**GRANITE BAY MUNICIPAL ADVISORY COUNCIL**
**APPROVED MEETING MINUTES FOR**
**WEDNESDAY, NOVEMBER 5, 2008**
Eureka Union School District Office, 5455 Eureka Road, Granite Bay

1. **Call to Order 7:01PM**

2. **Pledge of Allegiance**

3. **Introduction of MAC Members**

   A. MAC members present were Virg Anderson, Sean Corcoran, Jill Ernst, Steve Nash, David Kaiser, Walt Pekarsky, (Chair), and Robert Enos (Secretary).

   B. Also present was 4th Supervisor Kirk Uhler and his District Director Brian Jagger.

4. **Approval of November 5, 2008 MAC Agenda**
   A motion was made (and seconded) to approve the November 5, 2008 Agenda. The motion passed (6-0).

5. **Approval of Minutes: October 1, 2008**
   A motion was made (and seconded) to approve the October 1, 2008, minutes with minor edits. The motion passed (6-0).

6. **Public Comment**
   All of the public comment was focused on the upcoming proposal to amend the Granite Bay Community Plan. The Community Plan was adopted in 1989.

   One citizen who identified herself as a "band parent" stated that she and many other individuals that she knows are very satisfied with the existing Community Plan. She commented that the upcoming update was unnecessary because a form of update already occurred in 2005. So the upcoming amendment process could frustrate the citizens and waste tax dollars at the same time. The end result will be disputes between neighbors and in some cases lawsuits to prevent lot splits.

   A representative of the Granite Bay Community Association (GBCA) expressed the GBCA's strong opposition to any opening up for revision the Land Use Element of the Granite Bay Community Plan on the grounds that it is unnecessary, against the wants and needs of the very citizens effected, and will constitute a waste of tax payer dollars.

   The GBCA representative cited traffic as the primary concern based on the fact that the existing rural roads that serve the lower density areas most likely to see rezoning do not have either the plans or funding to widen or improve them. The representative further cited the Placer County Housing Element Update filed October 15, 2008, which provided that "adequate area is available to provide for the anticipated housing demand."

7. **Supervisor's Report - Deferred**

Supervisor Kirk Uhler reported that the Board of Supervisors has approved the Drexel Regional University in the Western Placer County area.
Supervisor Uhler also announced that, in conformance with existing law, all of the Granite Bay MAC seats will be open at the first of the year. Anyone interested in running, including existing members, may apply.

Finally, Supervisor Uhler answered constituent questions concerning the upcoming process to review and possibly revise the Granite Bay Community Plan. Supervisor Uhler wanted all to know that the Granite Bay Community Plan has not been revised in approximately 20 years. However, while the plan will be looked at it is not a done deal that the Community Plan will be changed.

The Board of Supervisors wants as much community input as possible. As such, public comment will be sought at the next Granite Bay MAC meeting on December 3, 2008, and there will be a special meeting for further public comment on December 17, 2008. In advance of the meeting, a letter from the County will go out to the community explaining the process and standards. At the December 17, 2008, meeting, the Placer County Planning Director will also report to the community what the standards will be for the review and for any requested rezone.

The community will be heavily consulted to determine what the standards should be for any changes or rezone of the plan. The County will be accepting requests for rezoning of existing parcels starting January 1, 2009, and close June 30, 2009. Currently, Granite Bay is on track to be developed out to 66% of the available land.

MAC Member Virg Anderson suggested that the review process would be a great time for the County to consider building more bike paths and parks. Supervisor Uhler agreed.

8. **MAC Committee Reports**

A. Public Safety (David Kaiser, Chairman)
Mr. Kaiser was pleased to report that overall Granite Bay is a great, safe place to live. He reported that the Placer County Sheriff will be conducting a mock disaster drill November 17 and 18, 2008 at Granite Bay High School.

B. Parks and Recreation (Steve Nash, Chairman)
The Parks and Recreation report Deferred to December 3, 2008.

9. **Action Items**

A. Eden Roc II

The presenter was Miller Development. The project is located at the end of Walden Lane, approximately 250 feet from the South end of Eden Oak Circle. The status of the project is that it has been submitted to the County. The project sits on 39 acres. Originally the project consisted of 14 lots but has since been scaled back to six (6) lots on five to eight acre parcels.

MAC Member Steve Nash recognized a proposed bike path on the diagram presented and requested clarification from the developer as to what type of trail or path was being proposed. Both the developer's representative and the County Planner confirmed the developer will be installing a multi-purpose bike trail on the eastern portion of the project.
Charlene Daniels with the Placer County Planning Dept. stated that the Planning Department will support an open space variance (normally requiring 20% but down to 11%) for the trail because the lots are so large that they create their own open space.

MAC Chairman Walt Pekarsky requested if anyone from the public had a concern or would like to comment but no comments or concerns were expressed.
A motion was made (and seconded) to approve the project as presented. The matter passed 6-0.

## 10. Informational Non-Action Items

A. Proposed Project at 8640 Auburn-Folsom Road:

Lane Borges, of Borges Architectural, presented concepts and elevation drawings showing this proposed office development located next to Cabo's Restaurant near Auburn-Folsom Road and Douglas Blvd.

This proposed single story commercial project is a small infill project with access on Auburn-Folsom Road. The design is in conformance with the design guidelines previously adopted by the MAC (craftsman style). The project will consist of three office buildings totaling 9600 square feet total. The presenter stated that because the lot is single story, long and narrow, it will only be approximately 17 feet high, making it confirm easily with the surrounding residential homes.

MAC Member Sean Corcoran sought confirmation that the adjacent commercial businesses would not be impacted by the parking needs of this proposal and the presenter confirmed that the on-site parking was sufficient to cover the square footage proposed.

Public comment focused on the ingress and egress into and out of the project along Auburn-Folsom Road. The concern being that cars travel fast there and

there will be times when existing may be precarious. Another citizen commented that the median across from the project may further complicate that ingress and egress issue. The presenter assured everyone present that they intend to work very closely with Placer County Traffic engineers to solve and mitigate those types of issues.

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

11. **Next Meeting:** GB MAC December 3, 2008 @ 7:00 p.m.
Subcommittee meetings: (Held at the Eureka Union School District Office)
Public Safety Meeting Committee @ 6:00 P.M.

12. **Adjournment – 8:04** p.m.