

**GRANITE BAY MUNICIPAL ADVISORY COUNCIL  
APPROVED MEETING MINUTES FOR  
WEDNESDAY, September 2, 2009**

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

1. **Call to Order 6:03 PM**
2. **Pledge of Allegiance**
3. **Introduction of MAC Members**
  - A. MAC members present were Virgil Anderson (Chair), Eric J. Teed-Bose, Eric Sanchez (Vice-Chair), Dr. Gloria Freeman, David Gravlin, and John Thacker (Secretary).
  - B. Also present were Supervisor Kirk Uhler, and Fourth District Director Brian Jagger.
4. **Approval of September 2, 2009 MAC Agenda**

A motion was made (and seconded) to approve the September 2, 2009 Agenda. The motion passed (5-0).
5. **Approval of Minutes: June 3, 2009**

A motion was made (and seconded) to approve the August 5, 2009 Minutes. The motion passed (5-0).
6. **Public Safety Report**

Bob Richardson of the South Placer F.D. reported that this summer's boating season was a good one from a safety standpoint. There was "only" one drowning.

Officer David Martinez of the CHP offered that enforcement will be active this Labor Day weekend. He reported that there are a number of newer officers in Placer County who are very aggressive. He also noted that the Newcastle office has a new commander (Bill Donovan), and is now up to 100% staffing.

Officer Martinez reported that there has been one fatality in Granite Bay so far this year, which occurred on Auburn-Folsom road near Dick Cook road. On a brighter note, he also reported that Placer County is very good with respect to seat belt compliance. However, in unincorporated areas where people are near to home, compliance is not so good. Therefore, during the period Sept. 12 – 20 the CHP will be heightening enforcement in this area. There was also a discussion concerning texting. He noted that it is hard to catch people doing this, as opposed to illegal cell phone use. Moreover, some judges require a great deal of proof before they will convict on a texting charge.

A long time resident called attention to the problem of pedestrian traffic after the school day near Granite Bay High School. Specifically, GBHS students will walk endlessly across East Roseville Parkway without a care about traffic.

Finally, Officer Martinez noted that in appearing before the Granite Bay MAC, he is replacing Officer Braga, who is stepping down as Public Information Officer.

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**7. Public Comment**

A long-time resident inquired concerning the status of the Enclave project, and also what happens with respect to any zoning change if the owner sells the property thereafter. E.J. Uvaldi responded to these queries by noting first that as of yet, the Enclave has not been scheduled to be heard before the Board of Supervisors; and second, that any zoning change “runs with the land” such that a new owner would realize all benefits and burdens of the change; therefore, any conditions appertaining to the zoning change would continue to apply.

Another long-time resident inquired whether a traffic study in area of the intersection of Douglas Blvd. and Berg Street is being conducted. A Public Works representative responded that what she observed is probably a routine traffic count, not a formal study, which was conducted in that area about a year ago. The resident noted her concern that any count account for certain aberrational patterns which occur in the area.

Another resident thanked Chairman Anderson for attending the recent Planning Commission meeting relative to the Enclave project. He also inquired concerning the status of the Community Plan update.

Another resident expressed concern about water wastage at both businesses and residences. He has observed continuous streams of water going down the drain, which he finds appalling. He hopes something can be done about this. In this regard, another citizen noted that the San Juan Water CEO is great at responding to inquiries of this nature.

**8. Supervisor’s Report**

No report. Responding to an inquiry from Mr. Sanchez, Mr. Uhler noted that he is attempting to schedule Roger Niello to address the MAC. Responding to a citizen inquiry, Mr. Uhler noted in regard to the Enclave project that the applicant has filed an appeal of the Planning Commission’s recommendation to the Board of Supervisors.

**9. MAC Committee Reports**

None

**10. Action Items:**

**St. Joseph Mareello Church:** St. Joseph Mareello Church is requesting approval of a Minor Use Permit (MUP) to develop a “house of worship” facility on a 12.8-acre site. Public Works notes that the description of the project which appears in

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the agenda is accurate. The initial study has been completed, and the review period closes September 25. A copy of the mitigated negative declaration can be found at the Granite Bay Library. This project will go before the zoning administrator for approval due to the request for an MUP, but is before the MAC for action nonetheless.

