
Granite Bay MAC Minutes
Wednesday, August 7, 2013 at 7:00 p.m.
5455 Eureka Road, Granite Bay, CA

1) Call to Order

2) Pledge of Allegiance

3) Approval of the Agenda

Motion was made, and seconded, to approve the agenda. Agenda was approved, 4-0

4) Approval of the Minutes

a) **July 3, 2013 (Kenneth Prager & John Thacker absent)**

Motion was made, and seconded, to approve the minutes. Minutes were approved, 4-0

5) Introduction of MAC Members

Virg Anderson, Walt Pekarsky, Don DeSantis, Eric Bose and Ashley Gibian, Secretary.

6) Public Safety Reports

a) **Placer County Sheriff**

Lynn Harrison, Placer County Sherriff's Office – Wanted to thank the community for their participation in National Night Out. It is admirable how Granite Bay comes together as a community. Granite Bay has had a few more burglaries than normal. They have a few leads but are still looking into them and they are doing everything they can to prevent future incidents. Most burglars gain access through door kicks (80-90%). These incidents are occurring in the later evening, just before dusk to just after dark. In most cases, if there is an audible alarm, they leave and nothing is taken. There were two incidents on Whispering Pines and one each on Oak Leaf, Cockerfield and Wellington. There have been nine total incidents in the past several months.

Gary Flannigan, Community Member – Mr. Flannigan has lived in Granite Bay since 1986; he had a garage theft recently valued at \$3500. He found some of his property on Craigslist and called the detective to try and retrieve the property. He has had difficulty getting the follow up he deems necessary. There are some elderly people in the community who have had their adult children move back in. Now there are suspicions of elder abuse and heroin use. Mr. Flannigan believes this is more than just door kicks; this is a bigger problem. There are cars registered to the Sacramento area driving around that seem to be "checking out" the area. Mr. Flannigan would like to have this put on the agenda next month as an informational item so that the community can get the actual statistics and perhaps tips to help prevent future issues. He also wants an investigator to come in and explain what they are doing or not doing.

Chief Woo reported that given the time and resources, they are doing the best they can and apologize for Flannigan's experience. They do ask people they catch why they target Granite Bay and there is a perception that everyone in Granite Bay is a millionaire with perfect credit, and gold/silver bars in their homes from their savvy investments. Community members can also help set up Neighborhood Watch groups if they are not already a part of one. Typically two officers are assigned to Granite Bay. On the Sheriff's office website you can find tips on preventing burglary. Woo suggested meeting at another time, a smaller meeting just for this issue.

Another community member had someone in a small truck come to her door and ask, "Is this where I'm doing a fence?" She said, "No" and he went and sat in the truck for a bit before leaving.

Suzanne Jones joined the meeting at this point.

b) South Placer Fire District

Chief Bettencourt reported that 5-6 years ago Placer County worked with residents, did traffic reports, etc. and now there will be three speed cushions put on Oak Leaf Drive. Also, bills for the Cal Fire tax will start coming in the mail again. It has been a busy month, as it always is in July. There was a big grass fire, but the neighboring Homeowners did a great job utilizing defensible space. They didn't lose a house or a roof. The department has a new medical unit and will have a new truck coming in about six months.

c) California Highway Patrol

It was an uneventful month with only one non-injury collision on Auburn-Folsom. Highway Patrol only has one car that they can put in this general area and often that "one car" isn't available. They are shorthanded and they just had another retirement. They are talking to the Division Commander about getting some "more bodies." They are getting away from the big sedans and looking to get a small SUV, like a Ford Explorer. They did participate in National Night Out last night and they dedicated the entire response to the event. They held two DUI check points recently. There was a lot of traffic but the purpose isn't to make arrests, it's to educate. All county roads, all freeways, and everything unincorporated are covered by the California Highway Patrol. Both Auburn-Folsom and Eureka meet the definition of a Highway.

Tony Cardoso – asked, "What can we do to slow the traffic on Douglas Blvd?" There seems to be a lot of rear end collisions near Douglas and Barton. There also seems to be issues near Quarry Ponds with people trying to get in and out of the shopping center. Mr. Cardoso suggested a signal at Berg and claimed there have been fatalities there in the past year, he believes three. Another resident lives at Berg and Douglas and claims the only accident was before the divider went in.

The Sergeant pulled out a report to confirm that there have been no fatalities this year, and there was one in 2012. Education is always out there and something they are always working on. He operates a laser called LIDAR and it is target specific. West Bound Douglas, East of Barton at the Lutheran Church, seems to be an issue spot. They usually target about 60 mph and above when checking for speeding. A lot of people do go the speed limit through.

