County of Placer

GRANITE BAY MUNICIPAL ADVISORY COUNCIL

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Granite Bay, CA 95746

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MAC Minutes Wednesday, August 1, 2012 at 7:00 p.m. 5455 Eureka Road, Granite Bay, CA

1) Call to Order: 7:04 PM

2) Pledge of Allegiance

3) Approval of the Agenda

Motion was made (and seconded) to approve the agenda, Approved 5-0

4) Introduction of MAC Members

Members Present: Virg Anderson, Eric Bose, Gloria Freeman, Don DeSantis, John Thacker, Secretary Ashley Gibian and District 4 Field Representative, Linda Brown.

Introduction of the new CEO, David Boesh- Mr. Boesh introduced himself and stated that the "best thing about Placer County is the community involvement" and he believes the MAC's to be very important groups.

5) Approval of the Minutes

a) June 6, 2012

Motion was made (and seconded) to approve the Minutes, Approved 5-0

6) Public Safety Reports

a) Placer County Sheriff

Deputy Lew reported that they have been working on a rash of burglaries. During the winter there were a series of door kicks, that person has been convicted and is going to prison for "a long time." A new person is committing similar crimes in the area. Try to get license plates if you see suspicious vehicles/ people. Remember to make your home look lived in when on vacations with timed lights, music, television, etc. You can also call Sheriff's office for a Vacation Check. Do not share when you will be gone on social media.

b) South Placer Fire District

Chief Bettencourt reported that fireworks are still illegal in unincorporated Placer County and the received no calls on fireworks this year. AB29 passed July 7, 2011 and created a Fire prevention fee. Residents will receive flyers in the mail to notify them of the upcoming fee. There will be no litigation against this fee until the bill

comes out. The fee is \$115/household/year. More information can be found at Firepreventionfee.org. This fee is controversial because there was no general vote and it looks like a tax.

c) California Highway Patrol

No Representative.

7) **Public Comments:** Any member of the public may address the Municipal Advisory Council on any matter that is NOT listed on the agenda. Comments will normally be limited to three (3) minutes per person at the discretion of the Chairperson.

No Comments

8) Supervisor Report (If Supervisor Kirk Uhler is not present, Linda Brown will present)

Linda Brown presented on behalf of Supervisor Kirk Uhler. The Board took an initial look at the proposed five year budget strategy to use limited resources well. Property taxes are going up a little but they are not anticipated to reach 2009-2010 levels in the next five years. One-time revenues will continue to be used for one-time costs. Since 2007, the Board has taken pro-active cost cutting measures. August 16 and 17 are Budget Workshops. The budget will be adopted at the end of September.

A pilot program was run in 2008 for the Hazardous Vegetation Abatement. This is usually just in Tahoe area because of fires, but the ordinance does apply here. The 100 feet of defensible space is being enforced now. If you cannot reach 100 feet on your property, your neighbors must continue on their property.

9) Informational Item/Non-Action:

a) <u>Farmworker Housing Zoning Text Amendment; Presented by: Placer County Planning Division (10 min.)</u>

Zoning text amendments are proposed to the Placer County Code (Zoning Ordinance) to bring the Code into compliance with State housing law for farmworker housing. The proposed changes will better define farmworker housing and allow such facilities to operate as an allowed agricultural use in the Residential-Agriculture (RA), Residential-Forest (RF), Agricultural Exclusive (AE), Farm (F), Forestry (FOR) and Timberland Protection Zone (TPZ) zoning districts with up to 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household.

Crystal Jacobson from Planning presented on this issue. This is a result of the Housing Act from the state, which is a mandated change. Any farmworker employee housing consisting of no more than 36 beds in a group quarters or 12 units designed for a single family must be deemed an agricultural land use. Current regulations allow this use in agricultural, resource, open space and residential zones. It is also recommended that this use be allowed in areas zoned for Forestry. The definitions for this amendment come straight out of the state code.

The standards state that Farmworker dwelling units cannot exceed 1.200 square feet and cannot be subdivided. The minimum floor area in sleeping quarters is 50 square feet per occupant. The dwellings will require the completion of a farmworker housing verification form prior to occupancy and dwellings meant for five or more workers will require a permit from the California Department of Housing and Community Development. On parcels adjacent to a residential zoning district, farmworker housing must be set back at least 200 feet from the

property line. The unit must be at least 75 feet from structures that house livestock or poultry. Workers do not need to work on the property they are housed on.

This proposed Text Amendment will go to the Agricultural commission next. It will also be presented to all of the MAC Boards and to the Board of Supervisors before the end of the year. Other Counties were researched as a starting point when starting this text amendment. This area is more restrictive because most lots are too small. Placer County, in general, does not have a high need for this type of housing.

