GRANITE BAY MUNICIPAL ADVISORY COUNCIL

MEETING MINUTES FOR

Wednesday, June 1, 2011

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

1) Call to Order: 7:05 PM

2) Pledge of Allegiance

3) Introduction of MAC Members

- a) Chairman Eric Bose, Vice-Chair John Thacker, Virg Anderson, Dr. Gloria Freeman, Dr. Don DeSantis, Walt Pekarsky and secretary Ashley Gibian
- b) Also present, Field Representative Linda Brown

4) Approval of the Agenda

A motion was made (and seconded) to approve the June 2011 MAC Agenda and was approved, 6-0

5) Approval of the Minutes - April 6, 2010

The approval of the April 2011 Mac Minutes has been postponed until the next meeting.

6) Public Safety Reports

The public safety report was given late, after Action Item B, due to a call. Bob Richardson reported that there have been two vegetation fires this past month with a fast spread rate. There have been no new bicycle injuries, there have been a few in other jurisdictions, but Mr. Richardson believed the numbers to be down overall. There was a question about what was going on near Las Lagos on June 1, Mr. Richardson reported that it was an illegal burn.

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.

A community member noticed an announcement board sitting across the street from the library mentioning a care home and wanted to know if a care home had been approved for that site. No one present at the meeting had heard of a project being approved at that location.

8) Supervisor Report

The Board of Supervisors had an extensive discussion on Sewer Maintenance District One (SDM1), looking at water requirements. SMD1 does not currently meet requirements. The county can spend approximately \$62 million to bring SMD1 up to standard, or embrace a regional plan to transport waste to Lincoln. Sewer Maintenance District 3 (SMD3) is also out of compliance but there are not enough customers in that district to make improvements feasible. The county is considering piping SMD3 waste to Sewer Maintenance District 2 (SMD2). Should SMD1 be brought up to standard, the county must figure out how to fund the project.

The Board also discussed Middle Fork revenues and where they should go (i.e. current/future infrastructure projects).

They received a report in regards to the Placer County Fairgrounds. The Fairgrounds are anticipating the loss of state support which is 20% of their budget. Noise from speedway also continues to be an issue. They are considering moving the speedway to a more remote location.

The PCWA canal washed out and a temporary bypass pipeline has been put in to minimize the rolling "dry" outs.

Auburn Sutter Faith Hospital is reducing services and moving their birthing center to Roseville.

As of right now the County will not be absorbing any more responsibilities from the State other than what was already anticipated. The State will free up approximately 90,000 beds in state prisons, so that will affect the County eventually.

There will be temporary changes made to sign limits. The Board heard the call from businesses from Tahoe to Granite Bay regarding more temporary signage. The Board and Planning are going to talk about what they can do to help the businesses. Warren Clark clarified that this would be a temporary change, about one year long.

Sacramento Mayor, Kevin Johnson, has approached the six Sacramento area counties to sit on a board to help fund the new entertainment complex. No proposals have been heard at this point. Supervisor Uhler will sit on the board for this project. His suggestion, "if you raise my taxes, I'll vote you out of office. However, I might be willing to buy stock in the arena."

9) MAC Committee Reports

The Granite Bay Community Plan policy review committee meets bi-monthly now, and Virg Anderson provided the report. They went over sewer goals and policies and get public feelings out and staff came up with several suggestions. If you want to get involved the meetings are open. All the information is online. The next meetings are June 15th and June 29th at 5:30pm.

10) Action Item:

- a) The Collections at Granite Bay (previously Seymour Ranch): Presented by E. J. Ivaldi, Supervising Planner, Planning Services Division of the Community Development/Resource Agency (20 min.) Proposal by the New Home Company for a Subdivision Modification and Variance to allow vehicle entry gates and related monument walls. The project site is located on the east side of Cavitt Stallman Road, at its intersection with Great Oak Circle.
 - <u>Action requested:</u> Recommendation to approve Subdivision Modification and Variance to allow vehicle entry gates and related monument walls.

