
GB MAC Minutes
Wednesday, December 4, 2013 at 7:00 p.m.
5455 Eureka Road, Granite Bay, CA

1) Call to Order 7:00 PM

2) Pledge of Allegiance

3) Approval of the Agenda

Motion was made, and seconded, to approve the agenda. Motion passed, 6-0

4) Approval of the Minutes

a) **November 6, 2013 (Eric Bose absent.)**

Motion was made, and seconded, to approve the minutes. Motion passed, 5-0

5) Introduction of MAC Members

John Thacker, Ken Prager, Virg Anderson, Walt Pekarsky, Don DeSantis, Eric Bose and Ashley Gibian, Secretary.

6) Public Safety Reports

a) Placer County Sheriff

Lynn Harrison reported that detectives are looking for a Granite Bay burglary suspect. Since October there have been about 12 residential burglaries running along the Auburn-Folsom corridor in Granite Bay, Loomis and into Folsom. Most of these have been during the way when it is expected that people will be at work. A lot of entries are being made through sliding glass doors and there have been a few more door kicks. Homes that have and set alarms were not entered when the alarm went off.

b) South Placer Fire District

Chief Bettencourt reported that there have only been two escaped control burns this month. Remember, 20% of Christmas trees catch on fire because they are too close to a fireplace, stove, or other source of heat. If South Placer takes over the Loomis Station it would be just like running any other station, no names would be changed. Chief Bettencourt plans to retire in the next couple years so they are preparing for that.

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.

None.

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

Linda Brown presented in Supervisor Uhler's absence. Supervisors' Uhler and Duran have new offices. Supervisor Uhler is now located at 1700 Eureka Road, Suite 160. Construction for SMD 3 has begun and you will see the work being done

along Auburn-Folsom. Also Eric Bose receives the Commemorative Coin this year that was awarded to Sandy Harris in 2012.

9) Informational Item/Non-Action: (None)

10) Action Item:

- a) **Mahe Subdivision:** Presented by, Roy Schaefer, Placer County Planning Services Division (20 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 at and on the East side of Sierra College Boulevard, just north of the Placer/Sacramento County line (9755 Sierra College Boulevard). Staff is requesting a recommendation on the project that will be forwarded to the Planning Commission.

The applicant for the Maher subdivision is asking for a recommendation from the MAC to the Planning Commission. They have a tentative appointment with planning on January 9, 2014. The comment period for the application closes on December 12. The proposal has seven lots and the original variance request has been removed. The original application also says that they need a use permit, it has since been decided that this is not true and a use permit is not needed. They just need the subdivision application. This is a very straight forward application and they are looking to start development in six months or less, after the rainy season. Their preference is for the street in this development to be a public street however they are willing to be flexible on this. There will be no gate on the community.

Community members expressed their opinions both in support of and against a Home Owners' Association should the street be private. Some members have had a good experience with their HOA while others have not. Other community members were concerned about the maintenance of the berms on Sierra College. They wanted to know who would be responsible for this. As of right now, it is not specified. EJ Ivaldi stated that this is something that could be written into the home owners contracts and if not maintained it would become a code enforcement issue.

A motion was made, and seconded, to approve the application as submitted with the requirement that the berms facing Sierra College be maintained. Motion passed, 6-0.

- b) **Proposed Event Center Ordinance:** Presented by George Rosasco, Placer County Planning Services Division (20 min.)
The Board of Supervisors has requested that the Planning Department develop a new ordinance, for their approval, on Community Centers and Event Centers in Placer County. There were four workshops at the Planning Commission that resulted in a Draft Event Center Ordinance. Staff is requesting a recommendation on the ordinance that will be forwarded to the Planning Commission for further consideration.

These are proposed changes to zoning ordinances as they apply to community centers. Most of the current community centers are in rural areas, a lot of these in conjunction with wineries. This has caused concern over traffic, safety, and noise, among other things.

Most of the current even centers are in rural areas; many of these in conjunction with a winery. This has caused concern over traffic and safety among other things. The Board of Supervisors decided to hold all applications on community centers until this issue could be reviewed. As a result of this review, we have a new proposed event center ordinance.

There are five different types of event centers defined in the ordinance: (1) The current definition, (2) commercial event centers, and agricultural event centers which are broken into (3) small, (4) Intermediate and (5) Large centers. Each has restrictions on size, noise, hours, etc. The number of events allowed will be determined by the conditional use permit process. Agricultural centers are restricted to 26 events per year. After 7:30 PM, all noise must at 20 decibels or lower.

The only proposed event center in Granite Bay, at this time, is in the Ponds shopping center and would be considered a Commercial Center and would have to go through the Conditional Use Permit process. They would like to get a recommendation but can come back if the MAC Board would like more time to review the item.

A motion was made, and seconded, to table to item to the January meeting. Motion passed, 6-0.

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

12) Next Regular Meeting – January 8, 2014

13) ADJOURNMENT