Eureka Union School District Office, 5455 Eureka Road, Granite Bay

- 1. Call to Order: 7:00 p.m.
- 2. Pledge of Allegiance

3. Introduction of MAC Members

- A. Vice-Chairman Eric J. Teed-Bose, Virg Anderson, Tom Habashi, Walt Pekarsky, and John Thacker (Secretary).
- B. Also present was Brian Jagger, MAC administrator.

4. Approval of Agenda

A motion was made (and seconded) to approve the August 2010 MAC Agenda, provided that the following two corrections be made: that an item titled "Public Safety Report" be added, per custom, as item 6, and that the remaining items be correspondingly re-numbered; and that the spelling error in the first line of item 10 be corrected to read "ownership". Approved, 4–0.

5. Approval of Minutes from July 7, 2010, and April 2010

No vote was taken regarding either of these Minutes because a quorum was not present.

6. Public Safety Report

Wayne Lyndon of the CHP introduced himself as a CHP representative. He provided the community with a summary of recent injury accidents. These include several recent accidents due to either failure to stop, or unsafe speed. Additionally, on July 8 there was an accident on Auburn-Folsom Road attributable to passing on the right. There was one recent fatality. This involved a pedestrian who was struck by a big rig on eastbound Interstate 80, east of Douglas Blvd. It is a mystery what this unfortunate person was doing on the Interstate.

The CHP is watching Auburn-Folsom Road due to a plethora of requests, so Mr. Lyndon suggests cautious driving. He added that citizens may request the radar trailer if they live on a thoroughfare and have reason to believe speeds there are routinely too high.

Finally, Mr. Lyndon observed "cell phones are a money maker". As he noted, they "might not balance the budget, but will certainly help". The CHP issues almost one citation a day in Granite Bay alone for unlawful cell phone use.

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7. Public Comment

A long-time resident spoke regarding the MAC's deliberations concerning the Rancho Del Oro project last month. She believes the MAC abdicated its responsibility to forward a recommendation to the Planning Commission, diminishing the MAC's credibility. Further, she expressed disappointment that only one MAC member actually sent a letter to the Planning Commission. This resident also expressed displeasure with the Planning Commission's ruling, and with Commissioner Moss' comments and vote. She believes the entire episode showed a lack of respect for those community members who are active in this community. This message was read from a letter submitted by this resident to the Secretary, which will be attached as an Appendix to these Minutes.

A long-time resident of Itchy Acres questioned how the County could, in view of the update process, consider projects that are contrary to the current plan and manifestly against community wishes. Mr. Jagger clarified that as a general matter, anyone can request a re-zone at any time; further, this particular request pre-dated the initiation of the Community Update process.

Another long-time resident mentioned that the Granite Bay Community Association has appealed the ruling of the Planning Commission regarding Rancho Del Oro. The GBCA has appealed the tentative map, the zoning change, and the EIR. She noted, however, that the Planning Commission agreed with the GBCA positions regarding (a) maintaining the agricultural zoning designation; the use of gates; and the manner of fencing. This resident noted that the GBCA spent \$504.00 appealing this matter, so she asks the support of all who are so inclined.

8. Supervisor Uhler's Report.

Supervisor Uhler was not able to attend this meeting. Mr. Jagger reported in his stead that on August 18 and 19 a budget hearing will take place before the Board of Supervisors. This will be a forum for discussion of the Community Update and the Planning Department generally, within the budgeting context. The Planning Department budget will be discussed specifically on the August 19.

9. MAC Committee Reports

No Committee Reports.

10. Action Items-

None

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11. Informational Non-Action Items-

A. Garage Club of Granite Bay

Under new ownership, the new owners would like to present to the MAC and community their initial thoughts and concepts and receive input from the MAC and community on such. This project is located on the north side of Douglas Boulevard just east of Auburn Folsom Road.

Lane Borges of the Borges Architectural Group of Roseville presented for the applicant. Mr. Borges described the project as providing, in essence, an ownership opportunity for large storage units. The project would occupy the westernmost 4 acres of the 8-acre site. They new ownership has eliminated any residential component for the site. This ownership is now proposing that the self storage element be located on the western acres, with the garage club on the eastern portion of the site. The garage club site is slightly smaller than the self storage site.