EJ Ivaldi gave a brief overview of the project. Seymour Ranch (Collections at GB), a subdivision of a 14 acre parcel, was approved in 2004. Request for Variance is for an 8-foot gate and 9-foot wall at the entrance. There are two issues with gate. The first is whether or not to allow the gate. The community plan discourages gates. The second issue is in the design of the entryway. It shows the gates in and out with center island keypad, but there is no County standard turn around space which presents safety issues. There hasn't been an official fire district report, but an officer said the plan wasn't appropriate. The developer is proposing to leave the gates open during peak traffic times. However, there is no way to enforce that. The County does have a standard now and would like to stick to it, but they are willing to hear options. This project goes to the Planning Commission on June 23.

The applicant, Kevin Carson, is a long time resident of the area and gave an overview with his project managers. The property was purchased from Wells Fargo Bank in November of 2010. So far they have put in lots of landscaping to improve the site.

The applicant pointed out that the County Standards are best suited for a new subdivision. Their property is a built space and there would be significant hardship for them to bring the plan up to County standard because 90% of the improvements are already in place. They would lose two sites if they brought it completely to standard. They hope to find a middle ground and create a safe project.

They conducted a traffic analysis, and found that the project would not create significant extra traffic but they do want to limit the stacking of cars onto Cavitt Stallman which is why they propose keeping the gates open 7:00-9:00 AM and 4:00-6:00 PM. Pedestrian's would have access via an easement through the center of project which will not be gated. They are proposing space for a 3-point turnout, or space for a u-turn around call box. This turn space was tested with a Camry, but they believe a larger vehicle could turn around as well; it would just be a bit tight.

The gate will have rustic wood on bottom with the top half see through. They believe a gate is necessary with the surrounding commercial properties. There will be fire protection on the gate to allow emergency vehicles access immediately. There will also be 24 hour emergency contact information on the call box. The applicant wishes to protect the subdivision from vehicles that may use the loop set-up as a race track. The project has 20,000 square foot lots with 2,800-3,700 square foot homes.

The Public comments and questions raised a lot of concern in regard to the gate. Their neighboring housing development doesn't have a gate or a security problem, so the need for a gate isn't understood. There is already traffic on Cavitt Stallman and with a 25 mph speed limit; there isn't enough room there now. If stacking occurred it would be a problem. Many service vehicles (FedEx, UPS) come at anytime of the day and they will have to back out onto Cavitt Stallman if the gates are closed because they will be too big to turn around in the space provided. Gates appear handsome but cause other problems and don't fit in with the plan. A community member pointed out that they live in a similar small community across from Quarry Ponds with no security problems. Another community member felt that gates represent "an island of isolation in the middle of a community. If we're serious about an integrative community we have to take it seriously." A last community member lives in gated community and loves it. He thinks the gate improves property values and is very nice looking.

MAC Discussion-

Virg Anderson: The previous plan for this space would not have been approved with gates. There was a home burglary nearby, but the owner had left the car and garage unlocked. The lack of a turnaround creates a safety problem. Gates are not approved in community plan.

Dr. Gloria Freeman: As far safety goes, there was a break in at Los Lagos, if someone wants to break in, they will.

Don DeSantis: The County made a preference for development and the applicant doesn't meet it. Eric Bose: Wondered if the county looked at the traffic study. EJ Ivaldi clarified that the traffic study was not required by county and there was nothing about stacking in the study. However, there is no turn around. The County said they'd hear alternatives. Applicant hasn't offered any alternates. A 3-point turn does not satisfy ESD. This is purely a safety issue from county standpoint. The Fire Department doesn't have an issue turning around because they have access, but the gates do slow down their services.

Motion was made and seconded to deny request for Subdivision Modification and Variance to allow vehicle entry gates. Approved 5-1

b) Adopt Dry Creek Greenway Regional Vision and Certify the Final EIR: Presented by Christopher Schmidt, Senior Planner, Planning Services Division of the Community Development/Resource Agency (20 min.)

