonal wetlands, 0.04 acres of channel, and 2.09 acres of emergent marsh. (The channel, emergent marsh and .22 acres of seasonal wetland (SW8) are jurisdictional waters regulated by the US Army Corps of Engineers). Construction activities associated with the proposed project will impact approximately 0.30 acres of seasonal wetlands and channels. The large emergent marsh would remain undisturbed and be located within a wetlands preservation easement located within Lot A. All potential impacts will be mitigated to a less than significant level through approval of required permits by the U.S. Army Corps of Engineers and purchase of 0.30 acres of mitigation credits at a County qualified wetland mitigation bank.

The site contains 30 native trees of various species, including Interior Live Oak, Blue Oak, Red Willow, Arroyo Willow, and Fremont Cottonwood. A total of 13 trees are proposed to be removed with the proposed subdivision improvements and another three trees would have their driplines impacted by

development. The project site also contains two large Fremont Cottonwood Trees, designated as "Landmark Trees" by resolution of the Placer County Board of Supervisors. The Landmark Cottonwood trees (sized at 48 inches and 60 inches in diameter) are located within the proposed right-of-way extension of Swan Lake Drive and are proposed to be removed as part of the project improvements. The removal of trees on-site will be mitigated by replacing new trees on-site on an inch-for-inch basis (one inch is the equivalent of one 15-gallon tree). In lieu of replacement on-site, trees may be mitigated by the payment of in-lieu fees in to the County's tree Preservation fund.

There are no special-status plant species with potential to occur on the property. However, the project site does present suitable habitat for the western spadefoot toad, which is a protected species under California Code of Regulations Title 14, and pre-construction surveys will be necessary to determine the presence or absence of the toad. The project site also provides nesting habitat for birds of prey and other migratory birds. As there is a potential to disrupt nesting raptors during project construction, pre-construction surveys will be required as mitigation to reduce any impacts to a less than significant level.

Hydrology and Water Quality

Currently, drainage on-site includes four shed areas that discharge towards the west property boundary into existing drainage ways along the Treelake tributary into Linda Creek North. Storm flows generated from the developed site will be conveyed by graded sheet flows to storm drainage system drop inlets where the flows will be diverted to an on-site detention/sedimentation pond before they release and resume their historical drainage paths and flows. While onsite drainage patterns would be altered due to the proposed development of this site, the direction of discharge of runoff from the site remains essentially the same as pre-development conditions. The drainage within the existing riparian area along on-site Treelake tributary to Linda Creek North will remain the same with no additional flow being added to this area.

Approximately half of the 12.07 acre site will be covered with impervious surfaces including structures and pavement. The paved roads will have curb and gutter to convey stormwater to drop inlets through drain pipes to an on-site detention/sedimentation pond. Contaminated runoff from the site has the potential for causing negative direct influence on the water quality as it traverses from the Treelake tributary to Linda Creek North. Potential water quality impacts are present both during project construction and after project development. Through the implementation of Best Management Practices for minimizing contact with potential stormwater pollutants at the source and erosion control methods, this potentially significant impact will be reduced to less than significant levels. The new impervious surfaces on this undeveloped property will increase the rate and amount of surface runoff from the site. However, the proposed drainage system design and detention basin for the new development will meet the attenuation requirements for the ten and 100 year peak flow storm event conditions.

The project site is located within the Dry Creek Watershed Flood Control Plan area (this property is in the Linda Creek North watershed). There are no building sites proposed within the 100-year floodplain, however, construction of the entry road will require grading and fill within the flood plain. The project does propose a con-span structure to cross the existing drainage way for the site entry road and the applicant has demonstrated in the preliminary grading report that the con-span structure is sized to provide approximately four feet of headwater and will carry approximately 1,000 cubic feet per second. Staff considers the flooding impacts of constructing a con-span structure to cross the existing drainage way in this developed area to be potentially significant to adjacent properties. A final drainage report will be required with submittal of the improvement plans for County review and approval to substantiate the preliminary report drainage calculations.

Transportation and Traffic

A Traffic Impact Analysis dated September 19, 2008, was prepared by MRO Engineers and subsequently a Supplemental Traffic Analysis and Trip Generation Comparison dated May 20, 2009 was prepared by MRO Engineers. The analysis concluded that the project will generate 100 average daily trips, with approximately six weekday AM peak hour trips and seven weekday PM peak hour trips. The current zoning of the project site allows for up to six residential dwelling units. The proposed age-restricted project would generate

slightly more trips than allowed for in the existing zoning – two more in the AM peak hour and one more in the PM peak hour. Over the course of a day, 27 age-restricted dwelling units would generate about 43 more trips than six non-age-restricted units. This slight increase in the number of daily trips will not significantly impact the capacity of existing local roadways.

The traffic impact analysis also studied several intersections and determined that peak-hour project traffic will have a negligible impact on the operation of these intersections. In the "worst case" scenario, the AM peak hour and the PM peak hour Levels of Service at these intersections are expected to continue to operate at the same levels of service as under existing conditions (LOS A or B). Slight changes in delay are projected at all of the intersections studied; however, the maximum increase in delay is expected to be 0.5 seconds per vehicle. This length of additional delay is essentially imperceptible to drivers. The Level of Service standard established by the Granite Bay Community Plan for roads affected by project traffic will not be exceeded as a result of the project. Cumulative impacts of increased traffic in the Granite Bay area will be mitigated by the payment of traffic impact fees.

Utilities and Service Systems

The project site is located within Sewer Maintenance District 2. Wastewater flow from the project area is treated at the City of Roseville's Dry Creek Wastewater Treatment Plant. The project proposes to construct a public gravity sewer system to provide service to the 27 residential lots. The proposed project will tie into the existing 16 inch sewer line located within Elmhurst Drive. The construction of new wastewater collection and conveyance facilities onsite will not cause significant environmental effects. However, the RMC Technical Memorandum Trunk Sewer Hydraulic Analysis (TM 3b) has identified a downstream pipe capacity deficiency that results from the build-out peak wet weather flow scenario in portions of the 15 inch trunk sewer identified as Area A. As such, the project will be required to pay a mitigation fee for the increased density of 21 additional toward the cost of the future Capital Improvement Project 1. The mitigation fees will be used to reduce surcharging within Area A by replacement, and/or rehabilitation of existing sewer infrastructure in Area A.

RECOMMENDATION:

The Development Review Committee recommends that the Planning Commission recommend to the Board of Supervisors DENIAL of the applicant's request for a General Plan Amendment and Rezone, based upon the findings contained within this report. Because the recommendation is for denial of the General Plan Amendment and Rezone, no findings have been included for the tentative subdivision map, conditional use permit and tree permit.

FINDINGS:

CEQA:

The action to deny of the project is exempt from environmental review pursuant to Public Resources Code Section 21080(b)(5) (i.e., projects which a public agency rejects or disapproves). In the event that the Planning Commission and/or Board of Supervisors determine that the project warrants further consideration, the project will be remanded back to the Planning Commission for consideration of the Mitigated Negative Declaration and to discuss the merits of the project.

GENERAL PLAN AMENDMENT:

The proposed General Plan Amendment would create a conflict between the existing adjacent Rural Residential land use designation and Rural Low Density land use designation. There has been no justification for a change in the existing designation based upon change in circumstances since the original designation as part of the adoption of the Granite Bay Community Plan, and it would be more appropriate to consider this new designation in the context of a general review of the Community Plan. Therefore, this new land use designation would not be consistent with the public health safety and welfare at this time.

REZONING:

The rezoning would not be consistent with the adjacent land uses, and would not be consistent with the public health safety and welfare at this time.

Respectfully submitted,



E.J. Ivaldi
Supervising Planner

ATTACHMENTS:

- Attachment A – Vicinity Map
- Attachment B – Reduced Copy of Vesting Tentative Map
- Attachment C – General Plan Amendment Exhibit
- Attachment D – Rezone Exhibit
- Attachment E – Mitigated Negative Declaration
- Attachment F – Letter from the Granite Bay Municipal Advisory Council
- Attachment G – Correspondence

cc: Pastor Land Development Inc. – Property Owner
Camille Courtney, Rancho Cortina Properties, Inc. – Applicant
Rebecca Taber – Engineering and Surveying Department
Janelle Heinzen – Engineering and Surveying
Grant Miller – Environmental Health Services
Yu-Shuo Chang – Air Pollution Control District
Andy Fisher – Parks Department
Paul Thompson – Deputy Planning Director
Michael Johnson – Community Development Resources Agency Director
Scott Finley – County Counsel
Subject/chrono files



COUNTY OF PLACER
Community Development/Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING

HEARING DATE: August 13, 2009
ITEM NO.: 2
TIME: 10:05 am

TO: Placer County Planning Commission

FROM: Development Review Committee

DATE: August 13, 2009

SUBJECT: **GENERAL PLAN AMENDMENT/REZONE/VESTING TENTATIVE SUBDIVISION MAP/CONDITIONAL USE PERMIT/TREE PERMIT/MITIGATED NEGATIVE DECLARATION - "ENCLAVE AT GRANITE BAY (PSUB T20080329)" - ITEM CONTINUED FROM JULY 9, 2009 PLANNING COMMISSION HEARING**

ACTION REQUESTED:

The Planning Commission is being asked to consider a request from Camille Courtney, Rancho Cortina Properties, Inc., on behalf of Pastor Land Development Inc. for approval of the following: 1) General Plan Amendment to change the Granite Bay Community Plan Land Use Designation from Rural Residential (2.3-4.6 ac.min.) and Rural Low Density Residential (0.9-2.3 acre minimum) to Low Density Residential (0.4 - 0.9 acres per dwelling unit); 2) Rezone from RA-B-100 (Residential Agriculture combining a minimum building size of 100,000 square feet or 2.3 acres minimum) and RS-AG-B-40 (Residential Single Family combining Agriculture minimum building site of 40,000 square feet) to RS-AG-B-X (17,424 min. lot size) PD 2.6 (Residential Single Family combining Agriculture building site of 17,424 minimum lot size, combining Planned Development 2.6 units per acre); 3) Vesting Tentative Subdivision Map; 4) Conditional Use Permit; and 5) Tree Permit (removal of Landmark cottonwood trees) to allow for the subdivision of 12.07 acres into a 26 lot residential Planned Development (age-restricted for persons age 55 and older) with seven open space/common area lots.

BACKGROUND:

The Planning Commission considered the Enclave at Granite Bay project at a public hearing on July 9, 2009. After considering staff's report and recommendation for denial of the General Plan Amendment and Rezone, and listening to the applicant's presentation and substantial testimony from the public both in support and opposition of the project, the Planning Commission made several motions. The first two motions failed to pass and the third motion (5-1 with Commissioner Crabb voting no) was approved to continue the item to the August 13, 2009 Planning Commission hearing with the direction that staff prepare Findings for both approval and denial, including Conditions of Approval. As such, a complete package has been included with this staff report.

Attachment H

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On July 30, 2009, Camille Courtney, Rancho Cortina Properties, Inc., on behalf of Pastor Land Development Inc., submitted a letter indicating that the number of residential lots proposed in this development would be reduced from 27 lots to 26 lots. This change addresses a concern noted in the previous Staff report regarding the Planned Development calculation which allowed for up to 26.8 residential lots in the proposed RS-AG-B-X (17,424 min. lot size) PD 2.6 zone district, based on a five percent density increase for meeting the required open space, and another twenty-nine percent density increase for exceeding the required open space. Staff is in concurrence with this change as it is consistent with the Planned Development Ordinance and the Low Density Residential land use designation in the Granite Bay Community Plan.

CEQA COMPLIANCE:

A Mitigated Negative Declaration has been prepared and finalized pursuant to the requirements of the California Environmental Quality Act (CEQA). The Mitigated Negative Declaration is attached (Attachment 6) and must be found adequate by the decision-making body to satisfy the requirements of CEQA. A recommended finding for this purpose is attached.

RECOMMENDATION:

Based on previous direction from the Planning Commission, the Development Review Committee has included a complete project package with Findings for approval and denial, including Conditions of Approval. The Development Review Committee is recommending that the Planning Commission take one of the following actions in consideration of this project:

- 1) Adopt the Mitigated Negative Declaration and **APPROVE** the Vesting Tentative Subdivision Map, Conditional Use Permit, and Tree Permit; and Recommend to the Board of Supervisors **APPROVAL** of the applicant's request for a General Plan Amendment and Rezone, based upon the attached findings, recommended conditions of approval, and mitigation monitoring program in Attachments 2 through 4.

- 2) Recommends to the Board of Supervisors **DENIAL** of the applicant's request for a General Plan Amendment, Rezone, Vesting Tentative Subdivision Map, Conditional Use Permit, and Tree Permit, based upon the attached findings in Attachment 5.

Respectfully submitted,



E.J. Ivaldi
Supervising Planner

ATTACHMENTS:

- Attachment 1 - July 9, 2009 Planning Commission Staff Report (includes original attachments A through G)
- Attachment 2 - Findings for Approval (General Plan Amendment, Rezone, Vesting Tentative Subdivision Map, and Conditional Use Permit)
- Attachment 3 - Recommended Conditions of Approval
- Attachment 4 - Mitigation Monitoring Program
- Attachment 5 - Findings for Denial (General Plan Amendment, Rezone, Vesting Tentative Subdivision Map, and Conditional Use Permit)
- Attachment 6 - Letter dated July 30, 2009, Camille Courtney, Rancho Cortina Properties, Inc.
- Attachment 7 - Correspondence (Received July 9, 2009 and later)

cc: Pastor Land Development Inc. – Property Owner
Camille Courtney, Rancho Cortina Properties, Inc. – Applicant
Rebecca Taber – Engineering and Surveying Department
Janelle Heinzen – Engineering and Surveying
Grant Miller – Environmental Health Services
Yu-Shuo Chang – Air Pollution Control District
Andy Fisher – Parks Department
Paul Thompson – Deputy Planning Director
Michael Johnson – Community Development Resources Agency Director
Scott Finley – County Counsel
Subject/chrono files



Placer County

Granite Bay Municipal Advisory Council

PLACER COUNTY
DATE RECEIVED

AUG 13 2009

PLANNING
COMMISSION

by Virg Anderson

DATE: August 13, 2009, 10:00 am

TO: PLANNING COMMISSION
PLANNING COMMISSION HEARING ROOM
3091 COUNTY CENTER DRIVE, AUBURN, CALIFORNIA 95603

FROM: Virg Anderson -Chairman, Granite Bay MAC

SUBJECT: GENERAL PLAN AMENDMENT/REZONE/VESTING TENTATIVE SUBDIVISION
MAP/CONDITIONAL USE PERMIT/TREE PERMIT (PSUB - T20080329)
THE ENCLAVE AT GRANITE BAY -MITIGATED NEGATIVE DECLARATION

The Enclave at Granite Bay was presented to the Granite Bay MAC on multiple occasions over that past several years. Arguments have been heard for and against the project. The MAC has heard issues ranging from increased traffic on residential streets to this being a poor location for a senior development. Most of these arguments against the project have been rebuffed by technical experts.

There is an issue that has not been addressed and a where a vocal group of the Granite Bay Community have a reasonable disagreement. This is the issue of project density. It is my understanding that this 12.07 acre project is zoned for 6 residences. This project is proposing 27 residences, almost 5 times the current allowable density.

The Granite Bay MAC made a motion at their May meeting to not approve the project as proposed. The MAC members were unanimous in their vote of 7-0 against this project as presented. The density of the project seemed to be the most contested

It is my understanding that the applicant has requested a change in density with the Placer County Planning Department. The Planning Dept. is currently reviewing this request along with over 40 other requests for changes in land use during the process that they are using to update the Granite Bay Community Plan process. Staff recommends reviewing all land use changes at once to determine the effect one change may have on another and on the Granite Bay Community Plan as a whole.

Respectfully Submitted,

Virg Anderson
Chairman
Granite Bay MAC



E. J. Ivaldi
 Planner
 Placer County, Planning Department
 3091 County Center Dr., Ste 190
 Auburn, CA 95603

September 29, 2009

RE: Request for continuance of appeal, The Enclave PSUB-T20080329

Dear E. J.:

Please accept this letter as our request to continue off calendar the appeal filed August 14, 2009 of the Planning Commission action of August 13, 2009 on the above referenced matter. This is a direct result of our meeting this morning with yourself, Supervisor Uhler, his field rep Brian Jagger, Michael Johnson, Planning Director, Loren Clark, Assistant Planning Director, Dan Pastor and I. This is due to the desire of Supervisor Uhler that the above project be considered and reviewed as part of the current update of the Granite Bay Community Plan, despite the fact that the project's applications were deemed complete on August 28, 2008, and that staff has prepared and filed with the State of California a Notice of Determination and Mitigated Negative Declaration.

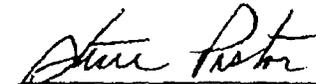
Although we recognize that we have the right to have the appeal heard by the Board of Supervisors, we voluntarily defer to the request of Supervisor Uhler to allow this project to be considered as part of the community plan update process. However, we reserve the right at any time to request the item be again calendared for hearing without prejudice. We were assured that there would be no other fees charged as a result of this decision nor would we be prevented from seeking a hearing on this matter before the Board of Supervisors at a later date, and no further fees, applications or studies would be required by the applicant as a result of the future environmental document which will be prepared as a part of the Community Plan Update. We all hope that within 18 months the planning process will be to a point of being considered by the Planning Commission and Board of Supervisors. Please provide a letter from the County Counsel's office acknowledging and affirming the above.

