Granite Bay MAC Minutes Wednesday, December 7, 2011 at 7:00 p.m.

5455 Eureka Road, Granite Bay, CA

- 1) Call to Order- 7:00 PM
- 2) Pledge of Allegiance
- 3) Introduction of MAC Members- Eric Bose, Don DeSantis, Suzanne Jones, John Thacker, Virg Anderson, Secretary Ashley Gibian and Field Representative Linda Brown.
- 4) Approval of the Agenda

A motion was made (and seconded) to approve the December 7, 2011 Agenda- 5-0

5) Approval of the Minutes - November 2, 2011

A motion was made (and seconded) to approve the November 2, 2011 Minutes- 5-0

6) Public Safety Reports

Dave Clark of the Placer County Sheriffs' Department reported eight burglaries, a couple of which were cars. It is worth it to invest in an alarm. There have been a lot of false alarms but they do work. Bring belongings with you rather than leaving them in your vehicle. People are breaking into vehicle trunks to steal valuables. There were a couple door kicks at night. These usually occur during the day when no one is home. There were no burglaries or door kicks in gated communities.

Brian Ramsey of South Placer Fire reported an increase in motor vehicle accidents. There have not been many fires. He gave reminders to clean chimneys and keep water in live Christmas trees or buy a fake one.

7) **Public Comments:** Any member of the public may address the Municipal Advisory Council on any matter that is NOT listed on the agenda. Comments will normally be limited to three (3) minutes per person at the discretion of the Chairperson.

Heather Rosedale wanted to know if WalMart is coming to the Grocery Outlet location. EJ Ivaldi talked to the building department who confirmed they received plans from an LLC, but there was no "WalMart" name on the application. The plans are for a grocery store about 45,000 square feet. There is a rumor that it will be a WalMart Neighborhood Market and it could be. The use permit was approved years ago for a grocery store. Once they began improvements inside store it would take six or more months for the new grocery store to open. Unless the applicant requests something different than what is already approved, it will not come to the MAC. Ms. Rosedale likes Grocery Outlet because they have good food and products for a reasonable price. WalMart produce is not as good in her experience. Grocery Outlet is needed in a time that communities are struggling.

Dorothy Rinkey felt WalMart was pushing out a local business man. There are three WalMarts within very close distance. She feels this will increase traffic on Cavitt Stallman South and on Douglas. She also does not trust the company to stay as a small grocery store once it gets in.

Rod Shell was surprised the County doesn't know the specific business and purpose. He finds it deceptive and said the California Government is not designed for small business, and it's wrong. He feels small business is the basis of America and its growth. He believes it is the responsibility of the County to find out who is going in. Mr. Shell read a study where WalMart is last on the list for service; they're all about making money.

Holly Johnson wanted to clarify that if an application is within the current use permit it cannot be denied. EJ Ivaldi explained that yes, as long as the applicant stays within the parameters and use, the County cannot deny their application. If the applicant wanted to expand outside the footprint or the use they'd have to go through the County's entire approval process. Ms. Johnson would also hate to see a local business put out for WalMart.

Adam Hayes moved here two and a half years ago from Texas, where they had a similar instance. WalMart opened a supercenter and ran the smallest grocery store in the area out of business. Afterwards, WalMart raised their prices. Mr. Hayes felt it might be worth the effort to see if there is something they can do as a community to keep WalMart out.

EJ Ivaldi confirmed several community members question that it is up to the property owner to lease, or not, to a tenant. Property owner information is public record. Anyone who wants to monitor the issue can call Mr. Ivaldi at 530-745-3000.

8) Supervisor Report

PCCP is moving forward with Highway 65/Interstate 80 Interchange project so that it is ready to go once funding is available. The bottleneck problem on Interstate 80 through Roseville has been fixed but now we come to a screeching halt at the interchange.

The Board of Supervisors amended the General Plan to reflect the corridor for Placer Parkway.

Yesterday the Board provided direction to staff regarding SMD1. The question was, "do we bring it to compliance or get out of the business and what are the other options?" The Board wishes to dig a little deeper into the proposal from Lincoln which is a Regional Plan. They are also looking into a Public/Private Plan. A private company would build a new plant at SMD1 and run and maintain the plant over a 30 year period.

In regards to a possible WalMart coming to Granite Bay, Supervisor Uhler confirmed that the County determines the use not the user. The center was built in the mid 1980's with an approval for a grocery store. Since then it has been an Albertson's, Ralphs and Stupid Prices. Users are a private sector decision. If the County didn't approve the permits for the build, they would write a big check to them when the County lost the lawsuit and they'd move in anyway.

9) Informational Items (None):

10) Action Items:

a) <u>Public Workshop-Preliminary Draft Granite Bay Community Plan:</u> Presented by E.J. Ivaldi, Supervising Planner and Chris Schmidt, Senior Planner, Planning Services Division of the Community Development/Resource Agency. (One Hour)

The MAC will continue its review of the Preliminary Draft Granite Bay Community Plan. This document is the product of collaboration and participation from a Granite Bay Municipal Advisory Council (MAC) subcommittee and County staff over the past two years, and the draft provides community members and the public a chance to review the vision, goals, policies and regulations related to development in Granite Bay over the next 25 to 30 years. County Staff is seeking a recommendation

from the MAC to the Planning Commission and Board of Supervisors to adopt the Granite Bay Community Plan Update document.

EJ Ivaldi presented the Community Plan. Last month was the workshop on the Granite Bay Community Plan. There was a lot of discussion and a lot of questions. A handout has been created to answer some questions that were unanswered last month. Since the last meeting, the Environmental Documentation was completed and was released for public comment. Only one comment was received. EJ and his team are looking for a recommendation to take to the Planning Commission. Tomorrow is a Planning Workshop and in the first part of January it will go to the Planning Commission for a recommendation.

Don DeSantis raised concern over allowing gates and forcing pedestrian access. People should have more freedom to allow or not allow pedestrian access. Residents of gated communities pay for all of their own street and sewage repairs; this is a benefit to all taxpayers. There are issues with safety; there were eight robberies in a month and none in gated communities. There's a reason people like gated communities. As an alternative to mandating pedestrian access, there could an extra fee to live in a gated community (revenue for the county.)

Questions from the Public:

Mr. Call was a participant on the subcommittee and was also involved in the circulation elements update. He suggests that the MAC makes a short report to advise what they like and what they don't like and give it to Supervisor Uhler. He has three recommendations: update table 9.6.1 and table 9.6.3.2, restore Linda Creek through goals and policy and complete the trails system.

Jane Aggrey was also on the subcommittee. The goal was to protect the unique, rural quality of Granite Bay. These issues were already discussed and voted on in the subcommittee. They have been debated and discussed thoroughly. Please support the work of the subcommittee and the county staff and approve the community plan.

A motion was made (and seconded) to recommend that the Planning Commission and Board of Supervisors adopt the Granite Bay community Plan as written with the exception that Tables 9.6.1 and 9.6.3 be footnoted that the data is dated and should be updates at the earliest opportunity. Motion Approved 4-1.

- 11) Correspondence Found on Table at the rear of the room.
- 12) Next Regular Meeting Wednesday, January 4, 2011

ADJOURNMENT- 9:45 PM