The proposed Dry Creek Greenway will provide a continuous and coordinated system of preserved lands and habitat, with a connecting corridor of walking, equestrian, and bicycle trails, from the Sacramento border to Dry Creek's sources, and to the Folsom Lake State Recreation Area. Greenway Plan and EIR can be found here:

http://www.placer.ca.gov/Departments/CommunityDevelopment/Planning/PlacerLegacy/WatershedPlanning/DryCreek/DryCrkGreenwayVisionPlan.aspx

Action requested: Recommendation to Planning Commission and Board of Supervisors to Adopt the Dry Creek Greenway Regional Vision and Certify the Final EIR.

The County received \$250,000 from the Federal Congestion Mitigation and Air Quality (CMAQ) for this project. Greenways are trails or open space corridors, waterways, sidewalks, and country roads centered around streams and habitat. This is a regional vision for an open space greenway and park system that protects natural waterways, natural cultural resources and sensitive habit lands. The plan consists of Dry Creek and its major tributaries. Currently there is a gap from Sierra College to Folsom Lake and it is their goal to close the loop into one integrated system. Most of watershed is private property and at some point you cannot make trails because the area is already built out, so they plan to build trails where they can. Individual property rights would not be sacrificed as the idea is to acquire only where there is a willing seller/willing buyer. Potential issues include land use, biological resource, aesthetics, noise, and public services. Should everything go smoothly, the action plan for this project will proceed as follows: Review by the Planning Commission, adoption by the Board of Supervisors, certification of the final EIR, secure funding/grants and finally, phased implementation.

The entire project would cost \$15-20,000,000 but maintenance is the difficult part to fund which would be an additional \$750,000 per year. Maintenance funding could come from two general areas: The general fund or some form of local funding. It is unlikely that a tax option would be considered. It was the original intent that every agency adopt/approve this plan at the local level but it won't be possible. The County will express the larger vision and encourage districts to follow it, but it is unlikely that they will all adopt. From a policy standpoint, this is the perfect time to implement such a plan. The Granite Bay Community Plan is going through a policy update, there is opportunity for an update to the Placer County General Plan and the County is preparing a Placer County conservation plan.

Motion was made and seconded to adopt the Dry Creek Greenway Regional Vision and certify the Final EIR. Approved 5-1

c) <u>Improvement Project for Treelake Park and Playground:</u> Presented by John Ramirez, Placer County Parks Administrator, Department of Facility Services (20 min.)

The County Parks Division is requesting funding to remove and replace the old playground at Treelake Park that does not comply with current safety standards or meet requirements of the Americans with Disabilities Act. The cost estimate for the project is \$150,000.

Action Requested: Recommend the County Board of Supervisors approve the request of the County Parks Division for \$108,000 from Granite Bay's Landscape and Lighting District reserves, and redirect \$42,000 from currently budgeted reserve funds, for a new playground at Treelake Park, 5255 Parkford Circle.

\$68.28 is paid per resident, per year, for parks. Funding can pay for maintenance, administration etc. and some money is set in reserves. This is the first time they are proposing using this fund for a new facility. It will cost \$150,000 for the new park. This will include, removing the old playground, building the new playground and putting in a landscape planter. They plan to take \$42,000 from the reserves to fund this project.

Motion was made and seconded to approve the request of the County Parks Division for \$108,000 from Granite Bay's Landscape and Lighting District reserves, and redirect \$42,000 from currently budgeted reserve funds. Approved 6-0

11) Informational Items (non-action):

a) <u>2010 Census/Redistricting:</u> Presented by: Loren Clark, Asst. Agency Director, Planning Services Division of the Community Development/Resource Agency (45 min.) Discussion of 2010 Census and how it affects District Supervisorial Boundaries.

The population has grown from 248,417 in 2000 to 348,432 in 2010. The demographics have shifted slightly to an older population. There has also been a shift in population from the Tahoe area to other areas of the County. There was some surprise growth in west that creates a need for the adjustment in district boundaries. There can be a, roughly, 5% deviation in County districts. Five options for redistricting were presented. The powerpoint with all maps are available on the website. Placer.ca.gov/departments/ceo/redistricting.aspx

12) Correspondence - Found on Table at the rear of the room.

13) Next Regular Meeting – Wednesday, July 6, 2011

ADJOURNMENT: 9:24pm