

**GRANITE BAY MUNICIPAL ADVISORY COUNCIL
APPROVED MEETING MINUTES FOR
WEDNESDAY, August 5, 2009**

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

- 1. Call to Order 6:03 p.m.**
- 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, Tom Habashi, David Gravlin, Walt Pekarsky, and John Thacker (Secretary).
 - B. Also present was Supervisor Kirk Uhler.
- 4. Approval of August 5, 2009 MAC Agenda**

A motion was made (and seconded) to approve the August 5, 2009 Agenda. The motion passed (6-0).
- 5. Approval of Minutes: July 1, 2009**

A motion was made (and seconded) to approve the July 1, 2009 Minutes. The motion passed (6-0).
- 6. Public Comment**

A resident of Treelake Village commented regarding the Enclave project and the Planning Commission hearing of July 9, 2009, at which the project was addressed. This resident noted that although both the Planning Department and the MAC were against the project, the Planning Commission nevertheless indicated its inclination to approve (though a vote was not taken). This resident requests that the MAC forward meeting minutes from the meeting at which it voted disapproval, and have a representative appear to explain to the Planning Commission both (a) the MAC's reasons for disapproval, and (b) the significance of this project to the Community Plan update process. Finally, this resident noted that the Planning Commission is scheduled to address the Enclave project again on Thursday, August 13, at 10 a.m.

Another resident spoke regarding the county's chipping program. He noted that although the chipping personnel did a great job, he was frustrated because it took them a while to respond. He noted, additionally, that the chipping personnel told him that funding for the program might be cut for 2010. This resident stated that such would be a shame because the program is valuable and is clearly having trouble meeting the demand for services in a timely manner as it is.

A long-time resident speaking for the Granite Bay Community Association also spoke regarding the July 9 Planning Commission hearing and its handling of the Enclave project. This resident also expressed frustration that although the Planning Department cited numerous reasons for disapproval of the proposed development, the Planning Commission was inclined to vote to approve. The GBCA believes this would make a "mockery" of both the Community Plan update

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process and of the MAC's advisory role. The GBCA also suggests that a MAC member appear at the upcoming Planning Commission hearing.

Another long-time resident wonders why MAC members wonder why people are frustrated with land use issues. He recapitulated the proceedings leading to approval of the car wash on Douglas Blvd. near Berg. Additionally, he noted that community members requested that an item be placed on the MAC agenda asking for people in the community who are experienced in planning issues to volunteer their expertise, but the MAC ignored this request. Finally, he stated that at last month's meeting, MAC members inappropriately spoke in support of the Quarry Ponds signage issue that was an information item. He believes that in this regard, the MAC violated the MAC handbook relative to format and the order in which community input should be received *vis-a-vis* MAC member comments. He believes the MAC is biased regarding many development issues and does not even pretend to listen.

Another long-time resident, who is also a part owner of the Granite Bay Village shopping center, would prefer that the center not be referred to as the Jumbo center. He also reported that the Post Office is going to remain open, but that local mail routes will be serviced out of the Sierra Gardens office. This resident stated that maintaining a Post Office is an important part of maintaining community vitality. Finally, this resident noted that the Granite Bay High Grizzly football cards that team members are selling feature Granite Bay Village businesses.

7. Public Safety Report

None

8. Supervisor's Report

Supervisor Uhler initially noted that the chipping program, addressed earlier by a concerned citizen, is administered by the Air Pollution Control District, of which he is a member. It is a popular program, and he and they are committed to maintaining it. It happens that its services are in high demand. Next, the County Executive Office reported that the County budget situation is "not pretty". Regarding the Auburn-Folsom Road widening project, Supervisor Uhler will be able to provide an update at next month's MAC meeting. Also, Dick Cook Road will be closed until early November. Finally, next month's MAC meeting will also begin at 6 p.m.

Relative to the County Executive Office report, MAC member Sanchez suggested that Assemblyman Niello and/or Senator Cox be invited to address the MAC concerning state budget issues and to hear local concerns regarding possible reductions in services.

9. MAC Committee Reports

None

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10. Action Items

A. Batting Cage at Ronald L. Feist Park. The County Parks Division has received a request to modify the batting cage at Ronald L. Feist Park by constructing a steel roof and replacing the woven netting material with chain link. Lakeside Little League President Mike Egan provided materials describing the proposed improvements. He believes the proposed design is much better than the current canvas top design. He emphasized that the project will require no money from the county, but will be solely funded by Lakeside Little League and community donations. Mr. Egan also noted that the project under discussion is actually Phases 3 and 4 of the batting cage project, involving the canvas top, and the permanent fencing. Mr. Egan also noted that the project is located on the north-west side of the park, near the Silverwood subdivision. The residents of Silverwood have submitted a letter to the County in support of the project.

