GRANITE BAY MUNICIPAL ADVISORY COUNCIL APPROVED MEETING MINUTES FOR WEDNESDAY, April 1, 2009

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

1. Call to Order 7:02PM

2. Pledge of Allegiance

3. Introduction of MAC Members

- A. MAC members present were Virg Anderson (Chair), Eric J. Teed-Bose, Eric Sanchez (Vice-Chair), Dr. Gloria Freeman, David L. Gravlin, Tom Habashi, Walt Pekarsky, and Robert Enos (Secretary).
- B. Also present was Fourth District Director Brian Jagger.

4. Approval of April 1, 2009 MAC Agenda

A motion was made (and seconded) to approve the March 4, 2009 Agenda. The motion passed (7-0).

5. Approval of Minutes: March 4, 2009

A motion was made (and seconded) to approve the February 4, 2009 Minutes. The motion passed (6-0). MAC Member Tom Habashi abstained.

6. Public Comment

One citizen stated that there was graffiti near Bushnell Nursery along Douglas Blvd. She urged citizens to report graffiti to the building owners impacted and to the Sheriff.

Another Citizen commented that business signs in the community are making Granite Bay look like a flee market.

One citizen commented that Home Owner Associations should be better informed about matters that are addressed by the MAC.

Fire Chief Tony Corado informed that the vacancy on the Placer County Fire Board is about to be filled.

7. Supervisor's Report

Supervisor Uhler's District Director Brian Jagger presented in the Supervisor's report

In 2000 Assembly Bill 885 (Sections 13290 through 13291.7 of the California Water Code) was passed. This law directs the California State Water Resources Control Board (SWRCB) to develop standards for onsite wastewater treatment systems. The Water Resources Board wants this law applied throughout the entire state.

In compliance with AB 885 the SWRCB proposed regulations which call for septic systems to be inspected every five (5) years at an approximate cost of \$325. If there is a well on-site, owners must have their groundwater inspected at an

additional cost of \$325. Septic systems and wells that fail the inspection will be required to update or replace their current septic systems even if the costs is in the tens of thousands of dollars.

To deal with this burden, Assemblyman Ted Gaines has introduced Assembly Bill 268 which seeks to repeal the provisions of AB 885. The bill is currently in the Assembly Hazardous Material and Waste Committee.

8. MAC Committee Reports

Deferred Pending New Committee Assignments.

9. Action Items

A. None.

10. Informational Non-Action Items

Update on the Granite Bay Community Plan Review

Michael Johnson of the Planning Department was the presenter and indicated that Placer County has received seven (7) requests to date for land use changes. He directed all interested parties to the County of Placer website at www.placer.ca.gov/planning. This site will enable citizens to track the progress of these seven land use change requests.

To date 85 comments on Community Plan changes have been received, plus 77 comments requesting no changes have been received, of the 77 requests for no change to the Community Plan, 40 were from the Itchy Acres area north of Douglas.

Some of the request for changes include: Reduction of the community build-out capacity to 20,000 to accommodate traffic, place limitations on the construction of large church structures, construct a recreational trail, improve storm water protection, and install more lights along Douglas.

Mr. Johnson further stated that there will be another community plan review meeting to present the total review comments.

MAC Member Eric Sanchez inquired of Mr. Johnson about what was the maximum density requested. Mr. Johnson stated that had not been analyzed yet.

MAC Member Eric J. Teed-Bose asked for an explanation of the criteria for making a request. Specifically he wondered if only the owner of property may make a request to which Mr. Johnson replied, "Not always." However, all land use changes were made by the owner.

MAC Member Eric Sanchez asked if something could be added to the plan to deal with unsightly signs.

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A long time resident commented that Granite Bay has "political sign blight." She further asked is something could be done about it.

Johnson indicated that planning and zone codes already have guidelines: Non-permitted signs are violations and code enforcement will remove them.

Mr. Johnson responded to a citizen inquiry about how the population capacity was to be determined and it is based primarily on sewer capacity. Accordingly, the capacity is approximately 23,000 people. The county cannot strictly limit the exact number of people, but Placer County looks at zoning inventory. Therefore, if the zoning capacity exceeds the population then some property could get downzoned. June 30, 2009 is the last day to submit requests for policy changes.

Virg Anderson sought and received confirmation that the community will receive an opportunity to comment on changes.

In response to a citizen inquiry Mr. Johnson confirmed that there will not be any change in the burn policy.

After June 30, 2009, the Planning Department will examine all of the requests received and determine what can be accommodated. Changes must be compatible within existing sewer system.

Citizen speaking on behalf of many homeowners expressed concern that their voices might not be heard given the fact that more than four hundred (400) citizens attended the Granite Bay Community Plan Review meeting on February 11, 2009, and showed with a raised hand count that they opposed amending the Granite Bay Community Plan. The concern is that the system for collecting comments will not reflect the true number of citizens in opposition. The fear expressed is one were developers will come in at the last minute and request high density development. What is needed is a mechanism to notify the community when these big requests come in. Another concern raised was empty lots becoming commercial development.

Mr. Johnson assured those present that any increase in terms of high density development would have to occur within the existing capacity and could only be approved after a sewer study was completed.

After a citizen inquiry Mr. Johnson confirmed that the Enclave proposal is outside the review because its request came before.

All told a lot of data must be considered by the Planning Commission and as a result it may be fall or later before any County recommendations can be made regarding the Granite Bay Community Plan.

If capacity exceeds the sewer capacity then the Planning Departments recommendations would be to deny new proposed development.

At that time a citizen rose and thanked Supervisor Uhler and the MAC for having an open process.

Marlene George speaking on behalf of the newly formed group, Residents Defending Granite Bay expressed concern about the proposed Granite Bay Community Plan review and possible changes because they take issue with Supervisor Uhler. Allegations made by this citizen were that Supervisor Uhler favors developers and voted in favor of the new proposed carwash near Quarry Ponds. She also questioned why an update is needed now. She claimed that her group was pushing for a recall of Supervisor Uhler. Finally, she requested that the audio tape for the Community Meeting on February 11, 2009 be made available. The speaker stated that they want as many citizens voices heard. Finally, she stated that her group is not against growth per se, it's just that they want sensible growth.

In response, 4th District Director Brian Jagger clarified that it is not an automatic that the Granite Bay Community Plan will be updated or changed. The process going on now is a review designed to gather information and the wants of the community.

Also, Jagger stated Supervisor Uhler does not support changing the 300 foot setback requirements or increasing the amount of commercial square footage in the community. He is in favor of revitalization, i.e. taking older commercial development and rebuilding it into newer and better facilities that are more in line with what the community wants.

Mr. Johnson reminded all present that the Community Plan review is a process to gather information from the community. In fact, Supervisor Uhler wants to gather information from the community so if there are changes they will reflect the wants of the community.

MAC member David Gravlin inquired about solutions not involving downsizing. Mr. Johnson stated that the limitation on growth is sewer capacity.

MAC Vice Chair Eric Sanchez thanked Michael Johnson for participating in the process and fielding so many questions from everyone. He commented that the MAC has been ridiculed in the past for its decision on the Granite Bay Carwash. But he believes that in reality that project will never be built do to economics. In addition, He stated that there are 17,500 citizens in Granite Bay. Of that number, only approximately 500 have expressed opposition to changing the Granite Bay Plan which equates to 2.9% of the community.

District Director Brian Jagger stated that before any proposals come before the Planning Department or the MAC there will be another community meeting.

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- 11. Correspondence Found on Table at the rear of the room.
- 12. Next Meeting: GB MAC May 6, 2009 @ 7:00 p.m.
- 13. Adjournment 8:35 p.m.