Dave Cook, on behalf of the applicant, advises that they are looking forward to breaking ground on the project in 2010. The most significant change from earlier renditions is the removal of the school component due to traffic concerns. This is subject to change based on changing demographics and market conditions, however adding a school in the future would entail a new permitting process. Also, there will be an emergency signal only at the fire station.

With regard to the construction, the structures will be in the California Mission style. Phase I construction will feature a setback of approximately 100 feet from Auburn-Folsom Road, while the setback for Phase II will be approximately 270 feet. The old house on the corner of will remain for the time being, subject to efforts to move it. They hope to complete Phase I construction in Spring '11. Phase II construction will not begin until all debt on Phase I is extinguished, thus the applicant estimates Phase II construction will likely not begin for approximately ten years.

Addressing concerns about ingress/egress, Mr. Cook noted that Public Works has approved the plans re same, and also noted that a deceleration lane is to be added where the old house in Auburn-Folsom south of the Fire Station is to be removed.

One resident registered concern about the "substantial widening" necessary for the deceleration lane. Mr. Cook responded that there will only be a slight taper south of the property line, which is approximately 1000' north of Shelbourne.

Another resident inquired whether any zoning issues should be addressed by the Community Plan update. Mr. Cook stated that no zoning change is required, therefore this project is not relevant to the update process. Mr. Ivaldi confirmed this, noting that the need for a MUP is not a zoning issue.

A long-time resident inquired concerning any widening of Cavitt-Stallman road. Mr. Cook responded that only minimal widening will be required, and in any event the presence of the "historic structure" at the corner of Cavitt-Stallman and Laird precludes substantial widening. Moreover, the County desires to maintain the rural appearance of the area.

Mr. Teed-Bose made a Motion to approve this item, conditional upon compliance with current architectural renderings, such that any deviation from same requires applicant to update the MAC. The Motion was seconded, and passed by a 5-0 roll call vote, with MAC members Pekarski and Habashi not voting.

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**11. Informational Non-Action Items**

**A. Auburn-Folsom Widening Update**

Sherri Berexa of the Placer County Department of Public Works presented concerning the current status of the Auburn-Folsom widening project. Ms. Berexa reports that with respect to the South Phase, the road work is complete; however, landscaping will continue over the next two years, though this will not meaningfully affect traffic flow. Unfortunately, vandalism, specifically theft of plants, has become a serious issue. Thus Ms. Berexa seeks input regarding the degree to which DPW should replace stolen plants, since this cost is borne by the Granite Bay road landscape budget, and these plants are not prescribed mitigation, and are not visible from Auburn-Folsom as they are planted along the nearby trails.

One resident suggested that DPW simply halt planting for a period sufficiently lengthy such that the thieves will become discouraged, before planting anew. Chairman Anderson agreed that this approach makes sense.

The Middle Phase is now set to commence, however no work is likely until Spring, 2010, due to delays in obtaining "stimulus" money from Cal Trans. In this regard, Mr. Sanchez noted that in his experience, reporting rules regarding "stimulus" money are "nebulous". This raises the concern that potential grants of "stimulus" funds may be invalidated if Cal Trans does not properly comply with said reporting requirements. Therefore, DPW should be cautious about advancing county funds for the project in anticipation that they will be reimbursed from "stimulus" funds via Cal Trans.

Ms. Berexa was asked whether it would make more sense to combine the Middle and North Phases so that this work would be done at the same time and minimize traffic disruption. She agreed this would be a good idea, however the North Phase is not "shovel ready" due to right-of-way issues in the area. The North Phase area consists of the area from Eureka Road and Douglas Boulevard.

**B. Update on the Granite Bay Community Plan Review**

E.J. Ivaldi presented for the Planning Department regarding policy change requests, and provided a comprehensive summary thereof, as follows. There were 75 requests for specific policy changes. These fell into three categories: Criteria; Land Use; and Public Facilities. Criteria issues addressed include sewer water impact, public service impact, traffic impact, land use compatibility, consideration of environmental constraints, existence of community benefit, and build-out limitations. Additionally, there were requests regarding holding capacity, re-

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evaluation of housing needs, and suitability for retirees. Mr. Ivaldi also reminded that criteria issues will be an appropriate subject of discussion at the Community Meeting to be held on an as-yet undetermined date in either October or November.