This delay is costly to the property owner and we trust our continued efforts to be a cooperative member of the planning process will be appreciated.

Very truly yours,

RANCHO CORTINA PROPERTIES, INC. Pastor Land Development, Inc (owner)


 Camille H. Courtney
 President
 chc:ms


 Steve Pastor, President

9575 Cramer Road, Auburn, California 95602 ph: 530.887.8877 fax: 530.888.8721

RANCHO CORTINA PROPERTIES, INC.



Real Estate Brokerage • Land Use Consulting

E. J. Ivaldi
Planner
Placer County, Planning Department
3091 County Center Dr., Ste 190
Auburn, CA 95603

September 28, 2010

RE: PSUB T20080329- The Enclave at Granite Bay

Dear EJ:

Please accept this as a request to re-schedule for hearing, before the Board of Supervisors the above referenced matter which was continued October 20, 2009. In accordance with our previous agreement to continue this item to allow the Granite Bay Community Plan to go forward, and now that the Board has decided not to initiate any land use changes, it is appropriate for this item to come to the Board.

It is my understanding that you have all the necessary materials, as the prior hearing was continued. Nothing has changed in respect to the project description.

Please let us know the date as soon as possible, thanks.

Very truly yours,

RANCHO CORTINA PROPERTIES, INC.

Camille H. Courtney
President

Cc: Pastor Land Development
chc:ms

RECEIVED
SEP 30 2010
PLANNING DEPT.

Attachment K

E.J. Ivaldi, Supervising Planner
Placer County Planning Dept.
3091 County Center Drive, #140
Auburn, CA 95603

RECEIVED
MAY 27 2009

RECEIVED PLANNING DEPT.

JUN 01 2009

ENVIRONMENTAL COORDINATION SERVICES

May 26, 2009

Dear Mr. Ivaldi,

As 9 year residents of Granite Bay, and specifically of Swan Lake Drive, we are extremely concerned about the proposed "Enclave Project".

We do not think that the proposed zoning/density change is appropriate for this property. The addition of 27 high density homes in an area zoned for approximately 7 homes would not add to the beauty of the area nor enhance property values. This infill project would stand out in stark contrast to the neighboring properties. Having watched the uncontrolled growth in our former community in Orange County, we do not wish to see such growth duplicated in Granite Bay.

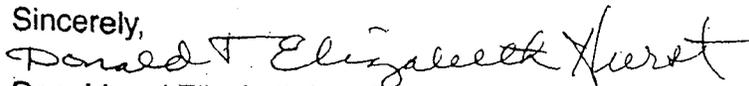
Additionally, we are troubled with the increased traffic and congestion on arterial streets. Our school schedules create a high volume of traffic already. The residents of 27 more homes and the people servicing these homes would only add to that congestion.

The county went to a lot of effort to have the 2 cottonwood trees at one of the proposed entrances designated as heritage trees. We believe they are the only heritage trees in the county. Such trees have a positive impact and would be greatly missed. Mitigation efforts if these trees are removed could not possibly replicate trees of such age and command.

We are also concerned about possible disruption/ loss of wetland habitat. Construction, dirt and disruption would have a severe effect on these wetlands and their inhabitants.

While it is unfortunate to think of this natural area disappearing, we recognize that a well thought out, planned and executed project - appropriate to and compatible with the surrounding neighborhood- could and should add value to our area.

Sincerely,



Donald and Elizabeth Hurst
9392 Swan Lake Drive
Granite Bay, CA 95746

cc: Kirk Uhler
Placer County Supervisor, District 4

May 23, 2009

RECEIVED

JUN 01 2009

RECEIVED

MAY 27 2009

DEAR E.J. IVALDI,

ENVIRONMENTAL COORDINATION SERVICES

PLANNING DEPT.

I AM WRITING TO EXPRESS MY CONCERN ABOUT THE PROPOSED "ENCLAVE PROJECT" AT THE END OF SWAN LAKE DRIVE AT ELMHURST IN GRANITE BAY. THIS PROJECT IS PROPOSED TO ADD 27 NEW HOMES IN AN AREA THAT WOULD BECOME VERY HIGH DENSITY. WHEN I MOVED TO GRANITE BAY MORE THAN 10 YEARS AGO THEY WERE FOR ALL THE REASONS THAT IS PROJECT DOES NOT REPRESENT, TO INCLUDE:

- (1) NO MORE LOCAL TRAFFIC + CONGESTION ON ARTERIAL STREETS
- (2) NO MORE NOISE AND TRAFFIC FROM PEOPLE SERVICING THOSE HOMES
- (3) NO INTRUSION ON WETLANDS + WILDLIFE HABITATS
- (4) NO LOSS OF HERITAGE TREES.
- (5) NO MONTHS OF DIRT, NOISE + DISRUPTION DURING CONSTRUCTION
- (6) NO MORE CONGESTION NEAR LOCAL SCHOOLS

DURING DIFFICULT ECONOMIC TIMES WE SHOULD BE WORKING ON PROJECTS THAT ENHANCE THE EXISTING COMMUNITY AND PROPERTY VALUES. I STRONGLY OPPOSE THIS PROPOSED PROJECT AND TRUST YOU WILL MAKE THE PROPER CHOICES MOVING FORWARD THAT SUPPORT AREA RESIDENTS.

SINCERELY

Stafford Little

9411 SWAN LAKE DR.

GRANITE BAY, CA 94515

45

May 28, 2009

Michael J. Johnson, AICP
Director
County of Placer
Community Development Resource Agency
3091 County Center Drive, Suite 190
Auburn, CA 95603

Dear Mr. Johnson,

This responds to the County's request for comments on The Enclave at Granite Bay.

I am an elected member of the Board of Directors for the Treelake Village Homeowners Association. I have just been elected to my 4th term. Therefore I would assume I have acted in homeowner best interest in the past. There are 734 residences in the Association. This comment is registered on my own behalf because the bylaws of the Association do not allow the Board to take positions on situations such as the one presented by The Enclave at Granite Bay.

First, I endorse the MAC's opposition to the proposal as presented. They raised serious concerns that have not been adequately addressed by the Agency.

Second, I want to emphasize the increased danger and safety issues presented by this proposal. Specifically, the following quote from page 27 of your report [Initial Study and Checklist, undated] states:

"Discussion- Item XV-6: The proposed project will not cause hazards or barriers to pedestrians or bicyclists."

This is an amazing statement to make, completely ignoring the mix of many children on bikes and the project-caused increased traffic with older drivers. There are three large schools – two elementary and one high school in the immediate area which means many more kids on bikes. More seniors driving cars and the current amount of children on bicycles is a recipe for disaster. It makes one wonder what the County's definition of a "hazard" is. Swan Lake Drive will have increased traffic, rendering it an arterial road substantially in excess of the traffic it currently handles.

My daughter passes through that intersection twice everyday and as of next year my son (6 years old) will also be using that route. A four way stop will lead to the same problems that occurred at the corner of Roseville Parkway and Wellington Way at school ours. However elementary aged kids are not as prudent! These are just accidents waiting to happen!

Finally, Placer County should require a break-away gate at the entry point of The Enclave and Elmhurst, allowing only pedestrian, bicycles and safety vehicle passage which will mitigate the very predictable increase in traffic crossing Elmhurst Drive on the newly extended Swan Lake Drive. The County's adjustment to a similar circumstance at the intersection of Wellington Way and East Roseville Parkway mitigated the very foreseeable and dangerous traffic pattern at the entry to Granite Bay High School.

Daniel Assh
9602 Endsleigh Ct.
Granite Bay, CA 95746

From: [EJ Ivaldi](#)
To: [Maywan Krach](#);
Subject: FW: Enclave Project Objection
Date: Monday, June 01, 2009 12:09:34 PM

See below - Comments on the Enclave at Granite Bay

From: Christine Brake [<mailto:cbrake@surewest.net>]
Sent: Sunday, May 31, 2009 9:43 AM
To: EJ Ivaldi
Cc: 'Jim Brake'; 'Christine Brake'
Subject: Enclave Project Objection

To Planning,

The Brake family is very concerned about the possibility of the Enclave project going forward. Specifically, we are concerned with the impact on traffic near Oakhills School, Ridgeview School and Feist Park where our children ride their bikes daily.

With respect to the safety of our children, we are concerned about older drivers that may have impaired visibility vision and also the general traffic and congestion increase that would pose an increased risk to our children's safety. The area already has a problem with traffic, speeding and near-misses of kids on bikes and foot, right at the intersection of Swan Lake and Elmhurst where Enclave is to be built.

In addition, the loss of the open space and trees would be a huge impact to the community mainly from the standpoint of visual aesthetics. Although this is privately owned property that the owner has the right to develop within certain limits and

guidelines, Granite Bay has a rural heritage that is rapidly being lost. We do not want to lose what little of that is left in our community.

The density of the Enclave project is too high. At a minimum we would like to see the density decreased greatly. Please do not approve this project and allow it to proceed as it is currently designed!

The Brake Family, local Granite Bay residents with students at Ridgeview

From: EJ Ivaldi
To: Maywan Krach;
Subject: FW: Enclave Project
Date: Monday, June 01, 2009 11:49:05 AM

See below - Comments on the Enclave at Granite Bay

From: Calvert, Christine P. [mailto:tcalvert@sierracollege.edu]
Sent: Thursday, May 28, 2009 7:27 AM
To: Michelle Paris; EJ Ivaldi
Subject: Enclave Project

My husband and I have lived on Swan Lake Drive in Granite Bay for almost 12 years. We are original owners. We do not want to see more traffic in our neighborhood with the addition of this project. We value the rural open space. Students should be able to safely walk to the schools near by. Please reconsider this project at the end of Swan Lake Drive and Elmhurst.

Thank You, Michael and Tina Calvert

County of Placer
Community Development Resource Agency

05/29/2009

Subject: Concerns regarding negative declaration for Enclave development.

I live at 5005 Chelshire Downs Rd about a block away from the proposed development. I have many grievancés with the current plan. First and foremost my son walks to Oakhills School daily and the proposed outlet for the development would be off Swan Lake Drive. There is a lot of school traffic on Elmhurst and a lot of kids riding bikes and walking to school. I do not believe the traffic report adequately addresses the impact this development would have on the traffic volume on Elmhurst. Also a major concern is the fact that this development does not meet current zoning and neighborhood standards in lot size and road width. I also feel taking out the "landmark" cottonwoods is a travesty. I would be in favor of a smaller neighborhood plan as currently mandated by the zoning standards in place now.

Sincerely

Richard Christner
5005 Chelshire Downs Rd
Granite Bay, Ca 95746
916-797-3622
christner@surewest.net

RECEIVED

MAY 29 2009

ENVIRONMENTAL COORDINATION SERVICES

From: EJ Ivaldi
To: Maywan Krach;
Subject: FW: Enclave Project - Granite Bay
Date: Monday, June 01, 2009 12:03:03 PM

See below - Comments on the Enclave at Granite Bay

From: Ann Depner [mailto:adepner@rcsis.com]
Sent: Thursday, May 28, 2009 10:12 PM
To: EJ Ivaldi
Subject: Enclave Project - Granite Bay

28 May 2009

Dear Sir:

I would like to voice my objection to the proposed 27 homes (Enclave Project) to be built at Elmhurst and Swan Lake Drive. I have two major reasons for wishing this property remain as now zoned. The first objection is the impact to Swan Lake and my second objection is the traffic that will come from Pastor Drive being used as a shortcut.

I. Impact on Swan Lake

On page 16/35 (pdf), the site topography shows that the majority of the site slopes down (southward) towards the Treelake Branch of a tributary to Linda Creek North. I feel that construction dirt will impact the top of Swan Lake, resulting in the accumulation and blockage of the natural water flow from Linda Creek, thereby making that part of Swan Lake stagnant and not providing the much needed water flow to the rest of the lake. This could impact the habitat for the pond turtle (12/35 pdf), fish, water fowl, etc.

The yard drainage of 27 homes into the creek could also have an adverse effect due to the fertilizers and chemicals that will run off into the creek during the rainy season, thus causing an imbalance in natural water quality to Swan Lake, resulting in a deterioration of the lake. I feel that the scope of work did not include the downstream impact to the environment.

II. Traffic increase on Elmhurst: mitigated by both streets in 'The Enclave' forming a loop, thus the ingress/egress be on Elmhurst only. (Pastor Dr. will

become a 'shortcut' otherwise.)

The traffic impact -- including the 'Enclave' -- will have around 99 homes that will use this new route. The number of cars using the 'shortcut' route is conservatively extrapolated to around 200 cars. Went onto google maps - satellite and was dismayed to find the feed of traffic from Pastor Dr., Pyramid Ct. and Stollwood Ct. --21 homes for those three streets. Parts of Crocker Dr., Chelshire Downs Rd., Royal Crest Ct., Citadel Ct. and Neptune Ct. will be accessing this 'new' route for a total of approximately 51 homes. This traffic, coupled with Ronald Feist park traffic will have a major impact on Elmhurst Dr. I feel that the traffic flow on Elmhurst be mitigated by the existing Pastor Dr. remaining a cul de sac and the two streets within the 'Enclave' becoming a 'loop' with the only ingress/egress from Elmhurst.

Thank you for taking these matters into consideration.

Sincerely,
Ann Depner
Swan Ct.
Granite Bay
adepner@rcsis.com

From: EJ Ivaldi
To: Maywan Krach;
Subject: FW: Proposed "Enclave Project" in Granite Bay
Date: Monday, June 01, 2009 11:48:10 AM

See below - Comments on the Enclave at Granite Bay

From: Mark Didinger [mailto:mdidinger@itwpolytech.com]
Sent: Wednesday, May 27, 2009 8:16 PM
To: EJ Ivaldi
Cc: Michelle Paris; Stephanie Gates
Subject: Proposed "Enclave Project" in Granite Bay

Dear E.J.,

I am writing to express my concern regarding the density of the above referenced new homes project in Granite Bay, located at the end of Swan Lake Drive at Elmhurst. I want to make it abundantly clear that I do not oppose having additional homes constructed in that area (originally, either 7 or 9 homes were to be built there). What concerns me is that if a total of 27 homes were to be built, the resulting increase in traffic congestion and noise (which is already quite considerable) would have a substantially negative impact on our community.

I respectfully request that you not support this project as currently proposed. Should it be modified to specify a more reasonable number of homes (10 or less), I would be fine with it. Thanks for your consideration.

Regards,

Mark Didinger
Western Region Manager
ITW Polymer Technologies
office: (916) 784-7383
cell: (973) 615-3507
fax: (916) 784-8383
e-mail: mdidinger@itwpolytech.com

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From: EJ Ivaldi
To: Maywan Krach
Subject: FW: Enclave Project
Date: Monday, June 01, 2009 11:48:33 AM

See below - Comments on the Enclave at Granite Bay

From: Stephanie Gates [mailto:STFGATES@sirewest.net]
Sent: Wednesday, May 27, 2009 9:03 PM
To: EJ Ivaldi
Cc: Michelle Paris
Subject: Enclave Project

Dear EJ,

In the 10 years I have lived in Granite Bay, I have seen tremendous growth with little impact on the somewhat rural atmosphere. I moved here because I love the less frenetic pace, and was upset to hear that the proposed Enclave Project at the end of Swan Lake Drive is now slated to accommodate 27 homes instead of the original proposed eight. If this project is allowed to be completed, it will greatly impact our area in a very negative way. Swan Lake Drive, which is already greatly congested especially during school and rush hours, will become a major thoroughfare for the "Enclave". Instead of having 2 peak times a day when traffic is a problem, it will be inescapable. I sincerely hope that you will take my request as well as the many others you receive into careful consideration, and move forward with this project on the same scale (7-8 homes max) it was originally designed to be. Please help us to keep Granite Bay a beautiful desirable place to live.

Thank you,
Stephanie Gates

Stephanie Gates
916-784-9222

From: [EJ Ivaldi](#)
To: [Maywan Krach](#);
Subject: FW: Concerns about proposed "Enclave Project"
Date: Monday, June 01, 2009 12:03:17 PM

See below - Comments on the Enclave at Granite Bay

From: George Giannini [mailto:geogia@surewest.net]
Sent: Friday, May 29, 2009 2:10 AM
To: Michelle Paris; EJ Ivaldi
Cc: 'George Giannini'
Subject: Concerns about proposed "Enclave Project"

To Whom It May Concern:

As a current resident of Treelake I am not in favor of the proposed "Enclave Project" at the end of Swan Lake Drive at Elmhurst in Granite Bay for the following reasons:

- More local traffic and congestion on arterial streets
- More noise and traffic from people servicing those homes
- Intrusion upon wetlands and wildlife habitats
- Loss of heritage trees
- Months of dirt, noise and disruption during construction
- Loss of foot passage through the space

I would appreciate the above concerns being taken into consideration when reviewing the "Enclave Project"

Best Regards,

George Giannini

GRANITE BAY COMMUNITY ASSOCIATION

P.O. OX 2704

Granite Bay, California 95746

(916) 791-7427

May 18, 2009

Placer County Planning Department
3091 County Center Drive
Auburn, CA 95603

Attention: E.J. Evaldi
VIA email

Re: Mitigated Negative Declaration – Enclave at Granite Bay (PSUB T20080329)

The GBCA submits the following comments to the above:

Aesthetics:

#3 – There would be a significant impact to the existing visual character for the properties surrounding this proposed project. Some existing homes could have up to five lots abutting their properties. This is contrary to the GBCP Land Use Element Goal #3 which states “Compatibility between neighboring land uses should be encouraged”.

