

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.

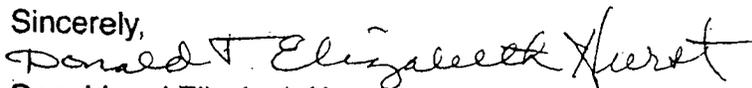
Additionally, we are troubled with the increased traffic and congestion on arterial streets. Our school schedules create a high volume of traffic already. The residents of 27 more homes and the people servicing these homes would only add to that congestion.

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

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MAY 27 2009

ENVIRONMENTAL COORDINATION SERVICES

PLANNING DEPT.

DEAR E.J. IVALDI,

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. 69  
GRANITE BAY, CA 94706

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 4<sup>th</sup> 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

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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

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See below - Comments on the Enclave at Granite Bay

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**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

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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

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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](mailto: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

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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](mailto: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

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See below - Comments on the Enclave at Granite Bay

**From:** Stephanie Gates [<mailto:STFGATES@surewest.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

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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

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See below - Comments on the Enclave at Granite Bay

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

From: nicollebrown@surewest.net [mailto:[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

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See below - Comments on the Enclave at Granite Bay

**From:** Laura Hartman [mailto:[lljbhartman2002@yahoo.com](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

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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

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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.

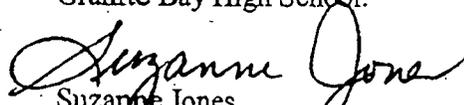
First, I endorse the Granite Bay Municipal Advisory Council's (GBMAC's) opposition to the proposal as presented. They raised many serious concerns that have not been adequately addressed by the Agency.

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 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

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

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See below - Comments on the Enclave at Granite Bay

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

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

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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:samlevines1@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

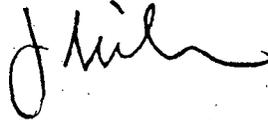
MAY 29 2009

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

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See below - Comments on the Enclave at Granite Bay

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**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.

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**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

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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)