

**GRANITE BAY MUNICIPAL ADVISORY COUNCIL
APPROVED MEETING MINUTES FOR
WEDNESDAY, June 2, 2010**

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

1. Call to Order: 7:07

2. Pledge of Allegiance

3. Introduction of MAC Members

A. Vice-Chairman Eric J. Teed-Bose, Virg Anderson, Tom Habashi, Walt Pekarsky, Dr. Gloria Freeman, and John Thacker (Secretary).

B. Also present was Fourth District Supervisor Kirk Uhler.

4. Approval of Agenda

A motion was made (and seconded) to approve the June 2010 MAC Agenda with the following modification: the Action Item shall be deleted. This item shall be placed upon an as yet undetermined future MAC agenda. June agenda approved as modified 5-0.

5. Approval of Minutes from May 5, 2010

A motion was made (and seconded) to approve the May 5, 2010 MAC Minutes. Approved 5-0.

6. Public Safety Report

Deputy Lew of the Placer Sheriff's Department related in regard to his report of burglaries last month, that the Sheriff's Department was able to make an arrest of two parolees. The Department was able to tie eight burglaries to these persons. However, the disheartening aspect of this successful arrest was that many of the items recovered could not be re-claimed by the victims, because there was insufficient verification of ownership. Deputy Lew therefore urges the public to keep a record of valuable items that might be attractive to thieves.

Officer Schwab presented this month for the CHP, filling in for Officer Martinez. Happily, Memorial Day weekend fatalities statewide were down nearly 50% from last year. This is attributed to the "click it or ticket" seat belt campaign. There were eight accidents in the Granite Bay area, usually due to right-of-way violations, as well as unsafe speed. These resulted in relatively minor injuries. Officer Schwab offered the following word to the wise: watch your complete stops at stop signs, and watch your cell phone use while driving. These are areas in which the CHP will not offer leniency. Moreover, there is action pending in the legislature to make these violations a moving violation, such that they will affect driving records.

7. Public Comment

None.

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8. Supervisor Uhler's Report.

Supervisor Uhler remarked first on a recent item in the Press Tribune regarding revision of speed limits. Such revision is a product of speed surveys, which were discussed at length at a recent MAC meeting. Although Supervisor Uhler is uncertain what the revisions will be specifically, he is aware that they will cut both ways, i.e., there will be increases as well as reductions in posted speed limits. One long-time resident expressed her concern specifically about East Roseville Parkway, given the profusion of schools nearby, and thus numerous young pedestrians. She does not want any increase in the speed limit on that roadway.

The supervisors will be receiving a budget update at their meeting June 8. Thus far, they have successfully closed \$23 million of the budget gap, mostly through belt tightening and attrition. They are using reserves prudently. It appears county layoffs will total thirteen employees, mostly in the Planning Department, where activity is currently depressed.

Responding to an inquiry regarding code enforcement, all the county can do is issue citations; at that point it's up to the courts to do something, and in that forum these violations are a low priority. Now, however, there is a measure afoot to permit the county to enforce their code citations. Moreover, the automatic response system has been reactivated, so that if you request enforcement you will automatically be apprised of the action taken.

One resident asked what impact budgetary constraints are expected to have on code enforcement. Supervisor Uhler does not expect significant impact; however, he noted that if the violation involves a hazardous situation, such would receive priority.

In response to an inquiry concerning the progress of the improvements on I-80 at Douglas, Supervisor Uhler noted that much work is being done at night. The timeline for completion of this project is early 2013. However, by October 2010 the extra lanes between Riverside and Douglas should be opened.

Another resident inquired concerning the status of the proposed closing of the county dental clinic at DeWitt Center. Supervisor Uhler did not have any information concerning this event, so suggested that interested parties contact his office for follow-up.

Next month a full report on the Auburn-Folsom widening project will be presented.

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9. MAC Committee Reports

No Committee Reports.

10. Action Items–

Rancho Del Oro Estates- As noted above, this item was removed from the June 2010 agenda. It is anticipated that the item will be placed on a future MAC agenda, however it is presently uncertain when such will occur.

11. Informational Non-Action Items-

Update on Granite Bay Community Plan Review – E.J. Ivaldi appeared to provide another update on the Granite Bay Community Plan Review. Tonight he will address residential properties, most of which are requesting lot splits.

Last week, Planning was able to meet with a number of property owners at the Library to learn about specific properties and requests. These meetings were productive. Notably, a property on Moss Lane has recently been withdrawn from the change request roster.

First to be discussed tonight are requests to change lot sizes from 4.6-acre minimums to 2.3 acres. Lot numbers 36 and 44 are requesting one additional residential lot. These cases represent good examples of what planners consider spot zoning, in that the lot sizes would become inconsistent or incompatible with adjacent parcels. Thus the question in these cases is what factor(s) could justify this type of change.

