

GRANITE BAY MUNICIPAL ADVISORY COUNCIL
UNAPPROVED MEETING MINUTES FOR WEDNESDAY, January 9, 2008
Eureka Union School District Office, 5455 Eureka Road, Granite Bay

1. Call to Order 7:04PM

2. Pledge of Allegiance

3. Introduction of MAC Members

A. MAC members present were Virg Anderson, Jill Ernst, David Kaiser, Sean Corcoran, Steve Nash (Vice-Chair), and Robert Enos (Secretary). Members Craig Powell and Walt Pekarsky were absent. Member Steve Nash presided as Chair.

B. Also present was Supervisor Kirk Uhler and **Field Rep. Brian Jagger**

4. Approval of January 9, 2008 MAC Agenda

A motion was made (and seconded) to approve the January 9, 2008 Agenda. The motion passed (5-0). **There was an edit made to one item, change of presenter.**

5. Approval of Minutes: December 5, 2007

A motion was made (and seconded) to approve the December 5, 2007, minutes. The motion passed (5-0).

6. Public Comment

Supervisor Kirk Uhler started with comments about the passing of long time Granite Bay resident and leader Ron Bakken. Supervisor Uhler noted that the Board of Supervisors adjourned in Mr. Bakken's honor. Ron Bakken was born on September 1, 1938. Ron Retired to the Granite Bay area after years as a civilian quality control specialist for the Air Forces F-111 fighter-bomber. Ron was very active in the Granite Bay MAC over many years. Most recently, Ron worked with the MAC Douglas Corridor Committee to develop building a building guideline manual entitled "Granite Bay MAC Design Elements and Landscape Goals". In closing, Supervisor Uhler acknowledged that he and Ron did not always agree on policy, but that he always found Ron to be a kind and knowledgeable man "who always knew how to disagree without being disagreeable."

MAC member Jill Ernst also spoke about Ron Bakken. Mrs. Ernst worked for six or seven years with Ron on the on the design and corridor committee. Mrs. Ernst said that Ron was a respectful, delightful, insightful man with a lot of expertise. "Ron's death is a huge loss to this committee and to me personally," said Mrs. Ernst. Everyone in Granite Bay owes a debt of gratitude to Ron.

MAC member Sean Corcoran said that Ron was an excellent source for what was traditionally done in the Granite Bay area. Ron's knowledge of what the community had done in the past was very helpful in providing a path for the future.

One resident identified himself as a civil engineer in opposition to the proposed carwash on the western end of Quarry Ponds. This resident was very concerned that the proposal gave no consideration to the 57 acres of private residences just to the south and, relative to Douglas Blvd., behind the proposed Car Wash. According to this resident, the rezone permitting the proposed Car Wash will have a terrible impact on the 21 lots being developed on those 57 acres. The complaint this resident had was that the develop of the 57 acres had been in the works for years and the initiated in reliance on the parcel where the proposed Car Wash is to be built remaining open space.

One resident expressed his opinion that the MAC Minutes are inadequate. Specifically, in the past, MAC minutes reflected the name and sometimes the address of whoever rose to speak regardless if it was during the Public Comment section or during the Informational of Action Items. This citizen's point was that by omitting the specific names of speakers and instead using general references to persons speaking or asking questions, the impact of the comments, support, or opposition made is clouded. In order to best convey to the Board of Supervisors or the Planning Commission the accurate level of opposition or support for any subject before the Granite Bay MAC, speakers should be clearly identified. This same citizen also cited his concern that a recess taken during the December 5, 2007 Granite Bay MAC might have violated the Brown Act. MAC member Jill Ernst responded that all county MACs, including Granite Bay, have required that the Minutes not reflect specific names for liability reasons.

Another long time resident stated that the recent limitations placed on public comment during MAC meetings is a mistake because it defeats the number one purpose of the MAC which is to provide a forum for the residents to comment on community matters. If public comment is restricted in the MAC, it makes it more difficult for the residents' opinions to get through to the Planning Department or Board of Supervisors.

A long time Granite Bay resident who owns the 57 acres immediately to the south behind Quarry Pond commented that he opposes any further commercial development because what has been developed and what is proposed to be developed all violates many elements of the existing Granite Bay Community Plan. The developer of Quarry Pond, he said, is in violation of the Granite Bay Plan right now. This resident stated that his appraised loss of value as a result of the Quarry Pond is in excess of \$1,000,000. The resident stated that the MAC and the Planning Department made a mistake when it approved so much commercial development along Douglas. He urged the MAC to learn from past mistakes and restrict the commercial development adjacent to his property. Currently, 85 outside lights at the Quarry Pond are visible from his property. Therefore, it is urged that the MAC be weary of further commercial development there.

7. **MAC Committee Reports**
 - A. Public Safety (David Kaiser)

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The Fire Department wants Granite Bay citizens to be careful and to adhere to the proper burn days. The Sheriff's Department stated there has been a number of smash and grab auto burglaries. The committee heard citizen comments regarding the traffic impact at Berg Street near Quarry Pond.