The conceptual elevations feature the clubhouse in the middle of the site. The project features a craftsman style design, notably with respect to the clubhouse. The clubhouse contains a conference room, a small card room upstairs, a small kitchen, and a restroom.

Mr. Ivaldi noted that there was just yesterday a pre-development meeting. This project would require a minor use permit, a tentative map, and a condo plan. An official application has not yet been filed. The applicant must first submit an environmental questionnaire. At this stage, the focus is on what this project will look like.

One resident expressed concern about the two-story nature of the building. The approximate height of the clubhouse is 33 feet. Another resident asked the builder to be mindful of lighting and signage. She referenced Quarry Ponds. A resident of Wilcox Place voiced her concern about drainage. She also would like to meet the developer concerning the height of the wall that would face the Wilcox Place properties.

A resident of Milwood Lane noted that the storage units would be almost "in my front yard". She would like a meeting with the developer also. She is concerned about lighting, as well as "dump stations" that had been proposed previously on this site. She also expressed concern about possible 24/7 access and possible carbon monoxide nuisances. A resident of Douglas Boulevard adjacent to the property noted his displeasure regarding the manner in which the property has been maintained of late. In this regard, Mr. Ivaldi noted that the new owners have assured the Planning Department that the property will be cleaned up by next week.

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He also questioned the location of the project, noting that in his experience it is unusual that a storage facility would be located away from a highway and in a residential area. Another resident of Douglas Boulevard noted her concern about exiting her driveway on busy days given the additional traffic this will generate, especially given that this procedure is often difficulty already.

A long-time resident of the neighborhood across Douglas from the site noted her concern regarding usage and noise, specifically related to hours of use. She wondered whether it might be better to locate the storage units on the east side of the property, and the garage condos – which would likely be noisier – on the west side, adjacent to the existing commercial area.

Another resident of Wilcox Lane inquired how far this project has progressed with Planning. She's also concerned about the way the back of the project is going to look, and about the use of lighting. Mr. Ivaldi noted that as of now, no application has been submitted with the County. Essentially, this project is starting over from scratch.

A long-time resident stated that there should not be any two story commercial buildings on Douglas Boulevard, and noted that in fact no such currently exist. She questioned the utility of a "card room" in the proposed upstairs of the clubhouse.

A resident of Treelake Village opined that perhaps a one-story clubhouse near the back wall might be more aesthetically pleasing, as well as more respectful of the neighbors.

Another long-time resident would appreciate a presentation of information concerning other garage condo developments, with a focus upon how they work within their communities.

Mr. Anderson inquired concerning the height of the walls. According to Mr. Borges, the average parapet height is 23 feet. Mr. Anderson suggested that although a wall of this height might form a good sound-wall, it could be a real eyesore. Mr. Anderson also expressed concern about the containment of outdoor lighting, and the impact on traffic. Also, given that the vast majority of the project would be paved, he inquired concerning the facilities for water runoff, and the potential for runoff of oils and solvents, given the property's use. Finally, he expressed concern about the numerous oaks living on the property.

Mr. Habashi asked Mr. Ivaldi to what extent issues relating to lighting, issues, fence height, etc., might be addressed through an Environmental Impact Report. Mr.

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Ivaldi clarified that a full EIR may not be required; however there will be an environmental review.

Mr. Teed-Bose echoed the concerns already voiced by community members.

A long-time resident wished to thank the proponent for extending the courtesy of this public presentation.

Al Johnson, the project manager for the site, presented briefly. Mr. Johnson mentioned that he maintains an open door policy regarding discussion with neighbors. In fact, he stated that he would be happy to arrange meetings with neighbors at the end of this meeting. He stated without equivocation of any kind that the offensive trailer, which has been the subject of much complaint, will be gone next week. He emphasizes that he represents new ownership which intends to do things right.

With respect to the question of the location for this project, the ownership believes that it is ideal for the storage of watercraft. Mr. Johnson believes there is a substantial market for this type of storage in this area. He also believes that the impacts for this project would be very low relative to what had been approved for Premier Homes. Finally, Mr. Johnson noted that he has data regarding the market merits of garage clubs in other regions - they are particularly popular in Arizona. He would be happy to discuss this and other issues at future MAC meetings.

- 12. Correspondence Found on Table at the rear of the room.
- 13. Next Meeting: GB MAC September 1, 2010 @ 7:00 p.m.
- 14. Adjournment: 7:57 p.m.