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.

None.

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

All news this month is County wide; there is nothing new that is District specific.

The County is working on restarting the mPOWER program. mPOWER is a finance tool for those interested in home energy projects such as solar. It allows you to finance the project and then pay it back on your property taxes over a 20 year period. This is great because you can write your property taxes off on your federal taxes.

The total agricultural production for this year totaled \$73,000,000 which was the first year to break \$70,000,000 since 2005. The biggest crop in Placer County is rice.

For the first time in Placer County history we are hosting an Ironman event in Tahoe. On September 22, an estimated 2,500 people will participate in the event. Between participants and supporters, they are expecting 7,000-10,000 people to visit the Tahoe area for this event.

Construction on Auburn-Folsom has started and the estimated completion date is "soon!" Right now they are looking at the end of next year.

Motion was made, and seconded, to move the Action Item before the Non-Action Items. Motion was approved, 5-0

9) Action Item:

Home Occupation (Microtechnics, Inc.) at 7970 Twin Rocks Road: Presented by Roy Schaefer, Associate Planner, Planning Services Division (20 min.)

Request for a Minor Use Permit to allow for the "sales and repair of firearms" as a Home Occupation per Section 17.56.120 of the Placer County Planning and Zoning Ordinance. The property is located on the south side of Twin Rocks Road, just east of the intersection of Twin Rocks Road and Auburn Folsom Road (APN: 035-151-025).

Approximately 50 letters and emails were received in response to this Minor Use Permit request and because of this response, the item got bumped up to the Planning Commission. The Home Occupation cannot have any signage outside the garage and there will be no employees. The category is sales and repair of firearms. One of the parts of the proposal is that he would do custom loading of ammunition. The Minor Use Permit is tentatively scheduled for Planning Commission to hear on August 22, 2013. There is no staff report at this time as it is typically out a week before and is posted on their site at 5:00 PM.

There are gates to the property and call buttons with unique codes. If there are substitute drivers, there is a special procedure. The applicant reports that he usually receives five commercial deliveries per month. (UPS, FEDEX, etc) The Mixed Use Permit would allow a maximum of one delivery per day. He will advertise on the internet, since it is an internet based business. The Mixed Use Permit is revocable if the County standards are not met. Inspections can be made, unannounced, at any time. All test firing will be done at a legal firing range not on the property. The applicant needs a Mixed Use Permit because it's a commercial business, and through this review it has raised community concern. If approved, the language in his application will be made a condition of the permit. Guns are stored in the garage, in a padlocked hard shell case. The garage is also alarmed and dead-bolted. Any excess powder will be given to the Lincoln Rifle Club. Brass and bullets are disposed of in the trash.

Chief Bettencourt stated that their approval is based on the current business plan. If the business plan changes, their approval is void. They only do yearly inspections of businesses open to the public so they would not be inspecting his property.

Community Issues: The applicant will have a "garage full" of guns and explosives that no one will monitor and it will be a huge business. There are trucks outside his home all the time that park on the road rather than go in the gate. It is "illegal to store explosives." His home is not securely fenced and is a 2.5 acre lot in a residential neighborhood. Community members don't believe there is enough security to deter theft, etc.

The applicant expects no foot traffic but the code allows up to 15 people per day. The applicant is also willing to go to the local PakMail for drop-offs and pick-ups. He does not store explosives. He uses a smokeless powder which combusts at 350 degrees Fahrenheit so the chance of spontaneous combustion is nil. Firearms will not be discharged on the property.

A motion was made to approve the Minor Use Permit application with the stipulation that staff works with the applicant to alleviate parking and traffic concerns.

An Amendment was suggested to also stipulate that no customers/visitors should be allowed to come to the property.

A motion was made, and seconded, to pass the Amendment to the original motion. Amendment Passed, 5-0.

A motion was made, and seconded, to pass the original motion with the approved amendment. Motion Passed, 4-0.

Suzanne Jones chose to abstain.

10) Informational Item/Non-Action:

- a) **Maher Subdivision:** Presented by John L. (Jack) Reynen, Managing Member, Artisan California, LLC (15 min.)
Proposal to subdivide a 7.3 acre parcel into seven lots, each approximately 40,000 square feet in area. The project includes a variance request for reduced front setbacks. The project is located on the east side of Sierra College Boulevard, just north of the Placer/Sacramento County line (9755 Sierra College Boulevard).