Lowering the density to the current zoning would mitigate this impact.

#Adding 27 homes to this low density area would have a significant impact to the existing neighborhood. Lowering the density to the current zoning would mitigate this impact.

Agricultural Resource:

#2 – This project creates a conflict with properties to the north, east and west which are zoned for farm animals. Many residents keep horses, sheep, etc. Developing the property at the allowed density would mitigate this impact.

Land Use & Planning:

The findings in this section are faulty in that there are significant impacts to the existing Granite Bay Community Plan. This is an infill project in an area that has developed according to the existing zoning. Residents surrounding the parcel have the right to

expect it to develop as zoned. During the adoption of the GBCP, many property owners south of Eureka Road (including this parcel) were denied higher density based on the fact that a great deal of the area had already developed as larger parcels. It was felt that splitting parcels would create flag lots and other unattractive configurations. As a result, the area has built out according to the Plan. It would be unfair to those property owners to suddenly plop this very high density seniors only project into the middle of a developed family oriented low density area. The property should be developed at the existing zoning in order to conform to the GBCP.

Population & Housing:

#1 The density sought may not have an impact on the overall population of Granite Bay, but it has a significant impact on the neighborhood. This could be mitigated by lowering the density to the allowed zoning.

Transportation & Traffic:

Traffic studies aren't always accurate. There is no way to accurately gauge traffic impacts on existing neighborhoods. In a low density neighborhood just adding 270 ADT per day is an impact to that neighborhood even though it might not impact the area as a whole. However, in this neighborhood there are already unmanageable traffic impacts due to the two elementary schools, a community park, and a high school. Traffic generated by those entities are an all day occurrence and don't always follow usual traffic patterns. This impact could be mitigated by developing the project at the allowed density.

Thank you for the opportunity to respond to the Mitigated Negative Declaration.

GRANITE BAY COMMUNITY ASSOCIATION

Sandra H. Harris, Secretary

From: EJ Ivaldi
To: Maywan Krach;
Subject: FW: Do not build...PLEASE!!!!
Date: Monday, June 01, 2009 11:36:00 AM

See below - Comments on the Enclave at Granite Bay

-----Original Message-----

From: nicollebrown@surewest.net [<mailto:nicollebrown@surewest.net>]

Sent: Tuesday, May 26, 2009 9:09 AM

To: EJ Ivaldi

Subject: Do not build...PLEASE!!!!

I agree!!!!!!!!!!!!!!!!!!!!!!

Please, Please Please do not let this project go through!!! As a neighbor I am deeply concerned for my children:

There will a loss of wetlands and wildlife habitats that we all enjoy

Loss of trees

Loss of foot passage through the space

More local traffic and congestion!! We already have a terrible problem with traffic, cars, speeding putting our children at risk during school hours.

Please do not let more of the homes be built on the beautiful land that is so precious to Granite Bay. Must every square inch be developed?!

Especially in a time when so many houses for sale sit vacant or in bankruptcy. Is this really the time to build additional houses?!!!

Gary, Nicolle, Ryan & Haley

From: EJ Ivaldi
To: Maywan Krach;
Subject: FW: The Enclave Project in Granite Bay
Date: Monday, June 01, 2009 11:30:45 AM

See below - Comments on the Enclave at Granite Bay

From: Laura Hartman [mailto:lljbhartman2002@yahoo.com]
Sent: Saturday, May 23, 2009 6:30 PM
To: EJ Ivaldi
Subject: The Enclave Project in Granite Bay

Dear E. J. Ivaldi,

We just received a flyer regarding the Enclave Project at the end of Swan Lake and Elmhurst Drive. We live on Elmhurst, just 2 blocks from the proposed project. My husband and I both agree that it looks like a great, small project that will have minimal impact on us. In fact, since we are over 55 years old, we think it's a real asset! Please count us in the supports of the project, not with the naysayers. The group that put out the flyer hoping to find people to fight the project just harmed themselves by notifying us!

Thanks,
Laura and Larry Hartman
9724 Elmhurst Drive
Granite Bay, CA
783-2386

From: [EJ Ivaldi](#)
To: [Maywan Krach](#);
Subject: FW: Concerns about the Enclave
Date: Monday, June 01, 2009 11:31:53 AM

See below - Comments on the Enclave at Granite Bay

From: Kirk Hartwig [<mailto:kirk.hartwig@gmail.com>]
Sent: Monday, May 25, 2009 10:59 AM
To: EJ Ivaldi
Subject: Concerns about the Enclave

To: EJ Ivaldi, Placer Co. Planning Department

Hi EJ,

I live in the Swan Lake community of Granite Bay and am writing to share concerns about the proposed Enclave Community.

While an open field is much more appealing than ANY new proposed development, I will concede if the developer were adhering to the initial Rural Residential designation, I believe the project would be much easier for the existing community to support. The difference between six to seven homes (per the current Rural Residential designation) versus twenty-seven homes (per the proposed Low Density Residential) is significant.

The significance will be felt primarily in more traffic which leads to an increased potential for speeding and safety concerns. And this traffic increase is a result of not only the additional homeowners, but also visitors and service people for yard, pool, housecleaning, maintenance, etc. Given the proposal for Skyview to be an emergency exit only puts all the traffic pressure on Elmhurst, Swan Lake, and Pastor. Why not open the Enclave to Skyview too to distribute the traffic load?

From a financial perspective of the existing community, maintaining the Rural Residential designation helps to support the property values of the adjacent homes to the south and east. This is true because six to seven homes on twelve acres would be in a category that does not compete directly

with the Low Density Residential homes to the south and east. We purchased our homes understanding the long term benefit of Granite Bay being a 'planned community' -- and having Residential Rural immediately adjacent is one of these planned benefits. This current designation and benefit to the existing community should not be changed to satisfy the needs of a few.

There will be negative environmental impacts in any case, like removing two heritage cottonwoods, but certainly the impact of building six to seven homes will be reduced compared to twenty-seven.

Finally, it is tempting to reject the entire notion of a new development given the regrettable conditions of the economy, slow real estate market, foreclosures, etc. and how a new community with new construction adds to this burden, but it is unfair to block a developer from building on a site already approved for constructing six to seven houses. However, for the reasons stated above we do NOT support 1) changing this designation to Low Density Residential and 2) the construction of twenty-seven new homes.

Please share these thoughts with the Planning Commission and Board of Supervisors.

Thank you,

Kirk Hartwig
9432 Swan Lake Drive
Granite Bay, CA 95746
916-412-2842

From: EJ Ivaldi
To: Maywan Krach;
Subject: FW: Comments on the Enclave Project
Date: Monday, June 01, 2009 11:31:28 AM

See below - Comments on the Enclave at Granite Bay

From: nancy hartwig [mailto:nancy.hartwig@gmail.com]
Sent: Monday, May 25, 2009 10:04 AM
To: EJ Ivaldi
Cc: nancy.hartwig@gmail.com
Subject: Comments on the Enclave Project

To: E.J. Ivaldi, Supervising Planner
Placer County Planning Department

Dear E.J.,

I am writing to express my concerns regarding the Enclave Project planned for the end of Swan Lake Drive at Elmhurst in Granite Bay.

My primary concern is for the intrusion on the wetlands and wildlife habitats as well as the loss of heritage trees for a project that does not seem feasible or reasonable. At this time, there are plenty of homes for sale in this area and building another 27 will simply drive the prices further down.

As a resident of Swan Lake, my other concern is for the extra traffic as a result of this increased density housing. The extra noise and traffic during months of construction as well as after the project is completed will have a significant negative impact on our currently quiet, stable community.

I would be supportive of the original plan to build 7 homes under the rural residential designation. This would create less impact to the environment, have minimal impact to traffic patterns and a limited construction phase period. This would also give the developer a chance to make money. This plan seems like a logical win-win for all parties.

Thank you for your time.

Regards,

Nancy Hogan-Hartwig
9432 Swan Lake Drive
Granite Bay, CA 95746

May 28, 2009

Michael J. Johnson, AICP, Director
County of Placer
Community Development Resource Agency
3091 County Center Drive, Suite 190
Auburn, CA 95603

Dear Mr. Johnson,

This letter is in response to the County's request for comments regarding "The Enclave at Granite Bay."

I am an elected member of the Board of Directors for the Treelake Village Homeowners Association. There are 734 residences in the Association. This comment is registered on my own behalf because the bylaws of the Association do not allow the Board to take positions on situations such as the one presented by The Enclave at Granite Bay.

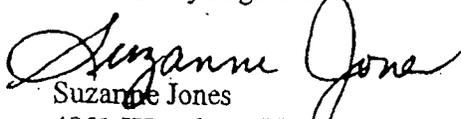
First, I endorse the Granite Bay Municipal Advisory Council's (GBMAC's) opposition to the proposal as presented. They raised many serious concerns that have not been adequately addressed by the Agency.

Second, I want to emphasize the increased danger and safety issues presented by this proposal. I am referring to the following quote from page 27 of your report [Initial Study and Checklist, undated] states:

"Discussion- Item XV-6: The proposed project will not cause hazards or barriers to pedestrians or bicyclists."

This is an amazing statement to make, completely ignoring the mix of children playing on or on bikes and the increased traffic of older drivers resulting from this proposed project. There are three large schools in the immediate area: two elementary and one high school which means there is a large population of children walking, playing and biking on the streets. The addition of more seniors driving cars and the current amount of children on bicycles is a recipe for disaster. It makes us wonder what the County's definition of a "hazard" is. Swan Lake Drive will have increased traffic, rendering it a main thoroughfare with a substantial increase in the amount of traffic it currently handles.

Finally, Placer County should require a break-away entrance at the entry point of The Enclave and Elmhurst, allowing only pedestrian, bicycles and safety vehicle passage which will mitigate the very predictable increase in traffic crossing Elmhurst Drive on the newly extended Swan Lake Drive. The County's adjustment to a similar circumstance at the intersection of Wellington Drive and East Roseville Parkway mitigated the very foreseeable and dangerous traffic pattern at the entry to Granite Bay High School.


Suzanne Jones
4851 Waterbury Way
Granite Bay, CA 95746

64

From: EJ Ivaldi
To: Maywan Krach;
Subject: FW: Enclave at Granite Bay
Date: Monday, June 01, 2009 12:00:28 PM

See below - Comments on the Enclave at Granite Bay

-----Original Message-----

From: cakahmann@surewest.net [mailto:cakahmann@surewest.net]

Sent: Thursday, May 28, 2009 4:36 PM

To: EJ Ivaldi

Subject: Enclave at Granite Bay

E.J. Ivaldi,

We are homeowners on Beckenham Drive, a street next to this proposed project. We have great concern with the project that has been suggested for this property. Our greatest concern is that the project is being built for seniors; those over 55, which suggests those who will be living there are wanting a quiet neighborhood with no children. Thus our concern that this development is being built on the same block as two elementary schools.

We believe the county should also consider the liability of allowing a senior development which will introduce senior drivers to the area who do not see as well, etc. to be driving where there are so many children present walking and biking. We would even suggest the county contact highway patrol as they already have had to monitor because of congestion, people not seeing the children, or not stopping for children in the crosswalks.

We did not purchase our home with this zoning in place and are not happy with the change in zoning that is being requested. Neither was the school built with this new proposed development in mind, all residing on the same block.

Please keep our children safe and stop this development proposal.

Thanks for your consideration,

Brenda and Mike Kahmann

May 28, 2009

Michael J. Johnson, AICP
Director
County of Placer
Community Development Resource Agency
3091 County-Center Drive, Suite 190
Auburn, CA 95603

Dear Mr. Johnson,

This responds to the County's request for comments on The Enclave at Granite Bay.

I am an elected member of the Board of Directors for the Treelake Village Homeowners Association. There are 734 residences in the Association. This comment is registered on my own behalf because the bylaws of the Association do not allow the Board to take positions on situations such as the one presented by The Enclave at Granite Bay.

First, I endorse the MAC's opposition to the proposal as presented. They raised serious concerns that have not been adequately addressed by the Agency.

Second, I want to emphasize the increased danger and safety issues presented by this proposal. Specifically, the following quote from page 27 of your report [Initial Study and Checklist, undated] states:

"Discussion- Item XV-6: The proposed project will not cause hazards or barriers to pedestrians or bicyclists."

This is an amazing statement to make, completely ignoring the mix of many children on bikes and the project-caused increased traffic with older drivers. There are three large schools – two elementary and one high school in the immediate area which means many more kids on bikes. More seniors driving cars and the current amount of children on bicycles is a recipe for disaster. It makes one wonder what the County's definition of a "hazard" is. Swan Lake Drive will have increased traffic, rendering it an arterial road substantially in excess of the traffic it currently handles.

Finally, Placer County should require a break-away entrance at the entry point of The Enclave on Elmhurst, allowing only pedestrian, bicycles and safety vehicle passage which will mitigate the very predictable increase in traffic crossing Elmhurst Drive on the newly extended Swan Lake Drive. The County's adjustment to a similar circumstance at the intersection of Wellington Drive and East Roseville Parkway mitigated the very foreseeable and dangerous traffic pattern at the entry to Granite Bay High School.

Bud Lee
9800 Bramhall Court
Granite Bay, CA 95746

From: EJ Ivaldi
To: Maywan Krach;
Subject: FW: Enclave at Granite Bay, Attention E.J. Ivaldi
Date: Monday, June 01, 2009 12:05:03 PM

See below - Comments on the Enclave at Granite Bay

From: Diana Vigil **On Behalf Of** Placer County Planning
Sent: Friday, May 29, 2009 8:16 AM
To: EJ Ivaldi
Subject: FW: Enclave at Granite Bay, Attention E.J. Ivaldi
Importance: High

Another letter for The Enclave.

Diana

x3149

From: Sam Levine [mailto:samlevinesl@gmail.com]
Sent: Friday, May 29, 2009 7:57 AM
To: Placer County Planning
Subject: Enclave at Granite Bay, Attention E.J. Ivaldi
Importance: High

Date: May 29, 2009

To: E.J. Ivaldi
Placer County Planning
3091 County Center Drive, Auburn CA 95603

From: Sam Levine
9475 Crocker Road
Granite Bay CA 95746

Re: The Enclave at Granite Bay, Elmhurst Drive at Swan Lake Drive, Granite Bay
PSUB T20080329

I am writing to urge the Placer County Planning Commission deny approval of the Enclave at Granite Bay as proposed. I offer the following comments as a resident who will be directly impacted by this project.

I have grave concerns regarding zoning, the environment, the design, traffic, and especially child safety.

I urge the Planning commission not approve this development project.

- 1. Do not allow a street connection at Elmhurst Dr. This would eliminate the need to destroy the landmark trees and eliminate the hazards presented to children and cyclists going to school. This will also eliminate the flooding and erosion concerns posed by building a street in the wetlands & waterway.**
- 2. Limit the density of the project to that currently allowed by the Granite Bay Community Plan. This will preserve the quality, scale, value, and character of my neighborhood.**
- 3. Don't allow the project to be age-restrictive. This restriction is incompatible with the elementary school next door. It only serves to justify misleading traffic analysis that is not an issue if the number of houses is within the limits of the current zoning.**

Sincerely,

Sam Levine
(916) 791-4234

RECEIVED

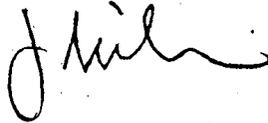
MAY 29 2009

ENVIRONMENTAL COORDINATION SERVICES

Date: May 28, 2009

To: E.J. Ivaldi
Placer County Planning
3091 County Center Drive, Auburn CA 95603

From: John Milburn
5030 Linda Creek Court
Granite Bay CA 95746



Re: The Enclave at Granite Bay, Elmhurst Drive at Swan Lake Drive, Granite Bay
PSUB T20080329

My name is John Milburn. I live at 5030 Linda Creek Court, adjacent to the proposed project site. I am a licensed architect, with 25 years of professional experience.

I am writing to urge the Placer County Planning Commission deny approval of the Enclave at Granite Bay as proposed. I offer the following comments as a resident who will be directly impacted by this project as well as a design professional.

I. Zoning Concerns.

The project seeks to increase the allowed zoning from Rural Residential (2.3 to 4.6 Acre lots minimum) to Rural Low Density (17,424 square foot minimum lots). Additionally, the project proposes to add a Planned Development Zone Designation to further decrease the minimum lot size to as small as 5,500 square feet. The current zoning allows 6 lots. The proposed density of 27 lots is 350% greater than currently zoning allows. $[(27 - 6) / 6 * 100 = 350\%]$

The smallest allowed property surrounding the project is 17,424 square feet minimum (0.4 Acres) The proposed lots are as small as 5,500 square feet. The average lot size is 6,900 square feet. The average proposed lot is 40% smaller than the smallest allowed lot adjacent to the project!

While the developer touts the project as an, "in-fill," the proposed densities are much too great to be considered an in-fill project. An infill project would have a similar density, streetscape, and character as the adjacent properties. None of these attributes are similar to the surrounding neighborhood.

The project offers no community benefit in return for this density increase. I see a reduction in my property's value. These homes will lessen the desirability of adjacent properties. As planned, these homes will average 2,500 square feet on 6,900 square foot lots. That's 36% coverage in an area where the typical home is 3,500 square feet on an 18,000 square foot lot.

No evidence has been presented that the current Granite Bay Community Plan is deficient in meeting the long-term needs of the community or that this project, in this location, is a solution to any identified need or problem.

