GRANITE BAY MUNICIPAL ADVISORY COUNCIL APPROVED MEETING MINUTES FOR WEDNESDAY, January 5, 2011

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

- 1. Call to Order: 7: 01p.m.
- 2. Pledge of Allegiance

3. Introduction of MAC Members

- A. Vice-Chairman Eric J. Teed-Bose, Virg Anderson, Dr. Gloria Freeman, Walt Pekarsky, and John Thacker (Secretary).
- B. Also present was Linda Brown, Field Representative

4. Approval of Agenda

A motion was made (and seconded) to approve the January 2011 MAC Agenda. Approved, 4–0.

5. Approval of Minutes from December 1, 2010.

A motion was made (and seconded) to approve the December 2010 MAC Minutes. Approved, 4-0.

6. Public Safety Reports

Bob Richardson, Fire Marshall, presented for the South Placer Fire Department. In brief, 2010 was an excellent year for fire safety, capped off by a wonderfully safe Christmas season. Thus, there is not much to report. No news is good news. Nevertheless, it is never too early to prepare for vegetation management, and with the substantial rainfall we've experienced thus far this season, we should expect a lot of fuel when spring arrives. Therefore, we should all be cognizant of the importance of clearing vegetation and maintaining defensible space.

Deputy Richard Gray presented for the Placer Sheriff's Department. He noted one incident in particular, at the Douglas Ranch Center. A business there experienced a window smash burglary. This business is going to implement higher security standards in response. Smash and grabs are all too prevalent, particularly with respect to motor vehicles. Thus Deputy Gray emphasizes again that we are all wise to remove valuables from our vehicles, or at the very least keep them out of view. Wallets, purses, computers, and cameras are among the prime targets.

7. Public Comment

There were not any public comments.

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8. Supervisor Uhler's Report

Each year the Board of Supervisors makes special presentations for the purpose of recognizing the outstanding contributions by members of our community. This year, Supervisor Uhler was honored to present a commemorative coin to the parents of PFC Victor Dew. PFC Dew, a graduate of GBHS, was recently KIA in Afghanistan.

The Board of Supervisors also recognized the contributions of outgoing District Attorney Brad Fenocchio; retiring Library Services Director Mark Parker, and Anita Yoder, retiring County Spokesperson.

Additionally, the Board of Supervisors recently took action to participate, with the Placer Land Trust, in the acquisition of the Bruin Ranch. This acquisition helps the County stay ahead of the curve in terms of its conservation goals. Moreover, this is a great piece of property, which is going to be highly accessible and open to the public for a variety of recreational uses, with the exception that no motorized vehicles will be allowed. It will even be available for limited use overnight stays (such as for the Boy Scouts). Supervisor Uhler would like to note that this commitment was made possible by virtue of prudent allocation of county revenues during the pre-2008 boom years.

Finally, Supervisor Uhler took this opportunity to introduce Linda Brown, his new Field Representative. He also introduced Planning Commissioners Jeff Moss and Gerry Brentnall, also in attendance tonight.

There were no questions from the audience.

9. MAC Committee Reports

a) Granite Bay Community Plan policy review committee.

Mr. Anderson provided a summary of tonight's Community Plan policy review committee meeting. Firstly, the committee reviewed the assumptions from the 1989 Community Plan, of which there numbered eleven. Following this discussion, there ensued discussion of four proposed new assumptions, to be added to those from 1989. Planning staff will distill all of the assumptions addressed in light of said discussion, and present assumptions for approval and inclusion in the updated Plan next month. The number of assumptions will probably total between eleven and

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thirteen. Mr. Ivaldi noted that there will be a summary of tonight's meeting on the Planning Department web site.