Public Question- If a horse stable has workers that are within these boundaries are they "grandfathered in?" This will only be allowed if they have a valid use permit. Otherwise they would be in violation of the code.

b) Single Room Occupancy Zoning Text Amendment; Presented by: Placer County Planning Division (10 Min.) Zoning text amendments are proposed to the Placer County Code (Zoning Ordinance) to bring the Code into compliance with State housing law. SB 2 amended housing law regarding planning and approval for Single Room Occupancy units. The County is proposing to amend the Zoning Code to define Single Room Occupancy (SRO) units (units lacking either cooking facilities or individual sanitary facilities, or both) and explicitly allow SROs as a residential use in the Multi-Family Residential (RM), Highway Service (HS), and Resort (RES) zoning districts.

Crystal Jacobson from Planning presented on this issue. This text amendment comes from the State Housing Laws as well. At least one zone district must allow this use without a permit in each jurisdiction. There are very few places this use will be allowed by right in Granite Bay. One of the allowed areas is built out, one is a trailer park behind Raley's and the last one has an approved building plan that has not been built. This is considered a permanent alternate housing solution. This is not intended to be emergency housing. Permanent housing is considered to be 30 or more days. Parking must meet the requirements for a single family home.

c) Amazing Facts Ministry; Presented by: E.J. Ivaldi, Placer County Planning Division/Dave Cook, Managing Principal, RCH Group (20 min.)

Provide update on recent action by the Planning Commission on the Amazing Facts Ministry's proposal to construct a 17-acre campus to support a new House of Worship facility. The original proposal included two phases with buildings totaling 208,020 square-feet. The applicant is proposing to reduce the scope of the project to a single-phase with buildings totaling 120,000 square-feet. The Project site is located on the south side of Sierra College Boulevard, between Nightwatch Drive and Ridge Park Drive, in the Granite Bay area (APN 046-050-006 and 046-050-008).

EJ Ivaldi from Planning and Dave Cook, the Representative for Amazing Facts presented this item. The item came before the MAC in May 2012 and the MAC voted 6-1 to approve the project. The Planning department certified the EIR and gave tentative approval for Phase 1 and the variance for the sound wall. The applicant went back to drawing board and redesigned project based on only Phase 1 being approved. From this, a reduced Project Alternative Plan was created. Staff is in support of the redesign and Phase 2 is "off the table."

Dave Cook of RCH Group summarized the changes. The original site plan was designed to be a two phase project. They consolidated the resource center to the back of the main building and consolidated operations into one large building instead of two. Parking gets reduced from about 900 spaces to 600 spaces. The elevations are essentially the same. The building locations are different and the building scale is smaller. Tree impacts (Oak Woodland lost) has been reduced as well. The restriping of Sierra College Boulevard is still a part of this

proposal. The square footage has been reduced by over 40%, reducing capacity from about 2000 seats to 1650 seats. The site grading has been reduced and the offsite sewer will be constructed at one time. The visual impacts are significantly compressed from sides. The broadcast tower height will be the same and located on top of the building. The Addendum EIR is completed and will be presented again to the Planning Commission next Thursday. It is estimated that Construction will start summer 2013.

d) <u>SMD 3 Regional Sewer Project; Presented by: Kevin Bell, Environmental Engineering Program Manager, Placer County Facility Services (15 min.)</u>

Placer County is the lead agency for the SMD 3 Regional Sewer Project. The proposed project consists of construction of a pump station and force main to convey wastewater from the existing SMD 3 Wastewater Treatment Plant (WWTP) to the SMD 2 collection system for treatment at the City of Roseville Dry Creek WWTP. The current status of design and environmental process for the project will be discussed.

Kevin Bell from Environmental Engineering introduced this item. The preferred alignment has been modified based on community concerns.

Heather Knutson, the Associate Civil Engineer on the project, provided an update. The area was established in 1960 with 610 equivalent dwelling units. The treated waste water is discharged into Miners Ravine. A new permit had a number of requirements that this facility was not able to meet. It was decided that the best thing to do was to build a new pump and lines, and decommission the old site. If the project is not completed, we will be subject to fines that could be equal to the project cost. The Hidden Valley force-main was the preferred alignment because of the reduced traffic impacts and that the plan required that Miner's Ravine only be crossed once, lowering project costs. There were many concerns about this alignment and they have now decided there is another alignment that suits and will be the new preferred alignment. It includes the pump station, like the other plan, and the original treatment plant would still be decommissioned. The new alignment avoids Hidden Valley, crossing Miner's Ravine a second time and is still the lowest cost option. August 5, 2012 will end the public comment period. Design completion is set for October and it will go to the Board of Supervisors in October or November. Upon final approval, they will immediately bid the project.

This project will not affect sewer fees. They have received funding from USACE and an EPA Grant and the County General Fund. They will be asking for the remaining cost from the County.

The lifecycle costs for this route are more (not substantially) even though first phase costs are lower. The new route goes down the side of the road off the shoulder. An additional phase could be 15-30 years out, 15 years based on the Community Plan but the plans growth rate is higher than what has actually been seen. Phase one does NOT cross Miner's Ravine however future phases would have to cross. Most the year, the plant provided only 5% of the water flow to Miner's Ravine so the change in water flow shouldn't affect the Salmon and Steelhead populations. The Land Use Attorney for Hidden Valley Community Association noted that the Draft EIR isn't very specific or detailed and would love to sit down and get a better understanding of the project.