No evidence was presented that the proposed zoning change will improve the community, quality of life, or provide for any benefit to the community.

II. Environmental Concerns

Cottonwood Trees

Two large Fremont Cottonwood trees are to be removed to accommodate access to this project from Elmhurst Drive. These trees are designated as "Landmark Trees". These trees belong to the community, as they are located on County property, not the developer's property. These trees are significant and were deemed important enough to protect by resolution of the Board of Supervisors. Three arborists examined these trees. The developer hired two arborists. The county planning department hired a third arborist to review the reports of the other two and concluded that the trees were healthy but needed routine maintenance. There is no reason to remove these trees and they should remain.

In addition, the Mitigated Negative Declaration document conflicts with itself! The developers plan shows the trees to remain. The project description states that the trees are to be removed. The traffic section (Discussion Item XV-3) states that the trees will remain within a raised planter and won't affect traffic. But the arborist hired by the county states that if the tree remains it will be killed by the construction of the road!

Erosion

Grading and construction adjacent to the wetlands and the northern tributary of Linda Creek will adversely affect the quality of this natural resource. The proposed roadway construction is adjacent to the wetlands with no reasonable setbacks. The proposed mitigation for this is simply to apply for grading permits! No mitigations are offered whatsoever that will protect this wetlands from erosion after the project is built.

Flooding

In section VIII of the Mitigated Negative Declaration document, Discussion item VIII-3, 4, planning staff considers cumulative flood control impacts presented by this project to be potentially significant. Detention basins are required to control flooding. Per discussion item VIII-3, 4, the hydraulic analysis done to establish the detention basin volumes for the post-development condition assumed the site was 75% pervious and 25% impervious. However, discussion item VIII-5,6,12 states that the site will be approximately 51% impervious. This does not add up! It appears flooding impacts have been seriously underestimated.

Discussion Item VIII-8, 9,10 states that planning staff considers the flooding impacts of constructing a "cons-pan" (culvert bridge) structure within the wetland and 100-year flood plane presents significant impacts to the adjacent properties. Again, the only mitigation for this is to apply for grading permits. No mitigation is offered to protect adjacent property owners!

III. Faulty Design Concepts

Age-Restricted Housing

The stated concept for this project is to provide age-restricted housing. While I agree that this type of housing is desirable, the proposed location presents numerous conflicts with the existing character of the neighborhood and significant use incompatibilities.

Elderly housing adjacent to two elementary schools and within ¼ mile of a high school is not compatible. Such housing would be desirable to families with children, not elderly folks! I live 400 feet from Ridgeview and Oak hills school and I can clearly hear the children playing at recess! This is not a compatible land use!

These folks also have greater need of health and emergency services. Such housing should be located near to providers of such services.

Project Site Planning Concerns

The project proposes 42-foot wide street right-of-way. All the streets providing access to this project are 50-foot right-of-way (Swan Lake, Elmhurst Dr. & Pastor Dr.) The narrower street, coupled with minimal front setbacks (20') will present a very different streetscape that that provided in the surrounding neighborhood. The property boundaries align across the street so it's very likely driveways will also align. The whole layout is very congested!

The project proposes 37 on-street parking spaces so that's at least one car in front of every house! A 42' street width provides for on-street parking on only one side of the street. Invariably, cars will be parked on both sides so this will create constrictions in the traffic flow as narrow as 18 feet. The Placer County Fire Department requires 20-foot clear for apparatus access. It's very likely they won't have the access they need to provide for public safety! The streets are too narrow.

The design of the project will emphasize the disparity in scale and massing with the nearby neighborhood. Compare monotonous single-story, garage-focused front facades spaced 10 feet apart along a 1,000-foot long street with the diverse single & two-story homes nearby with great variation in design and setbacks! The project is too dense!

Open Space

While the developers point out that 49% of the project area will be set aside for open space, the wet lands amount to 58% of this total (3.42 / 5.89). The wet lands are open space no matter what is developed. The developers present the open space as a community benefit, so consider what this benefit really amounts to.

Of the remaining 2.47 acres of open space, 17%, or 0.41 acres is a storm water detention pond that will be fenced and not accessible. That leaves 2.06 acres or 17% of the site as "open space." I don't consider this a community benefit that offsets the higher density!

IV. Traffic concerns

The traffic study concludes that traffic generated by 27 single family age-restricted homes is equal to that generated by 6 non age-restricted homes. This makes no sense! The report explains that this is because older people don't drive at the peak traffic hours that regular folks do.

In reality, people 55 and over do work and drive and I believe that this additional traffic will present impacts to the neighborhood that were not mentioned or even considered in the traffic study. I believe the age-restricted concept is simply a mechanism for evading the true traffic impacts this project will have on the neighborhood.

The extension of Swan Lake Drive to Pastor Drive provides a short-cut for residents living on Pastor Drive, Pyramid Court, and Stollwood Court directly to Elmhurst Dr. This neighborhood comprises 21 single family homes. This additional traffic was not considered in the traffic study.

Child Safety

Elmhurst Dr. is the only access for children walking or riding bikes to and from Ridgeview and Oakhill School. Being so close to the school, many children travel this street and will encounter additional safety hazards presented by the new intersection and the additional traffic using this short-cut. The traffic study did not consider the safety of pedestrians or bicyclist at this intersection. Traffic is so congested currently on Elmhurst Dr., a crossing guard at Elmhurst and Twin Schools Drive monitors the intersection.

V. Conclusions

I urge the Planning commission not approve this development project.

1. Do not allow a street connection at Elmhurst Dr. This would eliminate the need to destroy the landmark trees and eliminate the hazards presented to children and cyclists going to school. This will also eliminate the flooding and erosion concerns posed by building a street in the wetlands & waterway.
2. Limit the density of the project to that currently allowed by the Granite Bay Community Plan. This will preserve the quality, scale, value, and character of my neighborhood.
3. Don't allow the project to be age-restrictive. This restriction is incompatible with the elementary school next door. It only serves to justify misleading traffic analysis that is not an issue if the number of houses is within the limits of the current zoning.

My name is Lisa Milburn. I live at 5030 Linda Creek Court, adjacent to the proposed project site.

I am writing to urge the Placer County Planning Commission deny approval of the Enclave at Granite Bay as proposed. I offer the following comments as a resident who will be directly impacted by this project.

1. Do not allow a street connection at Elmhurst Dr. This would eliminate the need to destroy the landmark trees and eliminate the hazards presented to children and cyclists going to school. This will also eliminate the flooding and erosion concerns posed by building a street in the wetlands & waterway.
2. Limit the density of the project to that currently allowed by the Granite Bay Community Plan. This will preserve the quality, scale, value, and character of my neighborhood.
3. Don't allow the project to be age-restrictive. This restriction is incompatible with the elementary school next door. It only serves to justify misleading traffic analysis that is not an issue if the number of houses is within the limits of the current zoning.

Lisa Milburn
916-225-7893
milburn@surewest.net

From: EJ Ivaldi
To: Maywan Krach;
Subject: FW: FULL ENCLAVE AT GRANITE BAY
Date: Monday, June 01, 2009 12:08:49 PM

See below - Comments on the Enclave at Granite Bay

From: hamid585@aol.com [mailto:hamid585@aol.com]
Sent: Saturday, May 30, 2009 10:55 AM
To: EJ Ivaldi
Subject: FULL ENCLAVE AT GRANITE BAY

CONSIDERING ALL FACTS REGARDING THIS PROJECT, WE
WOULD LIKE TO VOTE NO AND OPPOSE THIS PROJECT.

RESPECTFULLY YOURS,

H. & L. MIZANI
9325 SWAN CT GRANITE BAY CA.

An Excellent Credit Score is 750. See Yours in Just 2 Easy Steps!

From: EJ Ivaldi
To: Maywan Krach;
Subject: FW: The Enclave at Granite Bay Project - Attention: E. J. Ivaldi, Planner
Date: Monday, June 01, 2009 11:37:26 AM

See below - Comments on the Enclave at Granite Bay

From: Breann Sober
Sent: Tuesday, May 26, 2009 10:02 AM
To: EJ Ivaldi
Subject: FW: The Enclave at Granite Bay Project - Attention: E. J. Ivaldi, Planner

FYI

Breann
x3143

From: Francis Petkovich [mailto:petkofj@surewest.net]
Sent: Monday, May 25, 2009 1:33 PM
To: Placer County Planning
Cc: johnm@milburnarch.com
Subject: The Enclave at Granite Bay Project - Attention: E. J. Ivaldi, Planner

Mr. Ivaldi, Planner:

As a resident of Treelake Village, Granite Bay, I am writing in opposition to the Proposal Pending: The Enclave at Granite Bay. The proposal states allowing 29 Single Family Resident Lots - Senior Housing, but it is now my understanding the number has been reduced to 27. The numbers are still too high for several reasons; the design will add to traffic congestion on Elmhurst and Swan Lake, plus E. Roseville Parkway, you have a report using E. Roseville Parkway & Barton Rd. as part of your study, which shouldn't have been used due to the location of the intersection - E. Roseville Parkway & Wellington is much more practical (that intersection currently should have a stop light or a school traffic controller assigned during morning and afternoon periods when students are going and coming from the high school - the traffic backup is terrible), the Swan Lake entrance to the proposed sub-division may be hazardous due to the heavy traffic that now exist with grammar school children going to and from school (many on skate boards and bicycles), additional traffic at the intersection of Swan Lake & Elmhurst will develop from the sub-division off of Pastor Dr., Sky View Lane, which has only a few homes would be a much better access road, although the developer would have to make the road wider, which would also be a good time to connect those homes to the sewer system, if they are not currently on it, and as now planned the sub-

division would most likely reduce existing property values for the surrounding community.

Please reconsider what is being proposed and request a meeting with the neighborhood and the developer prior to going forward as planned. As proposed the project has caused resentment from the surrounding neighbors, but by working with the neighbors and considering changes to the existing plan possibly both the developer and the community can come to a mutual agreement, making the project better and successful for in all involved. It is my understanding the Granite Bay MAC has been involved with the project, but not to the satisfaction of the community. This is another reason for the community meeting I have requested, please make it happen.

Please respond.

Sincerely,

Francis Petkovich

cc. John Milburn (Neighboring Resident)

From: EJ Ivaldi
To: Maywan Krach
Subject: FW: Enclave at Granite Bay - Enclave at Granite Bay, The (PSUB T20080329)
Date: Thursday, May 21, 2009 10:54:51 AM

More comments on the Enclave at GB MND.

From: Greg Rogers [mailto:gregrogers854@hotmail.com]
Sent: Thursday, May 21, 2009 10:53 AM
To: EJ Ivaldi
Subject: Enclave at Granite Bay - Enclave at Granite Bay, The (PSUB T20080329)

TO: E.J. Ivaldi, Supervising Planner
Placer County Planning Dept.

I'm expressing my concern as a homeowner in Granite Bay and who's home is located near the proposed Enclave at Granite Bay (PSUB T20080329) Project.

I do not believe the mitigated negative declaration accounted accurately the full impact of this project, which proposes to build 27 new homes, when the current zoning requirements would only authorize 7 new homes.

With three public schools, including one high school, a park, and three ball fields located near the proposed project, and within Treelake Village, we currently have existing local traffic problems. There is only one way to exit Treelake Village at this time, and that is via East Roseville Parkway. This project would only exacerbate existing traffic problems. As you are aware the project's study didn't take into account the extra trips that will be generated by the residents and visitor's of the proposed project on Elmhurst or East Roseville Parkway. The additional trips would also include gardeners, healthcare workers, and house cleaners.

One side of my home is located on Elmhurst and the street can be very noisy at times with all the existing truck, bus, and vehicle traffic. I'm concerned about the noise that will be generated during construction of such a large project, and the increased noise due to the 27 residences once occupied.

Regards,

Greg Rogers
9300 Swan Court
Granite Bay, CA 95746

From: EJ Ivaldi
To: Maywan Krach
Subject: FW: Enclave- Project (Granite bay)
Date: Monday, June 01, 2009 12:01:09 PM

See below - Comments on the Enclave at Granite Bay

From: peter sabin [mailto:peter_sabin@yahoo.com]
Sent: Thursday, May 28, 2009 5:01 PM
To: EJ Ivaldi
Subject: Enclave- Project (Granite bay)

E.J. Ivaldi:

I am opposed to the "Enclave" development project as proposed.

This project only shows that the developer has no regard to the location on the project within the existing community that they were so involved with creating in the first place. The mitigations and easements have no regard to the flow that is current to the community. The neighbors in general have not been consulted as to this project and it seems as though the MAC recommendation of a no vote has little to no impact on this builder.

I am not opposed to developing the land and putting it to use as previously intended.

Peter Sabin
9824 Beckenham Dr.
Granite Bay CA 95746

916-765-6262 (cell)
916-780-7788 (work)

From: EJ Ivaldi
To: Maywan Krach; Kathi Heckert;
Subject: FW: Enclave Project
Date: Tuesday, May 19, 2009 1:54:51 PM

Please see comments for Enclave at GB. Please distribute/incorporate as necessary. Thank you!

From: jennifer scanlan [mailto:jjscanlan@ssctv.net]
Sent: Tuesday, May 19, 2009 12:49 PM
To: EJ Ivaldi
Subject: Enclave Project

To:
EJ Ivaldi
Placer County Planning Department

Hello EJ -

I am a Swan Lake Drive, Granite Bay resident. I want to share some of my concerns and thoughts regarding the Enclave at Granite Bay project.

- Even if the Enclave is designated for residents 55 plus, that doesn't mean those residents don't commute to work, shopping and recreational activities just like everyone else. That means a big increase in neighborhood automobile traffic and traffic on Roseville Parkway.
- 27 homes creates not just 27 households but also visitors and all of the attendant service people to those homes - pool service, home maintenance, lawn maintenance, e.g. This would mean increased vehicular traffic as well increased noise from cars and trucks, lawnmowers, leaf blowers, etc.
- Although the Mitigated Negative Declaration mentions that some environmental precautions are included in the project's plans, there are significant wetlands adjacent to the property as well as a nature study area used by the elementary school at one boundary. Pollutants from run off from the homes built there could pose a threat, not to mention the effects on the environment from the

construction phase itself. Wildlife in that area could disappear permanently.

- Also noted in the Declaration is the need to remove two heritage cottonwood trees in preparation for the project's access street. Those are massive trees and, although I'm not a fan of the attendant "cotton" from cottonwoods, it seems a shame to destroy them.
- If this is a gated community, will there be any provision made for foot traffic to pass through or around?
- The noise, dirt and traffic from the construction phase would be intrusive in our quiet neighborhood and mean months of disruption.
- The builder has already erected an unsightly, temporary, chain link fence cordoning off the property. While I understand his right to do this, it seems an affront to the community. It's as if to say, "Either I get to build or you can look at this fence." It also blocks access to children going to and from school across the previously open field.
- It is discouraging to see more open space being lost to yet another housing project, especially at this point in time with so many properties for sale in this area.

I hope you will share these thoughts with the Planning Commission, the Board of Supervisors and everyone involved in this project.

Thank you-
Jennifer Scanlan
9431 Swan Lake Drive
Granite Bay, CA 95746
916-791-7117

From: [EJ Ivaldi](#)
To: [Maywan Krach](#);
Subject: FW: Enclave Project
Date: Monday, June 01, 2009 11:37:50 AM

See below - Comments on the Enclave at Granite Bay

From: Jorctaylor@aol.com [mailto:Jorctaylor@aol.com]
Sent: Tuesday, May 26, 2009 10:02 AM
To: EJ Ivaldi
Cc: ernst2@msn.com; jjscanlan@ssctv.net
Subject: Enclave Project

E. J. Ivaldi-

We are vehemently opposed to the Enclave Project in Granite Bay at the end of Swan Lake Drive, on which we live. For a lot that is zoned for six or seven homes, twenty-seven homes in an a lot that size is completely inconsistent with the other housing in this area. Such density is against acceptable standards in the Swan Lake area, and negates the reasons for our choosing this area to live in in the first place.

The vast increase in additional traffic, noise, and congestion and the encroachment on wildlife and wetlands in this area as well as the loss of trees are all major considerations. This plan has far too many homes in such a small area.

In addition, you may not be aware of the current traffic jams around Granite Bay High on Roseville Parkway, in both directions, for at least an hour at the beginning and the end of school hours. Cars back up for blocks, literally, and creep forward as each student or each car enters onto Roseville Parkway. There is no way around it, no diversions, no "shortcuts". Unless one goes in the opposite direction all the

way to Barton or Auburn Folsom, a very, very long detour to say the least, we must impatiently sit in the traffic jam. Adding 27 more homes will severely complicate this mess.

Seniors are now working far beyond 55 years, often into their 70's. They WILL be part of the current traffic problems. It is naive to assume that they will only drive "off hours".

The traffic past our home would increase dramatically, and this project will generally contribute to a deterioration of the Granite Bay surroundings and life style for which we moved here.

We urge the county to oppose this unrealistic development in this area.

John & Carol Taylor
9426 Swan Lake Dr.
Granite Bay 95746

A Good Credit Score is 700 or Above. See yours in just 2 easy steps!

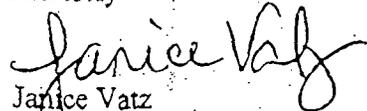
County of Placer
Community Development Resource Agency

05/29/2009

Subject: Concerns regarding negative declaration for Enclave development.