With regard to land use, requests for policy changes included specific disallowing of spot zoning; a revisiting of assumptions regarding agricultural uses; and a request that CCR&S should not be allowed to prohibit animal raising such as is allowed pursuant to existing zoning. Other requests included a provision to preserve the rural-residential atmosphere; incentives to revitalize the area of the intersection of Sierra College and Douglas Boulevards; limitation of commercial uses on Douglas Blvd; provision to use professional offices as a buffer between commercial and residential areas; to discourage large churches; to maintain the 300' setback along Douglas Blvd.

Policy change requests regarding land use also included a request to re-visit signage regulations, and to establish a sign review committee; to provide for preservation of historic structures and to maintain Granite Bay's traditional character; also to limit senior housing to a single story; to require a 2500 square foot minimum for residences; to limit two-story commercial buildings; and to limit community gates.

With respect to natural resources, suggestions included the institution of a new landscape ordinance; provision to protect open space and habitat; to limit water runoff and protect watersheds; and to require that creek corridors be in open spaces, not on/through private lots. There were also requests, both pro and con, concerning open burning.

With respect to public facilities, requests included: that a plan for Eureka School be devised; that a map depicting trail connections be developed; that existing power lines be moved underground; that street lighting be placed on Douglas Blvd. east of Auburn-Folsom Road; and that a review of sewer and septic systems be undertaken. Regarding transportation, requests included provision to discourage pass through traffic; to increase availability of public transportation; to develop safe routes to and from schools; to extend light rail; to prohibit overnight parking on public streets; and to include more landscape medians.

MAC member comments included the following. Mr. Sanchez expressed concern about sewer capacity, as discussed at last month's meeting. Mr. Jagger will try to arrange for a representative from facilities services to present at next month's meeting.

Mr. Teed-Bose asked for a review of the next steps. Mr. Ivaldi noted first that Planning is going to be looking for input from community as to all of the above requests, primarily through the community meeting process. In the mean time,

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staff is gathering information and updating outdated information. Also, there will be a document addressing the environmental ramifications of the community plan update, which Mr. Ivaldi does not believe will be complete until late 2009 or early 2010. Mr. Teed-Bose also expressed concern about issues regarding compliance with state standards relative to the CP update process.

Mr. Gravlin inquired as to the process once Planning has developed opinions regarding matters subject to the update process. Mr. Teed-Bose suggests that the MAC be provided information on "filters" by which Planning rejects requests based on practicability.

Mr. Jagger offered a summary of the update process. First, Mr. Ivaldi will be present at the October MAC meeting to provide an additional update. Next, there will be a community meeting at which criteria, policy, and land use change requests will be addressed. Everyone present will have an opportunity to comment. Then, at a second community meeting, Planning will present their initial draft of an update. The community will then have an opportunity to provide additional feedback. Next, there will be at least two more presentations from Planning to the MAC, after which the MAC will vote on the Department's recommendations. Note that the MAC, when voting, will be able to accept, reject, modify, or strike specific recommendations. Then, the Planning Commission will make recommendations to the Supervisors. At this point, the updated Community Plan will proceed to the Board of Supervisors for vote.

During the community comment portion of the discussion, a long-time Treelake Village resident submitted that policy matters should be dealt with first, then Land Use, in contrast to Mr. Ivaldi's representation that both Policy and Land Use would be dealt with concurrently. This resident would also like statistics relative to various types of housing to aid in determining how to get from where we are now to where we decide we want to go.

Another long-time resident advocated lowering the population limit. However, she expressed curiosity about whether this could be done, since it might require down zoning of large tracts. She also stated that in non-sewer areas, requests for splits should be accompanied by a positive percolation test.

Another long-time resident expressed a desire to address Policy changes before Land Use. Yet another long-time resident repeated that wish, then advocated in favor of retaining the current plan.

One resident advocated for smaller houses and fewer pools.

A long-time resident expressed concern about being prepared for the community meeting with intelligent questions. Mr. Ivaldi responded that concerned citizens

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should prepare questions relative to criteria, policy and land use changes. The Planning Department will be happy to respond.

Another resident expressed concern about how much the update process is costing. Mr. Ivaldi addressed this by noting that the process is funded through the current information gathering stage. Beyond that stage and the current fiscal year, he would decline to speculate as to additional costs and funding sources, though of course this depends partially upon what the state ends up contributing.