MAC member Sanchez inquired whether the project in effect creates a "hut" for kids to hang out in after dark. County Parks Administrator John Ramirez noted that the neighbors do not mind the existence of the cage, and that visibility is such that everyone can see what's going on in there. He believes that the modifications to the cage will not create much additional attraction for misuse. MAC member Sanchez additionally noted that a good deal of vandalism has occurred at the Feist Park restrooms. Mr. Ramirez responded that the batting cages are quite heavy duty and not very subject to vandalism. Former MAC member Steve Nash commented in favor of the project. He stated that Lakeside Little League has been a great partner in the community interest.

A motion was made (and seconded) to approve this item. A roll call vote was taken, and the motion passed (6-0).

Supervisor Uhler noted after the vote that Mr. Egan should speak about the success of the Lakeside Little League Majors All-Stars. Mr. Egan stated that they are headed to San Bernardino to compete in the western regional tournament as the Northern California champions. Also competing will be the champions of Utah, Hawaii, Nevada, Arizona, and southern California. This news was met with boisterous indications of approval and satisfaction from those assembled.

11. Informational Non-Action Items

A. Update on the Granite Bay Community Plan Review

Placer County Planner E.J. Ivaldi appeared to provide an overview of land use change requests received regarding the Granite Bay Community Plan Review. Now that the deadline has passed and the change requests are in, by next month he will be able to provide an overview of suggested policy changes. The following information will be posted on the Planning Department's web site. In summary, 49 land use request forms were received prior to the June 30 deadline.

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Adjusting for duplicates, etc., a total of 45 requests for land use changes were timely submitted, affecting 53 parcels (out of 8500 total). In the extremely unlikely event that all requests are ultimately granted, such would result in zoning for an additional 392 residential units. Mr. Ivaldi emphasized that various limiting factors, such as sewer issues, the presence of protected oak woodlands, availability of public services, habitat issues, etc., will likely reduce the 392 unit figure substantially.

Mr. Ivaldi next provided a comprehensive, parcel-by-parcel review of all change requests. He then explained that the next steps in the process will be: (a) for Planning Department staff to evaluate all requests in light of limiting factors such as flood planes, habitat, chemicals from past orchards, woodlands, and public facilities/services (including schools and sewers); (b) to report on this analysis at the September MAC meeting; and (c) to schedule community meetings, probably for the fall. Upon concluding, Mr. Ivaldi was lauded for skillfully combining thoroughness with concision.

MAC member Teed-Bose suggested segregating those requests looking for additional benefits, from those looking to be equally treated compared to parcels similarly situated. MAC member Gravlin note that perhaps the best approach to evaluating the 45 change requests would be to analyze them first in terms of sewer capacity since there appear to be sewer capacity constraints already existing. Thus, the question is whether the sewer system can accommodate 392 additional residential units, some lesser number, and/or which parcels could be accommodated for sewer service and which could not.

During Public Comment, one long-time resident noted that there are many people currently on septic, who may want to connect to sewer, or could if they desired. This would be an additional factor to consider in evaluating whether 392 additional residential units, or any lesser number, could be accommodated. In this regard, another long-time resident stated that he has long wanted to be on a sewer system, thus he believes he should have priority over units that would be allowed for pursuant to split requests.

Another long-time resident expressed concern that the cart not be put before the horse in the sense that evaluations of the change requests be completed before land use policies are in place.

Another long-time resident questioned the propriety of increasing density with respect to request #46, from 7 residential units to 54. Additionally, she noted that this parcel has been “down-zoned” in the past. She also stated regarding request #15 that it also seeks to add 47 additional units, which request should be evaluated in terms of a proposed development (Rancho Del Oro) on an adjoining parcel. Another resident stated that the parcel which is the subject of request #15

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is subject to flooding, so allowing for additional units would be ill-advised on that basis.

Another resident emphasized the primacy of the sewer issue in terms of evaluating the ability of the plan to effectively accommodate additional residential units. He also pointed out that increasing capacity would be a negative from his point of view, in that increased sewer capacity inevitably leads to increased development.

Mr. Ivaldi responded to concerns by noting that quite a number of those residential units that may ultimately be approved (i.e, some number less than 392), are going to have to be on septic, however specific information in this regard is not available as of yet. Thus MAC Chairman Anderson stated that it would be important to develop a more comprehensive analysis of just how many of the proposed units would be added to the sewer system.

- 12. Correspondence** – Found on Table at the rear of the room.
- 13. Next Meeting:** GB MAC September 2, 2009 @ 6:00 p.m.
- 14. Adjournment** – **7:49 p.m.**