I live at 9792 Swan Lake Drive in Granite Bay. I have many grievances with regard to the current plan to develop the area near Swan Lake Drive and Elmhurst. There is a lot of school traffic on Elmhurst and a lot of kids riding bikes and walking to school. I do not believe the traffic report adequately addresses the impact this development would have on the traffic volume on Elmhurst. Also a major concern is the fact that this development does not meet current zoning and neighborhood standards in lot size and road width. I also feel taking out the "landmark" cottonwoods is a travesty. I would be in favor of a smaller neighborhood plan as currently mandated by the zoning standards in place now.

Sincerely



Janice Vatz
9792 Swan Lake Drive
Granite Bay, Ca 95746
916-797-4051
jandjvatz@starstream.net

RECEIVED

MAY 29 2009

ENVIRONMENTAL COORDINATION SERVICES

From: Jim Vatz
To: Placer County Environmental Coordination Services;
Subject: Comments on The Enclave
Date: Thursday, May 28, 2009 7:59:25 PM

May 28, 2009

Michael J. Johnson, AICP
Director
County of Placer
Community Development Resource Agency
3091 County Center Drive, Suite 190
Auburn, CA 95603

Dear Mr. Johnson,

This responds to the County's request for comments on The Enclave at Granite Bay.

I am an elected member of the Board of Directors for the Treelake Village Homeowners Association. There are 734 residences in the Association. This comment is registered on my own behalf because the bylaws of the Association do not allow the Board to take positions on situations such as the one presented by The Enclave at Granite Bay.

First, I endorse the MAC's opposition to the proposal as presented. They raised serious concerns that have not been adequately addressed by the Agency.

Second, I want to emphasize the increased danger and safety issues presented by this proposal. Specifically, the following quote from page 27 of your report [Initial Study and Checklist, undated] states:

"Discussion- Item XV-6: The proposed project will not cause hazards or barriers to pedestrians or bicyclists."

This is an amazing statement to make, completely ignoring the mix of many children on bikes and the project-caused increased traffic with older drivers. There are three large schools – two elementary and one high school in the immediate area which means many more kids on bikes. More seniors driving cars and the current amount of children on bicycles is a recipe for disaster. It makes one wonder what the County's definition of a "hazard" is. Swan Lake Drive will have increased traffic, rendering it an arterial road substantially in excess of the traffic it currently handles.

Finally, Placer County should require a break-away entrance at the entry point of

The Enclave on Elmhurst, allowing only pedestrian, bicycles and safety vehicle passage which will mitigate the very predictable increase in traffic crossing Elmhurst Drive on the newly extended Swan Lake Drive. The County's adjustment to a similar circumstance at the intersection of Wellington Drive and East Roseville Parkway mitigated the very foreseeable and dangerous traffic pattern at the entry to Granite Bay High School.

Jim Vatz
9792 Swan Lake Dr.
Granite Bay, CA 95746

From: [EJ Ivaldi](#)
To: [Maywan Krach](#);
Subject: FW: Enclave at Granite Bay, Attention E J Ivaldi
Date: Monday, June 01, 2009 12:07:14 PM

See below - Comments on the Enclave at Granite Bay

From: Diana Vigil **On Behalf Of** Placer County Planning
Sent: Friday, May 29, 2009 11:44 AM
To: EJ Ivaldi
Subject: FW: Enclave at Granite Bay, Attention E J Ivaldi

Diara

x3149

From: ron whitney [mailto:ron@scsacramento.com]
Sent: Friday, May 29, 2009 11:17 AM
To: Placer County Planning
Subject: Enclave at Granite Bay, Attention E J Ivaldi

Hi Mr. Ivaldi,

The high density housing construction project would endanger the lives of our children.

I live on the corner of Cheshire Downs and Crocker Rd. and the cars speed down that road now to go to Granite Bay schools and shopping. If more traffic is allowed to go thru there, the close calls we have had with kids crossing or playing in the street would be fatal.

I have lived there for 15 years and seen how just small growth of new houses has had a negative impact on the congestion and safety of the residents.

The environmental impact of the natural wild life in our wetlands would be detrimental.

We need to be pro GREEN not more concrete.

Please vote not to approve of this project that will make a developer rich and hurt the area.

Ron Whitney



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From: [EJ Ivaldi](#)
To: [Maywan Krach](#);
Subject: FW: Enclave Project
Date: Monday, June 01, 2009 11:32:36 AM

See below - Comments on the Enclave at Granite Bay

From: Linda Wilson [mailto:linda128@surewest.net]
Sent: Monday, May 25, 2009 8:00 PM
To: EJ Ivaldi
Subject: Enclave Project

Please, Please Please do not let this project go through!!! As a neighbor I am deeply concerned for my children:

There will a loss of wetlands and wildlife habitats that we all enjoy

Loss of trees

Loss of foot passage through the space

More local traffic and congestion!! We already have a terrible problem with traffic, cars, speeding putting our children at risk during school hours.

Please do not let more of the homes be built on the beautiful land that is so precious to Granite Bay. Must every square inch be developed?!

Especially in a time when so many houses for sale sit vacant or in bankruptcy. Is this really the time to build additional houses?!!!

Linda, Chase, Dean, Cole Wilson

From: [EJ Ivaldi](#)
To: [Maywan Krach](#);
Subject: FW: Enclave Project in Granite Bay
Date: Monday, June 01, 2009 11:30:06 AM

See below - Comments on the Enclave at Granite Bay

From: Scott Wilson [mailto:sacwilson@surewest.net]
Sent: Saturday, May 23, 2009 1:25 PM
To: EJ Ivaldi
Subject: Enclave Project in Granite Bay

Dear Mr. or Ms. Ivaldi,

I received a flyer today describing the proposed Enclave Project for the end of my street, Swan Lake Drive at Elmhurst. If this plan goes through, the construction will negatively impact the wetlands that surround the site as well as add to the congestion that this area already must wade through on a daily basis. I am also very concerned, selflessly I admit, that the compaction ratio of 27 new homes in such a small space will not only make it more difficult to move the kids back and forth to school and sporting events but will further depress the value of home in our area. In conclusion, I will throw what ever resources I have against the effort of allowing the Enclave Project to go through on the basis of detrimental environmental impact, congestion that is sure to come from the compaction of so many homes in such a small area and lastly, the negative impact that is sure to come again from the compaction of so many new homes in such a small area on the home values of the existing residents.

Sincerely,

Scott Wilson
916-847-7190 cell

From: EJ Ivaldi
To: Maywan Krach
Subject: FW: The Enclave Project Comments on Negative Declaration
Date: Monday, June 01, 2009 11:28:10 AM

See below - Comments on the Enclave at Granite Bay

From: Greg Zeiss [mailto:gregzeiss@surewest.net]
Sent: Thursday, May 21, 2009 7:17 PM
To: EJ Ivaldi
Subject: The Enclave Project Comments on Negative Declaration

Mr. Ivaldi,

I live at 9337 Swan Lake Drive and I have the following issues with the Enclave Project and the Negative Declaration:

1. **Heritage Tree:** The County made it a Heritage Tree, it needs to remain.
2. **Change in the General Plan:** Project is non-conforming to the General Plan Approving it opens up a can of worms. The General Plan needs to be upheld.
3. **Traffic Study:** Traffic study did not address people driving through the Enclave from the Woods. Also, the traffic study needs to be scrutinized in general.
4. **Short circuiting the Environmental Review with the Negative Declaration:** They are getting off easy with the Negative Declaration. Full Environmental Review is warranted given the location next to the wetlands and the fact that it is not in conformance with the general plan.

I appreciate you taking my comments on this.

Greg P. Zeiss, PE

EJ Ivaldi

From: hamid585@aol.com
Sent: Saturday, May 30, 2009 10:55 AM
To: EJ Ivaldi
Subject: FULL ENCLAVE AT GRANITE BAY

CONSIDERING ALL FACTS REGARDING THIS PROJECT, WE WOULD LIKE TO VOTE NO AND
OPPOSE THIS PROJECT.

RESPECTFULLY YOURS,

H. & L. MIZANI
9325 SWAN CT GRANITE BAY CA.

An Excellent Credit Score is 750. See Yours in Just 2 Easy Steps!

EJ Ivaldi

From: rstarch@surewest.net
Sent: Wednesday, June 17, 2009 9:11 PM
To: EJ Ivaldi
Subject: Pastor's proposed Enclave at Granite Bay

To E.J. Ivaldi,

I wanted to show my support for a proposed active senior development in the 12.1 acres proposed by Pastor Land Development. I feel a development based on seniors needs and desires would be beneficial in this area. Not only would it provide the opportunity for school children to stay with grandparents while their own parents are at work, but a home designed without the demands of a estate size lot and home would be desirable for many seniors. Please consider supporting this project.

Sincerely,
Richard Starch

R E C E I V E D
JUN 29 2009

Dear Neighbor and Friend:

PLANNING DEPT.

We need your help. We have proposed a unique residential neighborhood consisting of 27 homes designed specifically for people over 55 years of age called "The Enclave at Granite Bay" to be located on 12.1 acres our family owns just north of Elmhurst Drive in Granite Bay. The adjacent neighbors have written numerous letters protesting this development. Without your support it is unlikely Placer County will approve our request.

The neighbors would prefer no development or at most 6 estate lots. We don't see that as realistic. Granite Bay does not need anymore estate lots; there is little to no demand for this. The existing path for school children across the site will not be preserved if large mini-mansions are built on this property, we think that would be a shame. Moreover the impacts tot the five adjacent neighbors would be far greater than what we propose.

We have studied the market carefully, and have learned that there is a great demand for homes specifically designed to allow people to "age in place" while incorporating many design features that are presently not available in new homes. With the advice of Eskaton, Sacramento's leading company for age-restricted communities, these homes will be truly unique and will attract buyers who already live in Granite Bay and are considering moving out to places like Del Webb Lincoln. We want these people to stay in the community.

This type of development has the added benefit of producing the lowest traffic impacts as well, a plus for neighbors. The County has reviewed the potential impacts and produced a report that states there are no adverse environmental impacts.

In February, Supervisor Uhler announced that the County would undergo an update to the Granite Bay Community Plan, and invited the public to submit their requests for land use changes. To date, this process has resulted in the request to add 7 additional dwelling units in all of Granite Bay! We think the concern of the opponents that the approval of our request will cause wide spread and rampant growth in Granite Bay is unfounded.

On July 9, at 10 am the Planning Commission will consider our request to amend the Granite Bay Community Plan and rezone the property to allow for the planned development. It would be very helpful if you would attend and indicate your support verbally. (This meeting will be held at 3091 County Center Drive, Auburn, CA) In the meantime please consider emailing or mailing a letter of support. We've attached a sample.

Thank you for you help. Our economy is in shambles and we need prudent economic development which this community will be.

Very truly yours,

*We support the development that
the Pastor Family is proposing.*

Dan and Steve Pastor
Pastor Land Development Inc.

*Charles + Erica Estes
8805 Fargo Lane
Granite Bay, CA 95746
916-782-8805 Home*

Property Owner Since 2001

95

Kathi Heckert

From: EJ Ivaldi
Sent: Tuesday, May 19, 2009 11:29 AM
To: Kathi Heckert
Subject: FW: Enclave Project In Granite Bay

Hi Kathi,

Please add to correspondence file for Enclave at GB. Thank you!

E.J.

From: Michael Johnson
Sent: Friday, May 01, 2009 2:36 PM
To: Bill Pollett
Cc: EJ Ivaldi
Subject: RE: Enclave Project In Granite Bay

Mr. Pollett -

Thank you for the e-mail. I am forwarding your e-mail of support to EJ Ivaldi, the project planner for the Enclaves project. He will be sure to keep you updated on the status of the project.

MICHAEL J. JOHNSON, AICP
Agency Director
Community Development / Resource Agency
Placer County

From: Bill Pollett [mailto:gundog5@surewest.net]
Sent: Friday, May 01, 2009 2:34 PM
To: Michael Johnson
Subject: Enclave Project In Granite Bay

Hello Mr. Johnson,

I am writing in support of the Enclave @ Granite Bay Project. I believe that our community needs this type of housing and development of that piece of land will give Seniors in our community an excellent place to live without over using the land or being a drain on Placer Co. resources once it is built and sold out.

Please add my name to the list of those in favor of the development.

William E. Pollett
5030 Waverly Ct.
Granite Bay, Ca.
95746
916-797-1042

RANCHO CORTINA PROPERTIES, INC.

Real Estate Brokerage • Land Use Consulting

Rick and Janene Armbruster
9657 Endsleigh Court
Granite Bay, CA 95746

March 16, 2009
We support this

Rick Armbruster March 12, 2009

Re: The Enclave at Granite Bay
Proposal for 29 Active Adult Homes (Pastor Property)

Dear Rick and Janene,

We would appreciate your support again! In 2004, you wrote a letter in support of the Pastor family's proposal for a 43 home active adult community on their 12 acres located just north of Elmhurst Drive and southwest of Pastor Drive in the Treelake area of Granite Bay. That proposal was terminated. The Pastor family has retained our company to assist them in the planning process and we have again recommended an active adult community. It makes sense given the demographics in Granite Bay, proximity to the golf course, ease of getting to shopping at Douglas and Auburn-Folsom Road, access to walking and biking, and tranquility the area offers. The area doesn't need more 2.3-4.6 acre lots. This time, we have formally filed the proposed development with Placer County and the first hearing will be **April 1, 2009 before the Granite Bay Municipal Advisory Council (MAC) to be held at 7:00 p.m. at the Eureka School. We are inviting you to attend and write a letter of support as well as informing your neighbors and friends.** You may know someone who would be interested in these homes; my parents are! Please send your letters to me, and I will provide them to the decision makers. It only takes a few voices of support to provide another perspective. The Gregory Group, a leading economic analysis firm, has strongly endorsed our proposal as an "idea whose time has come"!

We need your support in order to gain the County's support. A site plan is attached, showing our concept for 29 single family, one story homes, designed with the input of Eskaton, to be a "model" community to allow future home buyers to age in place. Our homes will include over a 100 features to allow you to stay in your home as you age, rather than have to move again. We are also including solar power and water heating, to reduce the electricity demand significantly, and cost of owning the home. Over 45% of the site will remain in open space including walking trails, bocce ball court, bar-b-q area, and wildlife observation areas. We are providing a lighted path to the adjacent Oak Hills School to facilitate a safer path of travel than exists today. On March 20th, the County will release the environmental review of the Enclave for public review. It will conclude there are no adverse, unavoidable impacts due to this development. If you would like a copy of this document, please let us know and we will provide it to you.

As before, there is opposition from residents who want "no change" to the Granite Bay Community Plan, despite it being over 20 years old. You may have heard that over 12% of the Granite Bay community is now over 55 years of age, with this increasing to 20% in 2030. If you

E. J. Ivaldi () June 15, 2009
Senior Planner
Placer County, Planning Department
3091 County Center Dr., Ste 190
Auburn, CA 95603

RECEIVED
JUN 17 2009
PLANNING DEPT.

RE: The Enclave at Granite Bay

Dear E.J.:

I support the proposed development project known as "The Enclave at Granite Bay" on 12.1 acres next to Elmhurst Drive because I or someone I know would like to live there. There are many reasons this proposal makes sense which include:

- 1 This type of residential development for persons 55+ years and older produces far less traffic than homes for families. The neighbors should appreciate this. The traffic analysis states this.
- 2 This type of housing is needed in the area. Granite Bay started out a rural residential community; however, a lot has changed, especially south of Douglas Blvd, where many subdivisions exist. The area has become too expensive for young families, we can't change that, but many people who have lived in the area for years, and have raised their families, would like to sell their larger homes on large lots or acreage and stay in the area, but have no choice of new housing like this.
- 3 Demographics have changed since the original community plan was developed. That's a fact. The County needs to respond to this trend.
- 4 There is much data about the need to create homes for people to "age in place". A recent Sacramento Business Journal series highlighted this need. What better place than in Granite Bay where over 25% of the residents are over 55 already?
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- 7 Supervisor Uhler has invited the residents of Granite Bay to submit their requests for changes in the Community Plan. Staff tells me that the requests submitted so far would produce 7 more homes. It doesn't seem to me that adding 27 homes on the 12.1 acres will destroy Granite Bay's quality of life as opponents have suggested.
- 8 Finally, there are many people like me who feel uncomfortable speaking in public yet do support this proposal. Please consider my voice among the "silent majority".

Sincerely,



N JUN 17 2009 U
PLANNING DEPT.

E. J. Ivaldi () June 5, 2009
Senior Planner
Placer County, Planning Department
3091 County Center Dr., Ste 190
Auburn, CA 95603

RE: The Enclave at Granite Bay

Dear E.J.:

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ABSOLUTELY

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Sincerely,

Keith & Susan Burton

E. J. Ivaldi (ejivaldi@placer.ca.gov)
Senior Planner
Placer County, Planning Department
3091 County Center Dr., Ste 190
Auburn, CA 95603

June 15, 2009

RECEIVED
JUN 22 2009
PLANNING DEPT.

RE: The Enclave at Granite Bay

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Sincerely,



PATTI PATTON

6/18/2009

916-791-2637

E. J. Ivaldi (ejivaldi@placer.ca.gov)
Senior Planner
Placer County, Planning Department
3091 County Center Dr., Ste 190
Auburn, CA 95603

RECEIVED
JUL 01 2009

PLANNING DEPT.