At this time there was discussion concerning the issue of percolation tests and lot splits. Mr. Ivaldi noted that depending upon the request, there may be a condition because of CEQA. Supervisor Uhler clarified further as follows: a down-zone, from, for example, 4.6 acres to 2.3 does not result in two buildable parcels. By itself, this results on two parcels, one of which can be built upon, and one which must be tested. As a practical matter, however, the Zoning Administrator is not going to approve a split if a perc test has not been satisfactorily completed. The property owner must perform and pay for the test, as the cost of project specific requests are generally borne by the applicant.

Regarding two other questions which arose earlier, Mr. Ivaldi noted that he can provide information relative to the current composition of the various residential types within the Community Plan area. Additionally, Mr. Ivaldi acknowledged the preference of many residents, as well as Chairman Anderson, the policy change issues be addressed before and independent of land use change issues.

Finally, Community Meeting notification will be provided to/by (a) anyone who submitted requests by the June 30 deadline; (b) anyone who attended the first one community meeting; (c) notice on county web site; and (d) the county mail list.

12. **Correspondence** – Found on Table at the rear of the room.
13. **Next Meeting:** GB MAC October 7, 2009 @ 7:00 p.m.
14. **Adjournment** – 7:56 p.m.



County of Placer

**GRANITE BAY MUNICIPAL ADVISORY COUNCIL**

P. O. Box 2451, Granite Bay, CA 95746-2451

County Contact: Brian Jagger, District Director (916) 787-8950

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**Meeting Date and Time:** January 6, 2010 @ 7:00 p.m.  
**Meeting Location:** Eureka Union School District Office  
5455 Eureka Road, Granite Bay, California

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Introduction of MAC Members**
4. **Approval of Agenda**
5. **Approval of Minutes from December 2, 2009**
6. **Public Comment**  
Any member of the public may address the Municipal Advisory Council on any matter that is NOT listed on the agenda. Comments may be limited to three (3) minutes per person at the discretion of the chairman.
7. **Supervisor Uhler's Report.**
8. **MAC Committee Reports**  
No Committee Reports
9. **Informational Non-Action Items**
  - A. **State Budget and Legislative Update**  
State Assemblyman Roger Niello will provide an update on the state budget as well as other important legislative issues. He will also be available to answer questions from residents.
10. **Action Items**
  - A. **MAC Chairmanship and Vice-Chair Assignments**  
The MAC will nominate and approve a new Chairman and Vice-Chair for the 2010 year.

**Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in public meetings. If you require disability-related modifications or accommodations, including auxiliary aid or services, please contact the Board of Supervisors' office at (530) 889-4010.**

**B. Zoning Text Amendment (PZTA T20090403) – Fowl and Poultry.**

Fowl and Poultry. The MAC is being asked to provide input on the proposed revisions to the Fowl and Poultry section of the Zoning Ordinance to allow for the keeping of up to three chicken hens in the Residential Single-Family (RS) zone district. The proposed wording is as follows “: In the Residential Single-Family (RS) zone district, the keeping of no more than three (3) chicken hens is permitted, subject to the approval of an Administrative Review Permit. The keeping of roosters, guinea hens, peacock hens, or other exotic hens, is prohibited. Chicken hens shall be confined to the subject property and shall not be allowed off-site. Residential Single-Family uses located in the Tahoe Basin, the Squaw Valley Land Use Plan area, as well as other adopted specific plans, are subject to this provision.

**C. Zoning Text Amendment (ZTA 20080448 Emergency Shelters, Transitional and Supportive Housing)**

The MAC is being asked to provide input on revisions to the Placer County Zoning Ordinance to bring the Ordinance into compliance with State housing law for emergency shelters, transitional, and supportive housing. The proposed amendments will establish definitions for Emergency Shelters, Transitional Housing, and Supportive Housing as well as identify appropriate zoning designations where these uses will be allowed. (On Oct 8, 2009 the Planning Commission unanimously approved a motion to continue the proposed amendments to allow for additional input from interested parties as well as the MACs). Staff to discuss with interested parties concerns brought up at hearing including expanding proposed uses into additional zoning designations. In addition, staff was directed to change proposed temporary residential shelter designation into emergency shelter in order to be consistent with State’s terminology. Presenter, Jennifer Dzakowic, Senior Planner, Placer Co. Planning Dept.

11. **Correspondence** – Found on Table at the rear of the room.
12. **Next Meeting:** GB MAC February 3, 2010 @ 7:00 p.m.  
Subcommittee meetings: (Held at the Eureka Union School District Office)  
Parks and Recreation Committee @ TBA  
Public Safety Meeting Committee @ TBA
13. **Adjournment**

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