GRANITE BAY MUNICIPAL ADVISORY COUNCIL APPROVED MEETING MINUTES FOR WEDNESDAY, SEPTEMBER 3, 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, David Kaiser, Sean Corcoran, Jill Ernst, Craig Powell, Steve Nash, Walt Pekarsky, (Chair), and Robert Enos (Secretary).
- B. Also present was 4th Supervisor Kirk Uhler and his District Director Brian Jagger.

4. Approval of September 3, 2008 MAC Agenda

A motion was made (and seconded) to approve the September 3, 2008 Agenda. The motion passed (7-0).

5. Approval of Minutes: June 4, 2008

A motion was made (and seconded) to approve the June 4, 2008, minutes. The motion passed (7-0).

6. Public Comment

None.

7. MAC Committee Reports

A. Public Safety (David Kaiser)

The Safety Committee Chair, David Kaiser, was pleased to report that overall Granite Bay is a great, safe place to live. But he had to report that the Placer County Sheriff is continuing efforts to fight residential burglaries and wants everyone to be concerned and actively aware of what is going on in your neighborhood. The Fire Department has asked that citizens watch parking on narrow streets due to fire concerns.

B. Parks and Recreation (Steve Nash)

Parks and Recreation Chairman Steve Nash reported that Professional copper thieves have stolen approximately \$30,000 worth of copper from local parks.

8. Action Items - None

9. Informational Non-Action Items

A. The Enclave at Granite Bay

The presenter was Camille Courtney. This proposal calls for 29 single-family residential lots (senior housing). The lots would accommodate one-story residences ranging in size from 2,200 to 2,600 square feet in area. Approximately 49% of the land would be dedicated to open space including natural wetland areas, pedestrian

pathways, bocce ball courts and a community barbecue area. The property is 12.1 acres in size and located north of Elmhurst Drive and south of Pastor Drive. The presenter stated that the proposed development would have access from Pastor Lane and emergency access from Skyview Drive.

The project has been submitted to the County. Once the County has completed its initial review, the owner anticipates needing to conduct a variety of impact studies that will likely change the proposal. Regardless, the owner respectfully requests community comments and suggestions.

Speaking on behalf of the Placer County Planning Department was Mr. E.J. Ivaldi who reported seeing a revised site plan. He reported that the landmark cottonwood tree on the site is sick. The County plans to hire an independent third arborist to provide another opinion. The point being that proposals involving working around this landmark cottonwood may become moot if the tree dies and becomes a danger. Finally, Mr. Ivaldi confirmed that the current proposal shall require a General Plan Amendment and zone change.

During public comment, citizens questioned the presenter why senior housing at this location is a good idea for Granite Bay? The presenter stated that these homes will provide an option to people who have empty nests and want a smaller home. The proposed home will work well for 55 and older and also for families with children.

Public comment was heard that kids are needed for the local schools which are suffering from declining enrolment. Other residents pointed out that many homes already exist in this area to fill the need sited by the presenter. Another citizen said that current tax records show approximately 1800 comparable homes in the 2400 square feet or less in Granite Bay. The presenter qualified her comments by explaining that the purpose of her presentation was to look for public comment and not to present the substantial community need case to justify a General Plan Amendment.

A long time resident stated that the existing Community Plan calls for rural residential for this proposed development site. The citizen further noted that the original plan from this developer called for 39-43 homes versus the 29 homes now planned. Without a zone change only seven (7) homes may be built.

A senior advocate and local resident opposed the proposal stating that it is not a good idea including poor public transportation options, distance from necessary shopping facilities like grocery stores or pharmacies, long distance distances from medical facilities, traffic impact, and inadequate recreational facilities. Given that this development may be the last place that many of these seniors live this proposal is all wrong.

A neighbor near the intersection of Elmhurst and Twin Schools Road said the traffic situation is already quite bad and the proposed development will add another 300 trips per day. She pointed out that the recently hired crossing guard hired by the PTC quit after one day due to the traffic volume. Another citizen

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said the traffic will further impact public safety because the Fire Department will be hampered by the additional 29 homes.

A neighbor to the proposed development stated that the Community Plan is the "voice of the community" and that there is a lot of community opposition. This citizen claimed that at least 103 people are in opposition to this project.

Several citizens commented that people living in this area have expectations about the density so in order to justify the major change in density will require a showing of substantial public benefit.

B. New Email Alert Program

The 4th District Supervisor's Office seeks feed back on an e-mail system now set to alert citizens about upcoming community meetings. Brian Jagger, District Director to Supervisor Kirk Uhler was the presenter. The Placer County District Four website has a new feature that allows residents and business owners to sign up for email alerts about important information regarding the Granite Bay area. This system is currently in testing and needs as many people to register for it as possible to help best define what types of notices and information residents and business owners would like to receive. The Director stated that private meetings such as the one recently held by Pastor in July would not be on the e-mail list. Suggestions for this will also be solicited at the MAC meeting. Residents and business owners will be able to sign-up at the MAC meeting or can go to http://www.placer.ca.gov/bos/District4/EmailSignUp 2.aspx

C. Village Center Monument Signs

The project applicant is seeking the input of the Granite Bay Municipal Advisory Council on the location and designs of monument signs for the retail and office projects at Southeast and Southwest corners of East Roseville Parkway and Village Center Drive. According to the presenter, tenants blame that the lack of signage is hurting businesses. The owner believes that this is resulting in a dying commercial development. Right now, the property is identified well as the Treelake Village, but the individual commercial tenants do not get any individual identification.

The County representative stated that community input is needed to approve monument signs because the development is located in a residential area.

When this commercial development was first brought to the Granite Bay MAC, the original plan was to have the signs on the buildings only. But since that time, the landscaping has made that impossible.

Originally, a condition for approving this commercial development in this location was that no monument signs would be allowed and such monument signs were always discouraged when the commercial project is in a residential area.

One citizen said that they live near the Village Center and they do not know what is in there.

D. Granite Bay Garage Club Condos

Sundance Properties proposes to build a custom garage condominium facility on approximately 4.5 acres located at 7135 Douglas Blvd., [APN 047-060-033]. A garage condo is a personal warehouse owned in fee versus a rental storage facility. There will be approximately 100 units, ranging in size from 800 to 1400 square feet. In addition to the units, they propose building a 2500+/- square foot clubhouse that would include a kitchen for heating prepared foods, bathrooms with showers, a lounge area with large screen TV, and a wash bay for RV's, boats, and cars. The proposal will feature 60 foot wide driveways with 80% of the capacity used for long term boat and RV storage.

The proposal calls for a home owner association with CC & Rs. The presenter believes that this will offer a very convenient storage option for Granite Bay residents' boats and RVs. The presenter stated that the proposed facility will be built like a single story fortress with walls and or false windows facing out, surrounded by landscaping, with doors and driveways contained inside. The project will be designed to be quiet and attractive from the outside. In addition, the presenter states that the proposal will offer far less vehicle traffic than the previous proposal offered Premier Homes Development.

A few neighbors expressed concern that these garages will have some people working with loud power equipment at all hours of the night. The presenter suggested that private residences could yield the same problem. However, the CC & Rs would likely prevent anyone from operating a commercial business out of their garage.

- 10. Correspondence Found on Table at the rear of the room
- 11. Next Meeting: GB MAC July 7, 2008 @ 7:00 p.m.
 Subcommittee meetings: (Held at the Eureka Union School District Office)
 Parks and Recreation Committee @ 5:00 P.M.
 Public Safety Meeting Committee @ 6:00 P.M.
- **12. Adjournment 7**:52 p.m.