PLACER COUNTY

Sherry Donovan

7607 Meadow Lark Lane
Granite Bay, CA 95746

Phone or Fax
(916) 791-7586

gibson@placer.ca.gov

GRAP

RE: The Enclave at Granite Bay

Dear E.J.:

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Sincerely,

*Sherry Donovan
Member Granite Bay Lions Club 17 yrs
caregiver in Rocklin
owner Granite Bay Graphics - 30 yrs
original member in Granite Bay Kiwanis*

*We've lived here over 32 yrs. We need this!
Kinda Housia!!!* 101

E. J. Ivaldi (ejiivaldi@placer.ca.gov)
Senior Planner
Placer County, Planning Department
3091 County Center Dr., Ste 190
Auburn, CA 95603

RECEIVED
JUL 01 2009
PLANNING DEPT.

RE: The Enclave at Granite Bay

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Sincerely,

Calvin Lewis

This development is needed here with many families downsizing. There are no senior communities here and it would only enhance the property values in the area. Please call me if necessary. 847-6515 102

Dear E.J. Ivaldi
Re: The Enclave

July 5, 2009

E.J. Ivaldi (ejivaldi@placer.ca.gov)
Senior Planner
Placer County, Planning Department
3091 County Center Drive, Suite 190
Auburn, CA 95603

RECEIVED
JUL 15 2009

RE: The Enclave At Granite Bay

PLANNING DEPT.

Dear E.J.:

We have been resident's of Granite Bay for 10 years and we support the proposed development known as "The Enclave at Granite Bay" on 12.1 acres next to Elmhurst Drive. There are several reasons why we support this project:

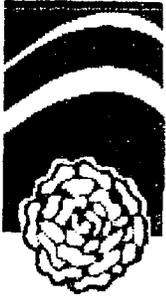
- Granite Bay is a terrific community, however the community plan has been slow to respond to the demographic changes of the community since the plan was last updated over 20 years ago. Granite Bay can still keep its charm, yet the community plan needs to evolve and not remain static in order to address the needs of the community now and over the next 20 years.
- As we continue to raise our family in Granite Bay, we also look for a community that will support our desire and others to "age in place". Granite Bay, like many communities, will be impacted by the aging of the baby boom generation, especially as over 25% % of the residents are over 55 already.
- Granite Bay could use a 55+ years and older development that integrates into the community without devaluing neighboring homes. Many boomers in Granite Bay are accustomed to and value elegant architecture, as well as highly amenitized homes, so we believe these homes would help sustain or increase the value of the neighboring homes as it would enhance the overall appeal of living in Granite Bay. As a result, Granite Bay won't be forcing boomers to move to Lincoln, Roseville or other communities and potentially sacrifice the amenities, friends and community they have become accustomed to enjoying while living in Granite Bay.
- While some may consider "The Enclave @ Granite Bay" a "high density" project that sets a precedent to aggressively build out Granite Bay, it should be noted that a key aspect of "The Enclave @ Granite Bay" is that 49% of the site will be left as open space and all the homes will be one story. In addition, 90% of Granite Bay is already built out, so increasing the number of homes from 7 to 27 is not unreasonable and will allow adjoining neighborhoods the opportunity to enjoy the trails and open space incorporated into the development instead of a fenced off field that no one can enjoy.

- "The Enclave @ Granite Bay" is an opportunity for Granite Bay to incorporate smart growth into the community plan by combining the charm of the community with the continued demographics changes and population growth. We, like many others, are thankful that the land our home sits on was developed so we could raise our family and enjoy this area. While some folks may suggest that "The Enclave @ Granite Bay" shouldn't back up to a school, will increase traffic dramatically or properties values will be devalued, we feel these are all unwarranted excuses that will won't afford others the opportunity we've had to live and grow in this great community.
- Finally, there are many people like us who feel uncomfortable speaking in public yet do support this proposal. Please consider our voice among the "silent majority".

Sincerely,

Dave & Monica MacIntosh

7/6



Roseville Joint Union High School District

#2 TIGER WAY, ROSEVILLE, CA 95678

Office: 916-782-4707, ext. 4 Fax: 916-782-4030 Email: cgrimes@rjuhsd.us

CHRISTOPHER GRIMES

AICP, REFP, LEED AP
DIRECTOR OF FACILITIES DEVELOPMENT

BOARD OF TRUSTEES
JACK DURAN
GARRY GENZLINGER
SCOTT E. HUBER
R. JAN PINNEY
PAIGE K. STAUSS

June 30, 2009

Placer County Planning Department
Michael J. Johnson, Planning Director
3091 County Center Drive
Auburn, CA 95603

Dear Mr. Johnson,

Re: The Enclave at Granite Bay
PSUB-T20080329

The Roseville Joint Union High School District requests that prior to issuance of a Will Serve Letter the developer enter into an agreement with this District for payment of fees.

Sincerely,

Christopher Grimes
Director of Facilities Development

PLACER COUNTY
DATE RECEIVED
JUL 02 2009
PLANNING

105

E. J. Ivaldi (ejivaldi@placer.ca.gov)
Senior Planner
Placer County, Planning Department
3091 County Center Dr., Ste 190
Auburn, CA 95603

June . 2009

PLACER COUNTY
DATE RECEIVED

JUL 02 2009

PLANNING
COMMISSION

RE: The Enclave at Granite Bay

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Sincerely,



8860 Bridal Path
Granite Bay Ca.

E. J. Ivaldi (ejivaldi@placer.ca.gov)
Senior Planner
Placer County, Planning Department
3091 County Center Dr., Ste 190
Auburn, CA 95603

June , 2009

PLACER COUNTY
DATE RECEIVED

JUL 02 2009

PLANNING
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Sincerely,

Life Atkin
5378 Gibson Place
Granite Bay, CA
95746

also: 3 acre parcel Zingo Ln.
2.5 acre parcel Zingo Ln.
5872 Gibson Place

Please Call (916) 276-3748

107

To: Jeffrey Moss, Planning Commissioner
From: John & Carol Taylor, Granite Bay Residents
Re: Enclave Project
Date: July 30, 2009

We are *vehemently against* the Enclave at Granite Bay project for 27 senior housing units in our neighborhood for the following reasons:

- Did you read all the letters from GB neighbors sent to you before the July 9 meeting? They were **FOUR TO ONE AGAINST** the project.
- Density: this property is zoned for six houses, not 27, a total change from the General Plan and zoning. This concept of senior housing would fit better in other areas of Granite Bay.
- This project would be a major change in the neighborhood environment that prompted us to move here in the first place; property values will suffer. Six houses, yes, but not 27.
- We are very concerned about increased traffic and safety. We already have *massive* traffic problems around the schools with no

Jeffrey Moss-

As the only Granite Bay resident on the commission, we urge you to listen to your neighbors.

At the July 9 Planning Commission meeting, you appeared to defer to the other members. We need you to stand up for us.

Thanks very much.

WE URGE YOU TO DENY THE PROJECT.

To: Ken Denio, Planning Commissioner
From: John & Carol Taylor, Granite Bay Residents
Re: Enclave Project
Date: July 30, 2009

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-This project would be a major change in the neighborhood environment that prompted us to move here in the first place; property values will suffer. Six houses, yes, but not 27.

-We are very concerned about increased traffic and safety. We already have *massive* traffic problems around the schools, with no alternative routes around these areas.

-Environment: we are concerned about the encroachment on a wildlife area, the proposed tree removal and the possibility of pesticides, etc. affecting Swan Lake, which is in our backyard.

-Senior housing does not make sense next to three schools. And seniors will be driving more than you think.

As commission members, you need to ***think of the neighborhood***, and not get caught up in the concept proposed by the developers.

You will be doing a disservice to many of us if you vote to approve.

WE URGE YOU TO DENY THE PROJECT.

TO: EJ Ivaldi
FROM: John Taylor, Granite Bay
SUBJ: Memos for Planning Commissioners
DATE: July 30, 2009

Hi EJ-

Per our telephone conversation a few days ago, enclosed are individual memos for the commissioners. You said you could arrange for delivery to each of them. Many, many thanks for your help.

Would it be appropriate for us to contact Jeffery Moss by telephone? He is the only one who lives in GB and also deferred to the others at the last meeting.

Thanks for all your work on this project.



John Taylor
9426 Swan Lake Dr.
jorctaylor@aol.com
916.783.1964

R E C E I V E **D**
JUL 31 2009
PLANNING DEPT.

Kathi Heckert

From: EJ Ivaldi
Sent: Tuesday, August 04, 2009 7:37 AM
To: Kathi Heckert
Subject: FW: Senior Housing Development in Granite Bay

Hi Kathi,

Please include as correspondence to be forwarded to the Commissioners (or attached to the Staff Report). Thanks.

E.J.

From: Evelyn Canis **On Behalf Of** Placer County Planning
Sent: Monday, August 03, 2009 11:31 AM
To: EJ Ivaldi
Subject: FW: Senior Housing Development in Granite Bay

From: Kerry Abbott [mailto:kabbott@surewest.net]
Sent: Monday, August 03, 2009 8:34 AM
To: Placer County Planning
Subject: Senior Housing Development in Granite Bay

As a resident of Granite Bay, I would like to express my opposition to the proposed 27-home Senior Housing Development on Elmhurst Drive near the Oakhills/Ridgeview Schools. This is a totally inappropriate use of that space.

Thank you,

Kerry Abbott

Kathi Heckert

From: Robert/Karen Schulke [schulke@wavecable.com]
Sent: Wednesday, August 05, 2009 7:36 AM
To: Kathi Heckert
Subject: PLANNING COMMISSION ENCLAVE REZONE LETTER

RDGB Residents Defending Granite Bay

U R G E N T

August 5, 2009

TO: Members of the Placer County Planning Commission
FROM: Residents Defending Granite Bay
SUBJECT: The Enclave Project Rezone Request

Residents Defending Granite Bay (RDGB) wishes to state its vigorous opposition to the proposal now before you to rezone 12 acres at Elmhurst Drive and Swan Lake Drive (The Enclave Project) in Granite Bay from 6 to 27 parcels.

The applicant for this rezoning has done so under the guise of providing "housing for seniors"--- a concept we believe is nothing more than a thinly veiled ruse to entice the Commission into approving its request.

The "seniors" concept may sound attractive on the surface, but will be impossible to enforce upon resale and the development will end up as nothing more than high-density housing in the middle of a carefully planned and long-established low-density neighborhood.

Virtually everyone who has taken a serious look at this project has reached the inescapable conclusion that it would be bad for the neighborhood now and bad for the neighborhood in the future.

Residents Defending Granite Bay (RDGB) was founded for the primary purpose of protecting Granite Bay's respected and time-tested Community Plan against outside interests that seek to dismantle it in the name of profit. Our homeowner membership now exceeds 500 and continues to grow.

Any Elmhurst-Swan Lake Drive rezoning would be a clear and unambiguous violation of the Granite Bay Community Plan AND the County General Plan.

Fourth District Supervisor Kirk Uhler has repeatedly expressed his opposition to "piece-meal planning" and has pointed to the current updating of the Granite Bay Community Plan as one way of avoiding this bad land-use practice in the future.

VIRTUALLY EVERY COUNTY AGENCY AND OFFICIAL INVOLVED OPPOSES THIS REZONING:

- (A) The Granite Bay MAC OPPOSES and has voted unanimously AGAINST this rezoning.
- (B) Supervisor Uhler is on record as OPPOSING such piece-meal rezoning.
- (C) The County Planning Staff OPPOSES and has recommended DENIAL of this rezoning.
- (D) The 500-member Residents Defending Granite Bay OPPOSES this rezoning.
- (E) The highly respected Granite Bay Community Association OPPOSES this rezoning.
- (F) Virtually every homeowner in the proposed project area OPPOSES this rezoning.
- (G) This rezoning would VIOLATE both our Community Plan and the County General Plan.
- (H) There are far better "seniors-friendly" locations in Granite Bay for this project.

It is difficult for us to understand why anyone on the Planning Commission would seriously consider this rezoning in light of the evidence and such overwhelming opposition.

We can tell you that there is a growing concern in our community that the Commission has somehow become isolated from the people it was put in place to represent and has become preoccupied with the needs and goals of the developers who appear before it.

We sincerely hope this is not the case and urge you to do the right thing for the Granite Bay Community on August 13th and deny this ill-conceived rezoning request.

Bob Schulke and Harrison Clark

For the RDGB Board of Directors

Schulke@wavecable.com

TO: Granite Bay MAC
DATE: August 5, 2009
RE: Planning Commission Hearing – July 9 – Enclave
FROM: Granite Bay Community Association

The GBCA would like to review the Planning Commission hearing on July 9 of the Enclave Project which MAC recently rejected 7-0 and submitted a letter to that effect.

The Planning Department recommended denial citing numerous reasons including that there had been no justification for a change in the existing designation based upon change in circumstances, and it would be more appropriate to consider this new designation in the context of the Community Plan review. In addition, about 35 residents submitted letters opposing the project, and about 10 residents spoke against it at the hearing.

We believe this backdrop provides a substantial basis on which a reasonable commissioner would conclude that the community did not like the project, and from a planning perspective, the project lacked merit.

Because Staff recommended the Commissioners recommend to the Supervisors DENIAL of the request for a GPA and Rezone based on the report, findings for the tentative subdivision map were not included in the report.

Nevertheless, the commissioners made it clear that it would like to approve the project and directed staff to prepare the findings and continue the hearing to August 13 at 10:05.

In our opinion this makes a mockery of the update process as well as the MAC's advisory role. MAC might ask themselves why it would be unreasonable for any Granite Bay resident to conclude that their voice doesn't matter, and that development decisions are subject to a process which is inherently undemocratic.

MAC votes 7-0 against - doesn't matter! Planning Department recommends denial - doesn't matter! Our supervisor appears to prefer (quite reasonably, in our view) that such a rezone be the subject of the community plan update process - doesn't matter!

We appreciate the work of MAC and understand that votes aren't easily made even if in an advisory role. However, there has been growing concern that MAC members have tended to be dismissive of the skepticism voiced by the community based on residents' knowledge of past decisions and seemingly lack of support for the adopted community plan.

We hope in light of this most recent Enclave episode that all MAC members will develop a greater understanding of the frustration clearly in evidence.

We suggest that at least one MAC member appear at the August 13 planning commission hearing to read their letter giving reasons why MAC rejected the Enclave project unanimously.

cc: Planning Commissioners

Shirlee Herrington

From: Kathi Heckert
Sent: Tuesday, September 08, 2009 9:03 AM
To: Shirlee Herrington; Paul Thompson
Subject: FW: GRANITE BAY wins at the PC BUT THE WAR'S NOT OVER

Shirlee

This one's for our file – may be an attachment for the BOS staff report. As you can see the Board was cc'd on this also.

Thanks
Kathi

From: Robert/Karen Schulke [mailto:schulke@wavecable.com]
Sent: Friday, September 04, 2009 1:33 PM
To: susanb@goldcountrymedia.com; 'Nathan Donato-Weinstein'; jvitt@sacbee.com; Clocke@sacbee.com
Cc: Brian Jagger; virga@email.com; Placer County Board of Supervisors; Kathi Heckert; Michael Johnson; EJ Ivaldi
Subject: FW: GRANITE BAY wins at the PC BUT THE WAR'S NOT OVER

From: rdgbofficer [mailto:rdgb@rdgb.org]
Sent: Sunday, August 30, 2009 1:50 PM
To: rdgb@rdgb.org
Subject: GRANITE BAY wins at the PC BUT THE WAR'S NOT OVER

RDGB Residents Defending Granite Bay

Dear Neighbors,

The Granite Bay community achieved a victory at the recent Planning Commission (PC) fighting back high density development in a rural setting. But the fight is not over. The project could still be approved by the Board of Supervisors in November.

RDGB joined dozens of Granite Bay residents and Enclave Area homeowners on Aug. 13th before the Placer County Planning Commission to score a major victory over developers who want to build high-density housing in the middle of long-established carefully planned Granite Bay. If the project had been approved, the decision would have set a dangerous precedent for the community plan update process. The Enclave project represents a 500% increase in current zoning density and is one of 40 land use change applications submitted to the County as part of the update process.

Following a marathon 2 hour and 33-minute hearing in Auburn before a packed hearing room, Planning Commissioners voted 3 to 2 to deny the developer a rezone that would have allowed the building of 27 so-called "senior houses" at Elmhurst and Swan Lake drives on 12 acres presently zoned for only 6 homes.

Virtually every relevant government agency and community group in Placer County opposes this project, including the Granite Bay Municipal Advisory Council (MAC), the Placer County Planning Department Staff, the 500-member Residents Defending Granite Bay (RDGB), the respected Granite Bay Community Association (GBCA), practically every homeowner in the impacted Enclave neighborhood, residents of nearby Tree Lake --- and now the Placer County Planning Commission.

In addition to the detrimental effect this project would have on the immediate neighborhood (traffic congestion, creek flooding, removal of heritage trees, potential threat to the safety of school children attending two nearby schools), approval also would have been a violation of every precept of the Granite Bay Community Plan and the Placer County General Plan.

It's important to note that Granite Bay Planning Commissioner Jeffrey Moss, Tahoe Vista Commissioner Larry Sevison and Soda Springs Commissioner Miner (Mickey) Gray all voted to deny the rezoning while Commission Chairman Ken Denio of Roseville and Commissioner Richard Johnson of Auburn voted to approve it. Roseville Commissioner Harry Crabb was absent.