They plan on building seven houses, each on a one acre lot. The road will go right down the middle so that there will be one way in and out.

Chief Bettencourt reported no issues with this plan. This will basically be a duplicate of a subdivision they did adjacent to this property.

Water and power will come from Sierra College but gas will come from Davenport since it is already there and it is closer. Davenport will not go through, the City of Roseville decided against it. There will be no zone change as this project complies with the current zoning. They did consider getting a modification for a smaller setback but thought they would get too much push back and dropped the modification. There will be no gate and it will be a standard size road.

- b) **Property Tax Update:** Presented by Rob Newburn, Chief Appraiser Assessor's Office (30 min)
The Placer County Assessor's Office will provide an update on the property tax assessment roll, and how property assessments are affected by how the real estate market recovers.

The Assessor's role in Property Tax Administration is to determine the assessed value of a property. The Auditor-Controller determines the tax rate. The Treasurer- Tax Collector puts the tax rate on the bill. The Auditor-Controller allocates the money when it comes in. Tax dollars go to schools, county, special districts, cities, and former redevelopment agencies.

Placer County experienced a lot of growth, and then a lot of contraction, with the rise and fall in the economy. 2013 was the first year since 2008 we weren't contracting but this money won't be available for another 12-18 months.

Property values in Granite Bay are up an average of 2.6%. Assessed property values are based on the lower of two numbers; either the Prop 13 value or the Prop 8 value (market value.) The Placer County median price is up 14% from January, 2012 to January, 2013. Home values have gone up the past two years and have gone up 14% just this past year. Granite Bay has gone up 30%. Last year, 51% of the county was taxed at the Prop 8 (market) value rather than the Prop 13 value.

There are options if you don't agree with your value. Anyone who believes their value is less can call for a value review for FREE. You must file between July 1 and Dec 31.

Exemptions and exclusions include the Homeowners exemption which is a \$7,000 reduction in assessed value annually. There is also the Parent/child or grandparent/grandchild real property transfer exclusion and the one time, age 55+ base year transfer exclusion within Placer County. There are exclusions for people who are severely and permanently disabled. There is also exclusion for imminent domain.

More information and tools online. www.placer.ca.gov/assessor

- c) **Statewide Septic System Regulations and Placer County Description:** Presented by Kurtis Zumwalt, Environmental Health Program Manager and Mohan Ganapathy, Environmental Health Specialist (20 min.) Assembly Bill 885 required the State to come up with standardized septic regulations for all counties to adhere to. This policy sets standards for new or replacement septic systems or systems that are subject to a major repair. Placer County Environmental Health personnel will be present to give a presentation on how we are proposing to comply with this new policy.

OWTS Policy went into effect May 13, 2013 and Counties have three years from this date to submit their plans. They have two choices:

1. Implement Tier 1 (requirements set by state) or
2. Implement Tier 2 (customized Tier tailored for the County)

Placer County already has a customized County plan they are re-naming, LAMP.

Tier Definitions:

Tier 0 – all existing septic systems are functioning properly

Tier 1 – new or replacement septic systems required to meet stringent state mandated site and design requirements (state requirements, very strict, not conducive to development)

Tier 2 – new or replacement septic systems meeting Placer County's LAMP (developed by the County and needs to be approved by the State prior to implementation)

Tier 3 – represents septic systems that are located close to impaired water bodies (as determined by the state.) There are no impaired bodies of water in Placer County

Tier 4 – represents septic systems that require corrective action or are presently failing.

The septic system ordinance and manual (LAMP) changes that have been completed thus far include changes in the assumed flow rates for dwellings built after 1994 or dwellings that have been completely retrofitted. They changed the minimum effective soil requirement to install a septic system from 18 inches to 24 inches (the new state mandate.) A supplemental treatment is required for all new or replacement seepage.

There will be further development to LAMP to ensure it does not conflict with goals or the State OWTS policy. Once complete, the draft lamp will be submitted to the state for approval.

Timeline:

May 2013 – State regulations go into effect

May 2014 – Regional Board align policy

May 2016 – County develops and submits lamp

May 2017 – Regional Board to review and approve

May 2018 – Counties make corrections

May 2019 – State Board to arbitrate and resolve disputes over LAMP between Counties and Regional Board by this date.

Webpage – www.swrcb.ca.gov/water_issues/programs/owts/docs/owts_policy.pdf

11) Correspondence – Found on Table at the rear of the room.

12) Next Regular Meeting – September 4, 2013

13) ADJOURNMENT 10:06 PM