Additionally, there is a cluster of properties just south of Cavitt-Stallman Road, most of which represent instances of owners simply wanting to add a parcel for possible development. A notable exception is parcel number 33, a 19.7-acre property, the owners of which are requesting a change to create seven additional lots. With respect to these requests, the question arises whether it is more desirable to address the requests individually, or look at the requests cumulatively, and within the context of possible changes in the surrounding area as well. These are questions open for discussion. By way of illustration, one long-time resident pointed out that additional traffic generated on Cavitt-Stallman Road by the granting of these requests would be a big concern, due to the preponderance of bicycle and pedestrian traffic, thus it might be more desirable to look at the requests as a group.

Another resident agreed that given the physical conditions in the area, the impact to traffic safety would militate against reducing lot sizes.

With respect to requests to change from 2.3-acre minimum to .9, a number of these relate to properties on the north side of Eureka Road. These also present cases in

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which an important issue is whether to do nothing, grant requests in isolation, or evaluate the entire surrounding area and make adjustments accordingly.

With respect to lots 11 and 12, which are north of Eureka Road, near the High School, they represent more spot zoning cases.

A long-time resident noted that whether residents can keep horses on .9-acre lots might be an important issue. Mr. Ivaldi is uncertain whether such is permissible on .9-acre lots, or whether a full acre is required.

With respect to requests to change from .9-acre minimum to .4 acre, there are some parcels near Berg and Macargo that are notable. First, the owners of parcel number 43 removed their request. With respect to parcel number 30, the owners are requesting two additional lots, and regarding parcel number 34, three additional lots. Trees are a concern with these parcels. On Macargo, there are numerous smaller parcels in the area, so granting the requests could be viewed as creating more isolated parcels.

Finally, with respect to Itchy Acres, Planning has had meetings with all, or nearly all, owners making requests from this area. Notably, all except one owner is asking for only one additional lot. These requests are for changes from 4.6 to 2.3 acres. Traffic is definitely a concern regarding these requests, as are the presence of flood plains, and compatibility. As reported previously, there is a mix of different densities surrounding this community.

A long-time resident of Itchy Acres inquired whether a sewer study will be demanded by Planning. Mr. Ivaldi responded that Planning certainly will have to evaluate all such infrastructure issues. Further, Planning will not make any recommendations until this has occurred. Moreover, there are CEQA mandates regarding environmental impacts that must be addressed. Another resident pointed out that we had a discussion concerning sewer capacity a few months ago. He suggests that costs of hook-up be brought up soon, as opposed to later in the process.

Upon the conclusion of Mr. Ivaldi's presentation, one long-time resident expressed frustration because we are here observing the result of an update process that allows anyone to submit anything, resulting in a hodge-podge of requests that could, if not managed skillfully, lead to a massive unwanted change in the community. She wondered whether there has been any thought to forming a volunteer committee to help this process along once "the rubber hits the road". Mr. Ivaldi noted that this is probably it (the volunteer committee) right here; however, depending on the

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Supervisors' direction after their budget workshop, something like this might be possible.

Mr. Uhler noted his appreciation of the concern expressed above. However, he asked that residents recall that the impetus for the county to look at the Plan comprehensively, and take the approach they did, was that Planning had been receiving numerous requests for changes that could easily have created that very "hodge-podge" we all fear. He noted that he flatly refused a recent proposal for a re-zone because the owners had their chance to seek the same through the Update process, failed to do so, and so will have to wait until a new Plan is adopted and then explain why they should be found special. This is an example of how the process should work to nullify "hodge-podge" requests.

In this regard, a long-time resident pointed out that once a Plan is adopted, it will be up to the MAC, and the community as a whole, to support the Plan as adopted. That is, without community effort and support, the new Plan could be eroded over time by the piecemeal granting of individual requests. Vigilance will be paramount. Another long-time resident cautioned that compatibility is a major component of our quality of life, thus underscoring the need for vigilance.

There next ensued a discussion concerning how these proposed changes, if adopted, impact on the 23,000 holding capacity, as well as cumulative infrastructure impact.

A long-time resident inquired when the goals and policies will be completed, and whether they will affect any of the change requests. Mr. Ivaldi responded that staff is going to have to provide recommendations regarding change requests in light of goals and policies. Planning is uncertain when this information will be presented to the MAC.

Another resident asked who would pay for the CEQA mandates. Mr. Ivaldi noted that this is something for the Board of Supervisors to determine.

- 12. Correspondence – Found on Table at the rear of the room.**
- 13. Next Meeting: GB MAC July 7, 2010 @ 7:00 p.m.**
- 14. Adjournment: 8:48**