Despite the overwhelming wall of opposition, including a rare in-person appeal on behalf of the Granite Bay MAC by MAC Chairman Virgil Anderson and 22 other opposition speakers, Planning Commission Chairman Denio of Roseville appeared genuinely surprised by the 3 to 2 Commission vote against the project. It's no secret that the Commission generally is perceived to favor developer interests over those of the homeowners and communities its decisions affect and this could be one reason for his surprise at the voting outcome. The Commissioners are appointed by the Board of Supervisors and the Board of Supervisors campaign contributions come largely from developers.

This battle is far from over: The Enclave Project developers made it crystal clear in an interview with the Roseville Press Tribune following the Aug. 13th hearing that they intend to go full steam ahead with an appeal of the Commission's denial to the Placer County Board of Supervisors.

The deliberations at the Board of Supervisors will give all of us a great opportunity to see where Granite Bay Supervisor Kirk Uhler stands. He has spoken publicly against piecemeal planning; will he follow through by voting against this most egregious example of piecemeal planning? Will he admonish his fellow Supervisors to support the Granite Bay Community and the MAC and Planning Commission decisions thereby protecting the interests of the Granite Bay Community.

We will provide a follow-up email when the Enclave has been scheduled for a Board of Supervisor's meeting. Meanwhile, the MAC will finally be apprised of the County Planning Staff's deliberations on the Granite Bay Community Plan goals and policies update this Wednesday evening starting at 6:00 p.m. (MAC Agenda).

Thank you for helping protect Granite Bay.

RDGB Board
www.rdgb.org

September 23, 2009

Placer County Board of Supervisors
Brian Jagger, District Director
175 Fulweiler Avenue
Auburn, CA 95603

Michael Johnson, Agency and Planning Director
EJ Ivaldi, Supervising Planner
3091 County Center Drive
Auburn, CA 95603

RE: Granite Bay Community Plan Update

Dear Sirs and Madam:

I am writing to you in regards to the Granite Bay Community Plan (GBCP) Update efforts. I have been following the efforts and have submitted some comments regarding policy change requests, but to date I have not attended any of the community meetings.

I have worked as a City planner for several local jurisdictions for a cumulative total of nearly twenty years, I have been a resident of Granite Bay for the same period of time, and a homeowner in Granite Bay for nearly fifteen years. For these reasons, I consider myself to be knowledgeable of the planning process and familiar with the growth and development of Granite Bay, and although I have not voiced my concerns publicly, I do hope that my thoughts and ideas within this letter gain your respectful attention.

I am familiar with the need to update planning documents and do not question the need to update the GBCP as many others are now doing. However, I do have concerns with the land use requests that are being made by property owners as a part of the update process. I agree that it is appropriate to seek requests from property owners regarding their desire for their property, but the County is under no obligation to actually entertain such requests as a part of the update process, particularly given the Granite Bay community's overwhelming response to leave the GBCP the way it is. With regard to the land use requests, I have several comments/suggestions that I'd like to make:

1) If the land use request would further the goals and policies of the GBCP and is consistent with the land use designations and zoning of the GBCP, then by all means carry that land use request through the update process. If the land use request would not further the goals and policies of the GBCP and is not consistent with the land use designations and zoning of the GBCP, then reject the request and allow the property owner to pursue such a request on their own as they are already legally entitled to do. From what I have seen of the requests, most appear to not be consistent with the goals and policies nor the land use and zoning of the GBCP, and therefore should not be carried forward.

2) As I stated above, every property owner is entitled to apply to the County regarding the use of their land. If the land use requests made as part of the GBCP update are not carried forward and the property owners are serious about the requests that they are making, then allow them to make an application to the County on their own. This would allow the individual requests to be evaluated on their own merit and not diluted with multiple other requests in the GBCP update process. Unless each specific request is studied on its own, the analysis of multiple requests concurrently will also have a dilution effect in the environmental review process required by the California Environmental Quality Act (CEQA).

3) From a financial perspective, which should carry considerable importance in these economic times, the GBCP update process will be a less expensive one if the GBCP is kept the same and the land use requests are not entertained as part of the update process. Particularly from a CEQA perspective, it could become very costly to analyze and isolate the potential environmental impacts of each individual land use request. Also, as I stated above, if property owners are serious enough about their requests, then they can later apply to the County for such requests and pay appropriate land use entitlement processing fees. As it stands now, and if the land use requests were to go forward as part of the update process, the analysis of the landowner's requests would be in effect subsidized by the County and the County would lose out on potential future fee revenue.

I hope you take the time to consider my comments and suggestions and I look forward to the next step in the GBCP update process.

Sincerely,



David Mohlenbrok
Granite Bay, CA 95746

RANCHO CORTINA PROPERTIES, INC.



Real Estate Brokerage • Land Use Consulting

Robert M. Weygandt
Supervisor, District 2
Placer County, Board of Supervisors
175 Fulweiler Ave.
Auburn, CA 95603

November 4, 2010

RE: The Enclave at Granite Bay

DATE 11/15 via email
 Board of Supervisors - S
 County Executive Office
 County Counsel
 Mike Doyle
 Planning

RECEIVED
NOV 15 2010
CLERK OF THE
BOARD OF SUPERVISORS

Dear Supervisor Weygandt:

Thank you for taking the time to visit the site of our proposed 26 lot subdivision. Our appeal of the Planning Commission denial (3-2) will be heard by the Board November 23, 2010. As you can see the denial at the Planning Commission was not overwhelming, and two members were absent. In fact, the Planning Commission indicated it's support at its first consideration of this property, and it seems that Jeff Moss changed his vote when the Community Plan update process was announced. He felt we should be considered through that process. We subsequently voluntarily agreed to stop our processing (after 2 years) and participate in that update. As you know the County shelved the update due to budget constraints.

This 12 acre property is surrounded by subdivisions in the 2.1 to 2.27 units/acre. We are proposing 2.6 units/acre, all one-story, 50% open space and age-restricted. This community is a mature one, with no housing offering universal design principles to allow residents to "age in place". If they no longer wish to live in their 3000 s.f two-story homes or homes on acreage, they must leave their community, like Ron Feist did, when he moved to Del Webb Lincoln.

The property's existing zoning would allow 6 total units at present, with a 2.3 acre minimum zoning. All public utilities are to the site, and historical parcel maps have always shown a road connection from Pastor Court to Elmhurst Drive. Mini-mansions on acreage make no sense, especially in light of the fundamental shift in housing preferences since 2008.

We look forward to presenting a new community the County can be proud of.

Very truly yours,

Camille H. Courtney
Camille H. Courtney
President

Chc:ms

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Sup D2	X Sup D5	Aide D2	Aide D5
Sup D3		Aide D3	* X

**ENCLAVE AT GRANITE BAY (PSUB
T20080329) - GENERAL PLAN AMENDMENT,
REZONE, VESTING TENTATIVE
SUBDIVISION MAP, CONDITIONAL USE
PERMIT, TREE PERMIT, AND MITIGATED
NEGATIVE DECLARATION/APPEAL OF THE
PLANNING COMMISSION'S DECISION TO
RECOMMEND DENIAL OF THE PROJECT TO
THE BOARD OF SUPERVISORS
[SUPERVISORIAL DISTRICT 4 - UHLER]**

Placer County Board of Supervisors

November 23, 2010
1:00 p.m.

Correspondence Received

As of
Rev 11/17/10

From: Claire Norton [<mailto:clairelvstns@surewest.net>]

Sent: Monday, November 15, 2010 4:32 PM

To: Placer County Board of Supervisors

Subject: community plan for granite bay

We've been residents of Granite Bay for over 30 years. We support the community plan for our area, and are very much against the enclave development. We've seen far too much of an increase in local traffic, and we don't want to endure more population growth than called for in our community plan. Please support our wishes and reject the developers appeals.

Thanks for your attention to this matter.

Bob and Claire Norton

7877 Jon Way, Granite bay, Ca., 95746

From: liz hurst Hurst [<mailto:lhurst@wavecable.com>]

Sent: Monday, November 15, 2010 8:42 PM

To: Cheryl Shakro

Subject: The Enclave

Dear Supervisor Uhler,

I am urging you to reject the appeal submitted for Don Pastor which would permit the Enclave project to move forward. It is the wrong project for the site. Please support the existing Granite Bay Community Plan and the recommendations of the County Planning Commission with this appeal rejection.

Sincerely,

Liz Hurst

9392 Swan Lake Drive

Granite Bay

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NOV 15 2010
CLERK OF THE
BOARD OF SUPERVISORS

THE ENCLAVE

Attached is a position paper highlighting the reasons why the Enclave project is wrong for Granite Bay.

Submitted by:

Save Granite Bay, a grassroots community organization committed to sensible growth and maintaining the rural, residential environment of Granite Bay.

Leadership:

Dr. Will Ellis
Marlene George
Harrison Clarke
Christine Erickson

And community members and neighbors:

Nick Zamorano
John Taylor
Roland Delgado
Lisa Erickson

THE ENCLAVE @ GRANITE BAY

WHAT IS THE ENCLAVE?

- Pastor Land Development proposes a subdivision of 26 homes on 12.07 acres for an age restrictive community for persons 55+. The proposed project requires a change in the Granite Bay Community Plan and a zoning change from 6 to 26 homes, a 450% increase in zoning.

THE PROJECT WAS NEVER CONSIDERED AS PART OF THE TREE LAKE MASTERPLAN:

- The parcels of land where the project would be located was never considered a part of the Tree Lake Master Plan Community in that the project is not compatible with the immediate environment consisting of a greenbelt, marshland, wetlands and large rural residential lots. The lots with existing homes directly surrounding the project are all designated large lot rural residential. The Tree Lake Development consists of urban sized lots. This land was planned to be a transition from the urbanized area to the south and the rural environment of large rural lots, greenbelt, horse ranch and marshland to the northeast.

PLANNING DEPARTMENT REPORT DATED JULY 9, 2009 TO PLANNING COMMISSION RECOMMENDED DENIAL FOR THE FOLLOWING REASONS:

- The Granite Bay community overwhelmingly rejects this project. This is reflective of the unanimous vote of the Municipal Advisory Committee. The Municipal Advisory Committee (MAC) voted unanimously 7-0 against approval of the project.
- The proposal violates many policies of the Granite Bay Community Plan. (These policies have been overwhelmingly re-affirmed through the Granite Bay Community Plan Update/Review process.)
- The rural residential designation is intended to preserve the rural character of specific areas in Granite Bay, one of the key policies of the Granite Bay Community Plan. The project area is part of a large rural residential area even though it borders the suburban Tree Lake development located to the south separated by Elmhurst drive from the proposed site. This parcel could be considered a transition zone between the large rural lots and the Tree Lake subdivision.

Planning states, "Unfortunately, the project at the density proposed and with some of the smallest lot sizes (5,355 to 11,407 sq. feet in area) in the Granite Bay area, would not offer any sort of transition. The GBCP states that the preservation of large blocks of land within the rural residential land use district will be a major contributing factor to the retention of the overall rural character of the GB area. The project as proposed does not lend support to protecting the rural environment. The project would not offer a transition or buffer from high to low density housing.

- The proposed plan is designed with maximum impact to its neighbors. Although half of the project site would set aside open space, the urban sized lots are directly adjacent to rural residential lots varying in size from just under an acre to several acres with existing residences. On the east of the project site, six homes are proposed directly next to two existing homes sitting on 1.5 acres. On the north side, seven homes are proposed directly adjacent to a horse ranch of several acres. On the west, five homes are proposed next to two existing homes sitting on several acres.

- The Planning Department correctly points out that current property owners did not anticipate this dramatic change in zoning when purchasing their properties. (Refer to Map on Page 10 of the Attachments.)
- Environmental Analysis concludes this project could result in potentially significant impacts to air quality, biological resources, geology, soils, hazards and hazardous materials, hydrology, water quality, noise, transportation, traffic, utilities and service systems. The Landmark Cottonwood Trees would be removed for access to Elmhurst. Independent arborists hired by the county indicate that even if the Cottonwood Trees remain, serious damage to the trees would occur as a result of nearby construction activities. The same arborists dispute the findings of the developer and report the Cottonwood Trees do not present a safety, hazard risk to the public if they are properly maintained.
- The Planning Department states that the applicant has not articulated any reason why the change in designation is necessary and the project “creates a conflict” between the existing rural residential land use and the proposed higher density urban lots.

TRAFFIC

A traffic report was completed in September 2008 and does not take into consideration many factors such as the closure of Eureka School. 200 additional students were transferred to the Twin Schools adding to the already high traffic congestion during the frequent school start and end times each day taking into consideration the various student school schedules. The entrance to the Enclave would be at Elmhurst and Swan Lake, one street away from the only street entering and exiting the Twin Schools. Increasing zoning to 26 homes instead of the current designation of 6 would exacerbate an already complicated traffic situation that has necessitated hiring a traffic attendant and the sporadic placement of sheriff's deputies to monitor driving speed.

The 2008 traffic study was conducted at major intersections several miles away from Twin Schools and at “peak” hours. “Peak” hours does not necessarily coincide with the school start and end times and the study does not measure the extreme traffic congestion at the intersections and streets that directly feed to the main entrance/exit of the schools. During the last academic year there were two vehicle accidents involving students either in the school zone or within a mile of the school during “peak” school time. One accident involved a vehicle hitting a student on a bicycle with the vehicle traveling 15 miles per hour in a school zone. The other accident involved a vehicle hitting a boulder and rolling over.

PLANNING COMMISSION VOTED TO DENY THIS PROJECT:

In August 2009, the Planning Commission voted to deny approval of the project.

NO NEED FOR ACTIVE ADULT COMMUNITY:

The developer of the project states there is a need for a senior adult community to allow aging residents the ability to downsize and remain in Granite Bay. Real estate statistics do not support this contention. Seniors 55 and older have many options available if they wish to downsize and remain in Granite Bay. The Multiple Listings (MLS) show there are 900 homes in the 95746 zip code single story, 2600 square feet or under situated on average size lots. Approximately 60% of the homes for sale in Granite Bay at any one time fall within this category. The 26 homes proposed as part of the Enclave Development, single story under 2600 square feet, represent less than 3% than what is currently available.

THE ENCLAVE DEVELOPMENT IS INAPPROPRIATE FOR SENIORS.

The Enclave is described as an active adult community for individuals 55+. Other than size and style of the homes, this project contains none of the hallmarks of a traditional active adult community: no swimming pool, golf course, exercise programs or organized social activities. Active adult communities eventually become senior communities. Eventually, the active 55 year-olds age become aging 88 or 90 year-olds with limited mobility and for many this will be their last residence before they are placed in assisted living or become deceased. Studies indicate seniors over 65 have at least three medical conditions at any one time. How will seniors living at the Enclave get to medical appointments if they can no longer drive and have no family nearby? The Enclave is isolated geographically with no public transportation or services available. There are no medical facilities, pharmacies or supermarkets nearby to meet basic needs. Please see enclosed map of the Enclave location in Granite Bay.

Let's look at a very successful active adult community and make comparisons. The average age of residents at Sun City Roseville is 73, making the oldest residents 88 and the youngest 55. Sun City Roseville has planned for the needs of seniors who reside there. There is a receptionist who registers all seniors, takes their picture and maintains a record of their residence. There is public transportation available with a city bus that stops in front of the clubhouse daily every twenty minutes to take seniors to various locations including medical facilities and shopping areas. There is an activity director that coordinates and schedules activities for seniors. Social services are available through the Caregiver Relief Program for seniors with medical issues.

The Enclave other than providing downsized housing offers none of the hallmarks of a senior community nor has it planned for the issues facing seniors as they age. For the county to give approval for a project of this nature, the county should require a higher level of responsibility for meeting senior needs

THE COMMUNITY OVERWHELMINGLY REJECTS THE ENCLAVE:

The community overwhelmingly rejects this proposal. In 2010, Placer County conducted a community workshop and authorized the distribution of community surveys to residents to give input on the Granite Bay Community Plan and the pending land use change requests. The Enclave was Land Use Request #40.

Hundreds of residents responded to the study and 95 % of respondents overwhelmingly rejected this project citing reasons such as: 500% increase in zoning, not appropriate location for a senior community, increased traffic congestion, not compatible with surrounding terrain and rural lot sizes, and removal of the Landmark Cottonwood Trees. The community responses to the Enclave project are attached for your perusal.

CONCLUSION:

No one is in support of this project. The MAC voted unanimously to deny approval, the Planning Commission rejected the project, and the community overwhelmingly is against it. The Planning Department in 2009 recommended the Planning Commission deny approval and again is recommending the Placer County Board of Supervisors deny the appeal.

THE ENCLAVE AT GRANITE BAY - #40

127



PROPERTY OWNER: Pastor Land Development, Inc.

ASSESSOR PARCEL NUMBERS: 050-020-009, 050-020-010,
050-020-011, and 466-080-013

LOCATION: North side of Elmhurst Drive, at the intersection of Swan Lake Drive

SIZE: 12 acres

EXISTING LAND USE: Rural Residential 2.3 - 4.6 Ac. Min./Rural Low Density Residential 0.9 - 2.3 Ac. Min.

REQUESTED LAND USE: Low Density Residential 0.4 - 0.9 Ac. Min.

PROPOSAL:

Subdivide into a 27-lot Planned Development for residents that are age 55 and older. (The existing land use would allow for up to 6 residential units.)

COMMENTS:

Land Use Change Request No. 40

Issues Identified in the Community Survey

Impact to heritage tree
Too dense
Inappropriate location; no need
Impact to adjacent schools
Traffic

Commenter No.