10. Action Items: (No Items)

11. Informational Items (non-action):

a) The Enclave at Granite Bay (Revised) Proposal to subdivide a 12.07 acre site into a 13-lot Planned Residential Development consistent with the Board of Supervisor's approval (December 14, 2010) of a General Plan Amendment and Rezone. The revised vesting tentative subdivision map reduces the number of proposed lots from 26 to 13. Lot sizes would range in area between 15,000 square feet and 25,718 square feet. Approximately 42% of the site would be set aside as open space with active and passive recreation areas, including a pedestrian pathway connecting to Twin Oaks School. The project site is located on the north side of Elmhurst Drive, at the intersection of Swan Lake Drive in the Granite Bay area.

Mr. Ivaldi began discussion with a recap of the December 14, 2010 Board of Supervisors approval of the amendment and rezone to allow up to 13 residential lots. The applicant has submitted a new tentative map based on the Board's approval.

Camille Courtney presented on behalf of the applicant. She noted that the summary on the Agenda is pretty comprehensive. There will be one point of ingress and egress, which is an extension of the existing Pastor Road. The road to the south is for emergency access only. There will still be a pedestrian pathway constructed through some open space.

Additionally, the Fire Department obtained access through the existing development to the east.

One long-time resident questioned why there had to be an emergency exit onto Elmhurst Drive. She thinks the responding Fire station would be the one on Eureka, which can gain access from Sky View. Supervisor Uhler attempted to clarify this issue by noting that by law, the length of a *cul de sac* determines the extent of emergency access required. Further, in the instance referenced, the issue is not so much about Fire Department access as it is about emergency egress by residents in conformance with Subdivision Map Act requirements.

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Mr. Teed-Bose received confirmation there is public access in this EVA.

He also complimented Ms. Courtney and the Pastors on their efforts in putting together a map incorporating the Board's requirements and some interests of the community.

Supervisor Uhler noted that this proposal will be an action item at the February MAC meeting.

The meeting was thereupon adjourned at 7:27p.m.; however, upon the request of a resident of the Elmhurst neighborhood who did not understand how to avail her opportunity to address the MAC, it was re-opened for further public comment.

This resident resides on three acres to the west side of the proposed development. She expressed significant displeasure concerning the process that resulted in the Board's approval of the amendment and rezone. She expressed significant displeasure with Supervisor Uhler, whom she believes inadequately represented the interests of existing homeowners. She stated that she researched the zoning on this property prior to purchasing it, and relied upon existing zoning in both the purchase and development of her parcel, anticipating that the adjacent parcel would not be allowed to develop a high-density project.

Finally, she expressed that both Ms. Courtney and the Pastor family showed a lack of respect for her and other adjacent landowners through poor and/or disinterested communication. She believes the new tentative map recently presented to the residents was done so as a *fait accompli*, rather than as part of an effort to respectfully elicit input. She cannot understand why the Pastors never made an effort to consult with her on the matter though she's known them for decades.

Another long-time resident expressed disappointment with the presentation of the new plan. She also noted that she did her research prior to purchasing her property, and relied upon the existing zoning in making her decision to buy. She believes the new map could have been drawn to mitigate the higher density, though retaining the allowed thirteen parcels. She wishes there would have been true discussion of the matter, instead of the presentation of a *fait accompli*.

Another long-time resident emphasized that the thirteen-parcel figure represents a maximum. The MAC, as well as the Planning Commission, and then even the Board

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of Supervisors, could decline to support a map drawn with the maximum number of allowable parcels. She also emphasized that the Pastors, and many other

developers, only make things difficult for themselves by declining the opportunity to consult with neighbors. She believes things could have gone a lot more smoothly in this case had the developer communicated better.

Another long-time resident of this neighborhood also stated that he did his research prior to purchasing his property and had a certain expectation regarding nearby development. He also pointed out that his adjacent (south) lot is 40K square feet. He'd like accurate representations concerning issues such as how well lot sizes comport with adjacent properties. He opined that the developers in this case evinced a lack of respect for their neighbors.

- 12. Correspondence Found on Table at the rear of the room.
- 13. Next Regular Meeting Wednesday, February 2, 2011
- 14. ADJOURNMENT: 7:40 p.m.