- B. Parks and Recreation (Steve Nash)
On March 29, 2008, there will be a tree and shrub planting day.
- C. Douglas Corridor Committee (Jill Ernst)
See Informational Items

8 Informational Non-Action Items

A. Granite Bay MAC Design Elements and Landscape Goals

MAC Member Jill Ernst presented an extended status update on the progress made by the Douglas Corridor Committee this year. As far as design elements, what Granite Bay is looking for is single story buildings; Low-pitched rooflines, with gabled or hipped roofs; Overhanging eaves; Use of quality materials such as wood, brick and stone; Exposed rafters, beams, braces or decorative brackets under eaves; The clustering of windows into horizontal bands; A mix of natural materials throughout the structure; Enjoyment of natural setting through porches, courtyards, trellises, and outdoor spaces; Tapered, square columns supporting roof; Lush, natural looking landscaping, walkways, and paths; External lighting should be directed downward and shielded from neighbors; Building colors that compliment and blend with the surrounding natural landscape (i.e. "earth tones"); Articulation of building fronts and rooflines; and Signs should be low profile and be compatible with Craftsman-style village. The intent is to have a design district because the design elements will effect both residential and commercial development.

MAC member David Kaiser commented that the Douglas Corridor Committee's Design Elements was good work. MAC member Sean Corcoran recognized Ron Bakken's hard work on this project by stating that "Ron's fingerprints are on this project."

B. Quarry Ponds East Medical Office Project

Lisa Powers was the presenter. The Quarry Ponds East proposal consists of an approximate 40,000 square foot, two-story, commercial office building with medical clinics and labs offering diagnostic services and or treatment along with any other zoning permitted uses. The proposed building will be two stories on the ponds front at the eastern back corner with decks overlooking the ponds. The proposal provides for 210 parking spaces. The construction of the proposed office building will be of the same material as Quarry Pond: Brazilian multi-colored slate. The presenter stated while the proposal does call for some exterior lights to the south, there is not a plan for lots of lights.

“Quarry Green” is a ¼ acre 8,000 square foot lawn area with a 3000 square foot view bridge which bridges the east and west sides of the ponds, bordered by a covered walkway from the medical building to the Quarry Ponds Center restaurant and retail side. The presenter stated that the lawn area originally was intended to be usable as an event center, but that concept has been dropped.

Vice-Chairman Nash questioned how they would be able to satisfy the 300 foot set-back requirement. Member David Kaiser recommended a smaller plan using small campus buildings as opposed to one large building. Member Kaiser also recommended that ingress and egress be worked into the design plan.

The presenter stated that she envisioned seven (7) tenants that are medical clinics such as orthopedic surgeons or oncologists.

A number of citizens spoke in opposition to this proposal. One resident stated that this is a large building and if it should not rent then it will cause blight.

Another resident stated that if this proposal is built, it will make for approximately ¾ of a mile of commercial development along Douglas Blvd. making it the biggest commercial are in Granite Bay.

Another resident commented that the residents living near Berg Street do not want a traffic light there. Berg Street was intended to be a country road. With this commercial development, Berg Street will become more congested and dangerous. What is needed instead is a smaller proposed parking area with a deceleration lane set back from Douglas.

Another resident, who identified themselves as a practicing Dr., stated that the proposal was a bad idea because it is not viable. He suggested everyone consider the number of available office space in Granite Bay already. The proposal is not good for large medical groups and small practitioners won't be economically supported by the community. Therefore, it will be a large vacant medical office building.

The resident who owns the adjacent 57 acres commented that there should be a light study to confirm the impact to his property. He further urged that the developer proposing the medical office building satisfy the 17 other (alleged) violations she has with Quarry Pond. There should be a buffer between his property, the proposed medical building, and the Quarry Pond center. He further stated that the two-story proposal in no way conforms to the Granite Bay Plan.

Another longtime resident stated that this proposal does not conform to the 300 foot set back requirement.

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And another long time resident joined in opposition stating that the two-story proposal conflicts with the Granite Bay Plan.

One resident stood in support of the proposed project stating that Quarry Pond "enhanced Granite Bay". He commended the MAC for approving the Car Wash project and said that more medical office space is needed. He recommended installation of a traffic light at Douglas and Berg Street and at Auburn-Folsom and Fuller.

The MAC advised the presenter that a single story proposal was more feasible, but two stories was just too large. The MAC advised that the proposal needs a buffer to the south. The MAC advised that the project should be scaled back.

One citizen commented that if the MAC supports this proposal, they will not be in conformance with the Granite Bay Plan.

The MAC advised that the project should be scaled down, with less parking and a deceleration lane worked into the design plan.

C. South Placer County Fire Protection District – Measure F: Proposed Ordinance No. 2007/2008 - 4

Tony Corado, South Placer County Fire Protection District Department Chief, was the presenter. Chief Corado thanked and honored Ron Bakken for his contributions. Chief Corado explained that every four (4) for last 29 years, the fire protection district has had to request authorization to exceed the appropriations limitation imposed by Article XIII B of the California Constitution. It is time to ask for authorization again. Therefore, Chief Corado requests support for Measure F which is on the February 5, 2008 primary election ballot.

Specifically, Proposed Ordinance No. 2007/2008 – 4 would authorize the South Placer Fire Protection District to exceed the appropriations limitation imposed by Article XIII B of the California Constitution, if necessary, for four years beginning with the July 1, 2008, to June 30, 2009, fiscal year.

If Measure F is passed it will be business as usual for the Fire District. Passage will not result in any increase in fees or taxes.

9. Action Items - None

10. Correspondence – Found on Table at the rear of the room

11. Next Meeting: GB MAC February 6, 2008 @ 7:00 p.m.
Subcommittee meetings: (Held at the Eureka Union School District Office)
Douglas Blvd Corridor Committee @ 5:00 P.M.
Parks and Recreation @ 5:00 P.M.
Public Safety Meeting @ 6:00 P.M.

12. Adjournment – 8:49 p.m.