10) Action Item:

a) Changeable Copy Message Board Signs – Presenter: George Rosasco, Placer County Supervising Planner. Two Placer County Zoning Ordinance sections conflict with each other in regard to allowable methods of illumination of signs. The proposed Zoning Text Amendment would result in consistency between the two sections. These two sections would result in the prohibition of message board signs and signs with changeable copy except for time and temperature signs, traditional barber pole signs and the fuel price display components on service station signs. The MAC may make a recommendation.

George Risousco with Planning presented for this item. The goal is to create consistency in animated and illuminated signs. What has happened is, there are two sections that deal with illuminated and animated signs and they don't agree. Animated signs can change no more than every five seconds. Illuminated signs say only time and temperature signs can change. The Amendment would specify that only time, barber pole, temperature and gas price signs will be allowed to have changeable type.

The technology is becoming much more affordable so there are many requests based on this inconsistency. Requests for exceptions have included small message boards that you physically replace (fire station board) and highway signs that are towed around for community events with a time duration. Exceptions for manual change signs will likely be added for fire stations, community events etc. There is no retroactive clause, so any sign that was here legally before will be allowed unless it is removed for a year or longer. This will not apply in the Tahoe Basin but will apply to everywhere else in Placer County. The majority of the Boards who have heard this item seem to be okay with manual boards as they are used at schools, churches, etc. However, their jurisdiction does not apply to school districts.

A motion was made to allow changeable signs subject to approval by the County with design review and public comment. No Second was made.

A motion was made to approve the zoning text amendment to create consistency between conflicting sections in respect to changeable copy signs to prohibit the same with the exception of time and temperature signs, barber pole signs, fuel price display signs and marquee style signs which utilize manually changeable letters which are not commercial in nature. This motion was seconded.

Roll Call

Virg Anderson- Yes Eric Bose- Yes Gloria Freeman- No Don DeSantis- No John Thacker- Yes

Motion passed, 3-2.

b) Parking Restrictions on Hill Road and Sandstone Court; Presented by Andrew Gaber, Senior **Civil Engineer, Placer County Department of Public Works (10 min.)**

The residents have requested parking restrictions/modifications to address issues raised with vehicles parking on neighborhood roadways to visit the Folsom Lake Recreation Area. The MAC may make a recommendation.

Andrew Gaber of Public Works presented for this item. Parking restrictions have been implemented to restrict the public from avoiding paying the fee to go to the beach on Folsom Lake. In June, the County received concerns about issues at Hill Road and surrounding areas. Residents are being ticketed, so they asked that the area to be changed to permit parking. Auberry is also interested in being added to the permit parking petition. Visitors leave trash, are unruly and access the lake at all times of the day and night. It is consistent and nearly everyone in the area agrees to it, so it makes sense. Three neighbors are not interested in restrictions under the belief that it is a public road, and people should be allowed to park. A homeowner would be able to buy up to four permits for \$10.00 each and they are good for five years. If you have a birthday party or gathering you

could get an encroachment permit. They are looking to make the permit parking enforceable between 8:00 am and 6:00 pm so that residents do not have to worry about having company. The cost of the proposal would be borne by the County for 15 signs at about \$150 per sign. CHP will have the ongoing cost of enforcement. Residents claim it is even dangerous to park on Mooney Road and have pictures of trash left behind and activities happening. Visitors park against fire hydrants or hanging into ditches and often interfere with the postman. Residents have also been cursed and yelled at by unruly visitors. They believe they have come up with a good compromise for the three homes not interested in this solution by letting them opt out.

John Thacker expressed his sympathy to issue of safety and cleanliness but had some concern over carving up a road based on each individual homeowner's preferences. Eric Bose pointed out that if the MAC took no action, the item could still go to the Board. The Board has to approve either way. Typically, parking problems go to CHP and crimes go to the Sheriff's office. The net effect is to give the residents more tools to protect themselves and their neighborhood. Mr. Bose understands the concern, but believes the public at large should not have to pay for it.

A motion was made to approve the modification on Sandstone and deny the rest. There was no second on the motion.

A motion was made to make no decision and pass it on to Board of Supervisors. There was no second on the motion.

A motion was made to deny the request and maintain status quo. There was no second on the motion.

A motion was made to table to the next board meeting. There was no second on the motion.

A motion was made (and seconded) to adopt a permit parking scheme for Sandstone and Auberry.

Roll Call

Virg Anderson- No Eric Bose- No Gloria Freeman- Yes Don DeSantis- Yes John Thacker- Yes

- 11) Correspondence Found on Table at the rear of the room.
- 12) Next Regular Meeting September 5, 2012
- **13) ADJOURNMENT-** 10:30 PM