Comments

- | Commenter No. | Comments |
|---------------|--|
| 1 | Deny. |
| 2 | Yes. Single store only. |
| 3 | No, No, No- This is too close to Ridgeview/Oakhills School. This area cannot handle additional traffic. No need for this. |
| 4 | No. |
| 8 | OK. |
| 9 | Rezoning of these parcels to low density (.4 acres/lot based on # lots/#acres) for senior (55+) housing is inconsistent with current goals of the community plan (balance of lot sizes, compatibility of neighboring land uses, maintaining riparian areas). It is also inconsistent with specific policies for subdivisions #1 (heritage trees). It is also inconsistent likely to result in conflict with noise from nearby Ridgeview & Oakhill's as well as G.B. High School (e.g. band practice @ 7 AM, Friday night football games). Additionally, increasing traffic in a high-pedestrian area (kids) is dangerous. There mu be more appropriate areas for a 55+ year old housing development. This type of development density seems very inconsistent with the character of the area and the current land use practices. I strongly urge that this rezoning request is not approved. |
| 10 | Poorly planned. Too isolated for seniors. Traffic would be excessive due to too few streets. |
| 11 | No. |
| 12 | Strongly disapprove. It is ludicrous to think that a parcel designed for 6 units be changed to 27. |
| 13 | No change. |
| 14 | No. |
| 17 | Do not allow. Too many units. |

- 18 Do not change density level. Too much additional traffic. Not a location for senior housing. Will change our rural atmosphere. Planning committee is against it. Neighbors are against this approx. 20 to 1. Traffic/safety concerns. Already too congested. Too close to schools for senior housing. Would cut down heritage trees. MAC voted 7-0 against.
- 20 Won't this idea die? PUD would have tiny lots backing on 2.4 acre and larger homes.
- 21 No.
- 22 No.
- 25 No.
- 26 No. Too dense. See Granite Bay goals and policies.
- 28 No.
- 29 No.
- 30 No.
- 31 Not an appropriate area for senior housing. No access to public transportation, etc. No services or even club house planned. Too dense for the surrounding properties.
- 33 These developers just won't quit. How much pressure will they keep maintaining until the county gives in? Next to the high school too. Just crazy, ya know.
- 34 This has been turned down multiple times already.
- 35 Too small lots. Not compatible with surrounding land use. No services for age group: transport, medical, pharmacy, etc. Limited access.
- 36 First, is there a need that is not being met elsewhere?
- 37 Yes. Single-story only.
- 38 OK.
- 39 No.
- 40 Opposed to this rezone because it would adversely impact surrounding parcels. The MAC and planning commission made the correct decisions to reject this development already.
- 40 No.
- 40 OK. Meets guidelines for mix of housing. 27 units consistent with development to south.
- 41 Yes, I approve.
- 43 No.

- 45 Oppose. Maintain existing land use: Rural residential, low density. No proven need for 27 lot development age 55 and older. Is contradictory to character of rea and violates existing plan.
- 46 OK.
- 48 One acre with open space.
- 49 No.
- 50 No- much too dense for area. Not compatible with surrounding lot sizes.
- 51 No change to plan.
- 54 Lets keep it as it is: .9-2.3 acre minimum is wonderful for seniors to enjoy nature- I'm almost 65 and love my acre.
- 55 No. Maintain existing rural residential. Traffic a huge issue already. Preserve Cottonwood heritage tree. Design totally not in keeping with neighbors.
- 58 I am opposed to this change.
- 59 No, unless OK'd by MAC.
- 60 No objection.
- 64 Yes.
- 65 Yes.
- 66 2.3 min. for all parcels. No as requested.
- 68 Do not rezone. Too densely populated- need to adhere to "rural residential" guidelines- too many homes in small area.
- 69 Too dense. Current roads cannot support such an increase in population increase existing plan from 6 to 12 to accommodate developer.
- 70 Match density on east lot line parcel for parcel. Plant forest buffer to the west and north.
- 71 It is extremely unfair to the surrounding properties to build such a high density development next to "horse property."
- 72 Approve but limit to 1 acre and one-story building.
- 75 Strong no. Not in keeping with surrounding area. Not a benefit to the community. Didn't this project already get shot down?
- 76 No rezone.
- 77 Already fits zoning in neighborhood.
- 78 Deny request. Existing zoning is compatible with surrounding lots. Project has been denied several times.
- 80 No.
- 83 Existing compatible.

- 84 Existing compatible.
- 85 Existing compatible.
- 86 I would like to see less housing, maybe 15 to 18 would work. Nice plan. Would like to see Pastor build something here.
- 90 Absolutely not. More pure greed and destroys surrounding community.
- 95 No objections, one concern. I want to make sure that Skyview Lane is not ever going to link into this subdivision. Skyview must and will remain a private, dead end street.
- 98 Great vision. Community needs this thinking while it has a chance.
- 100 OK. This will allow senior to enjoy the same quality of life we have without having to maintain large parcels of land. Most shopping and medical needs are within one mile from this project.
- 103 We strongly disagree with this proposed change in land use.
- 104 Do not approve. Traffic, light and noise impact. Impact to services. Not compatible with adjacent properties. Please verify that both the MAC and Planning do not support this project proposal.
- 105 No. Too many homes in a small area. Do not rezone.
- 106 This change would be absolutely disastrous if zoning were changed. This should stay as rural residential, not low density.
- 107 No.
- 108 No.
- 109 No.
- 110 No. Negative impact on traffic and public facilities.
- 111 No rezone.
- 112 No.
- 114 No.
- 116 No.
- 118 No.
- 118 No.
- 119 No.
- 120 Do not need more homes in that area- leads to wetlands.
- 121 Would fill community need.
- 122 No. Study carefully.
- 123 No. Do not change lot size. Keep rural feel of Granite Bay.
- 124 I strongly oppose changes like this to higher density because: A) Neighbors to this property are not increasing their density, so this is grossly unfair to

adjacent property owners who are staying within existing rules. B) Most property owners acquired the property at the existing densities. They should agree to stay within their agreements like the rest of us. C) Anyone seeking higher densities are free to move to higher density areas...Sacramento has a plethora of them. D) Most people moved into Granite Bay with the understanding that there would not be a move to make it like places where there are lots of higher densities, so this is grossly unfair to the rest of us. The 1989 Community Plan has not been updated for this...this is premature. E) Lacking further explanation, one has to assume the request is motivated by other than what is in the best interest of the community. So this is the problem with this being pushed thru as a package...there is no opportunity to review what may be legitimate requests or the context of the new plan...and there is a process for that via the GB MAC, Planning, etc. So if these are indeed in the best interest of the community, take them up within an established process.

- 128 Deny. This request is 500% increase in density. Not compatible with existing surrounding properties. Denied by MAC and Planning Commission. Poor location for senior community. Would require removal of historic Cottonwood.
- 129 Deny. Neighbors fighting for years. Mac denied. Planning Commission denied. Too high density.
- 130 Do not approve. Denied by MAC and Planning Commission. Neighbors do not want 500% over zoning. Not compatible with surrounding properties.
- 131 Neighbors do not want this 500% increase in zoning. Not compatible with existing properties.
- 132 Deny. This project was rejected by the MAC and Planning Commission. There is not a demonstratable need for senior housing. Proposed rezone is not compatible with surrounding properties of 1-3 acres. Rezone is 500% over current zoning.
- 133 No need for senior housing. Too high density. 500% over. Not compatible. Denied by MAC and Planning Commission.
- 134 No. Too intense in midst of regular zoning. Traffic in school area is a hazard and safety issue.
- 135 No changes in the existing Granite Bay Community Plan.
- 136 No rezoning. Too densely populated- need to adhere to "rural residential" guidelines- too many homes in small area.
- 137 Deny. Does not conform (to the 1989 plan).
- 138 No changes in the existing Granite Bay Community Plan.

- 139 No.
- 140 No.
- 141 No additional residential.
- 142 Already a no.
- 144 No. Again.
- 145 No.
- 147 No.
- 148 No.
- 149 No.
- 150 No rezone.
- 151 No.
- 152 No.
- 153 No.
- 154 No.
- 155 No.
- 156 No.
- 157 Not compatible with neighboring community. Ugly. As a senior citizen myself, I would not. Inadequate parking. Houses too close together. How many times do the neighbors have to say no. Even the Planning Department has turned this density down.
- 162 No.
- 163 Say no.
- 164 Yes. I think this is fine. It will be important to teach the kids going to school to stop at the stop sign. I suspect this development would have less of a footprint than 6 "monster" homes. It would be good if they had a second method for getting in and out of the development, perhaps Pastor Drive. Don't artificially limit who can buy these homes. This is silly. If someone younger wants one of these homes they should be able to buy one.
- 165 Do not approve this request [comment letter attached]
- 170 OK, if clustered with open space and trails.
- 171 Vote no.
- 172 Reject.
- 173 With the closure of Eureka School, traffic to/near Twin Schools is a nightmare. Adding density here will increase that, and what services for seniors are even nearby? This is a school area (two elementary and one

- high school). Emergency vehicles trying to respond to seniors will be impeded getting in or out. Bad location for this idea.
- 174 No. 2.3 - 4.6 acre minimum OK.
- 175 Higher density is not appropriate in a neighborhood already impacted by traffic from twin schools.
- 176 No. This area is too close to elementary schools. It is highly impacted by traffic already. The location would force new residents to cut through existing residential area and create way too much traffic and disturbance.
- 178 No. Absolutely no way. It's on the same block as two schools. Seniors and children don't mix. Street can't support additional density. No way. They have been denied repeatedly, justifiably so. Sneaky way for them to try again.
- 180 Oppose. Bad location for seniors and too high density. Absolute minimum lot size should be .9 acre.
- 182 No.
- 184 No change to existing community plan.
- 229 No change.
- 230 Strongly disagree with this change to existing community plan.
- 233 No. Voted down multiple times. Terrible, terrible non-fit. Retain as existing land use.
- 235 Not within walking distance of grocery store and other services for a higher density development. Not consistent with goal of adjacent comparable lot sizes.
- 236 No change. This rezone is unfair to the neighbors and the community. Also the benefit is hoax since there are better places for a 55+ development that do not require a rezone.
- 237 No. Too dense.
- 239 No way.
- 240 Opposed. Spot zoning. Does not conform to GBCP and is inconsistent with lot sizes of surrounding adjacent parcels. Adverse traffic impacts with high density. Age restricted does not promote a diverse community or support adjacent school resources.
- 242 No.
- 244 Yes.
- 245 We believe it is dangerous to add 27 homes on a property zoned for 6 (400% density increase) directly adjacent to two schools and a major park. We would not oppose a 100% increase (i.e. 12 units) given the conservation of open space proposed, and senior housing statistics on

traffic impact.



GRANITE BAY COMMUNITY ASSOCIATION

P.O. BOX 2704 GRANITE BAY, CALIFORNIA 95746 (916) 791-7427

WWW.GRANITEBAY.COM

November 17, 2010

Dear Supervisor]

On November 23, you will hear a proposal for 26 age restricted homes on a 12+ acre parcel in the heart of a developed neighborhood that is zoned for 6 lots. The proponent of has been trying to rezone this property to higher density since the GBCP was adopted in 1989. Various high density proposals have been submitted over the years (the first for 43 units in 2004) at numerous MAC meetings, but the response has been the same, "Develop the property as zoned!"

The proponent has seized upon a "politically correct" proposal touting homes for senior citizens as a means to gain the rezone sought for years. Upon first glance this might seem like a good idea, but consider that an aerial view of the area shows the current zoning on the property coincides with the surrounding developed lots in that the higher density is on the south transitioning to lower density going north.

Also, a senior project in this area is poorly thought out. This is advertised as "stay in place" senior housing, but the homes are proposed to be up to 2,600 square feet in size. Not everyone in Granite Bay lives in McMansions and downsizing to 2,600 square feet would in reality be upsizing to the majority of residents. Also, there is no public transportation in Granite Bay and residents of this project would have to drive to everyday services they need. Grocery stores, post office, gas stations, doctors, dentists, etc. are all several miles away. Most seniors only projects are larger and provide transportation for residents when they can no longer drive and some provide assistance and medical care. In addition, the noise and traffic generated by the two elementary schools, Granite Bay High School and the large community park could be a nuisance to residents.

The density sought may not have an impact on the overall population of Granite Bay, but 260 ADT per day will have a significant impact on this residential neighborhood. There is no way to accurately gauge traffic impacts on existing neighborhoods, and this area already experiences unmanageable traffic problems due to two elementary schools, a community park, and a high school that are accessed by the same residential street that

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would provide access to this development. Traffic generated by these entities is an all day occurrence and doesn't always follow usual traffic patterns. Additionally, the traffic study done in 2008 is outdated since 200 students are transferred from a closed school to this neighborhood and this added traffic was not taken into consideration.

Adding 26 homes would have a significant impact to the existing neighborhood. This proposed project creates a conflict with properties to the north, east and west. Some existing homes could have up to five lots abutting their properties. This is contrary to the Granite Bay Community Plan Land Use Element Goal #3 which states "Compatibility between neighboring land uses should be encouraged".

This is an infill project in an area that has developed according to the existing zoning. Residents surrounding the parcel have the right to expect it to be developed as zoned. It would be unfair to these property owners to suddenly plop this very high density seniors only project into the middle of a developed family oriented low density area.

There are several projects for high density townhomes and single residences near everyday facilities already approved or going through the process in addition to existing mobile home parks, duplexes, apartments, townhomes, etc. There is no evidence that the Granite Bay Community Plan is deficient in meeting the long term needs of seniors in the community, that this project meets any identified problems in the plan, or provides a benefit to the community.

A better design would be to develop the property as zoned with access from Pastor Drive. Eliminating access from Elmhurst would remove the need for a road through the wetlands, the heritage trees would be saved, and the school/park traffic avoided. This is a perfect site for homes with children since there are so many family amenities within walking distance.

Please support the Granite Bay, Community Plan, the Granite Bay MAC, the Planning Commission, the staff report and the overwhelming number of residents opposed to this project as designed and deny the project.

Please contact me at (916) 791-7427 if you have any questions.

Very truly yours,


Granite Bay Community Association
Sandra H. Harris, Secretary

Applicant's Findings and
Responses of Granite Bay Community Association
ENCLAVE – 8-13-09

GENERAL PLAN AMENDMENT –

Finding #1. “The GB community will benefit from the addition of senior housing in an area of GB where there is existing public infrastructure, and new residents will be able to live in close proximity to commercial and recreational areas in GB.

Note: All services are several miles in any direction, and there is no public transportation available.

Finding #2. The GBCP did not contemplate the need for age-restricted type residential uses ... and it is recognized that there is value in providing the type of housing in areas immediately adjacent to existing residential development and close proximity to public services,

Note: There are no immediate services and no public transportation available at this location. In addition, the GBCP has several areas designated for high density housing that are located where everyday services are available and many have been developed.

REZONING –

Finding #2. The proposed zoning would not represent spot zoning and would not be contrary to the orderly development of the area. . . .

Note: This is a spot zoning infill project and is incompatible with existing development which is contrary to orderly development and many GBCP goals including: Compatibility between neighboring land uses; and Maintaining the present character of established residential areas.

VESTING TENTATIVE SUBDIVISION MAP –

Finding #1. The proposed subdivision, together with the provisions for its design and improvements, is consistent with the GBCP....

Note: Goals of GBCP include -Land uses in GB shall be compatible with the Community Plan; Preservation of the unique character of GB area, which is exemplified by the general rural environment;

Compatibility between neighboring land uses; Maintain the present character of established residential areas; Locate high and medium density residential areas within existing, developed community centers where urban services are most efficiently provided.

Finding #3. The project, with the recommended conditions is compatible with the neighborhood....

Note: Infill project is totally incompatible with the existing developed neighborhood and would contain the smallest lot sizes in GB.

Conditional Use Permit –

Finding #1. The proposed use is consistent with applicable policies and requirements of the GBCP....

Note: Refer to above inconsistencies already noted.

Finding #2. The establishment, maintenance or operation of the proposed use will not, under the circumstances of this particular case be detrimental to the health, safety, peace, comfort and general welfare of people residing in the neighborhood of the proposed use, or be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the County.

Note: According to Staff Report prepared for Planning Commission: "The proposed GPA would create a conflict between the existing adjacent Rural Residential land use designation and Rural Low Density land use designation. There has been no justification for a change in the existing designation based upon change in circumstances since the original designation as part of the adoption of the GBCP. . . . Therefore, this new land use designation would not be consistent with the public health safety and welfare at this time."

Planned Development –

Finding #5. The proposed PD subdivision has been designed in a manner such that adequate public services and vehicular traffic controls are provided.

Note: There is no accurate way to gauge traffic impacts on existing neighborhoods. In a low density neighborhood just adding 270 ADT per day is an impact to that neighborhood even though it might not impact the area as a whole. However, this neighborhood already has unmanageable traffic impacts due to two elementary schools, a community park, and a high school. Traffic generated by those entities are an all day occurrence and don't always follow usual traffic patterns.

Finding #6. The design and density of the proposed subdivision are consistent and compatible with the character of the immediate neighborhood and will not be contrary to its orderly development.

Note: Not only is the project totally incompatible with the developed neighborhood which is a mix of ages and larger lots, but it is contrary to many goals and policies of the adopted GBCP.

NO JUSTIFICATION OR BENEFIT TO THE COMMUNITY HAS BEEN SHOWN FOR A CHANGE IN THE EXISTING DESIGNATION BASED UPON CHANGE IN CIRCUMSTANCES