



REGULAR MEETING MINUTES
Wednesday, November 5, 2014 at 7:00 p.m.
Eureka School District Office, Board Room, 5477 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, 7-0.

- 4) **Approval of the Minutes**
 - a) October 1, 2014

Motion was made, and seconded, to approve the minutes. Motion passed, 7-0.

- 5) **Introduction of** MAC Members and Secretary Ashley Gibian

Eric Bose, Virg Anderson, John Thacker, Bill Bowen, Suzanne Jones, Ken Prager, Walt Pekarsky and Secretary, Ashley Gibian.

- 6) **Public Safety Reports**
 - a) Placer County Sheriff

No representative present.

- b) South Placer Fire District

Lawrence Bettencourt reported that controlled burning is allowed effective November 3, and asked residents to please be careful. There are a lot of development projects coming through the door that are keeping them busy but other than that he had nothing new to report. They have been active with the local schools practicing exit drills and shelter in place drills.

- c) California Highway Patrol

No representative present.

- 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.

Sandy Harris commented that the community was notified in 2008 that the Granite Bay Community Plan was in need of updating. The community was strongly against land use changes and the new plan was adopted in February 2012 with no land use changes. There are currently six projects trying to go through that require land use changes. These projects should be reviewed carefully. Do they suit the community and the plan?

Jane Avery also wanted to talk about the importance of the Community Plan. We should each review it. Each new project that comes in wants something contrary to the Community Plan. The Plan took a lot of time and hard work to create something that the community would be happy with. Let's hold each of these projects up against the Community Plan before we make decisions. It will take a lot of work but will keep Granite Bay the Community we want.

Another resident wanted to comment on a current office building project. They asked for one building and they are building two. They said the oak trees would remain intact and they are bulldozing. EJ Ivaldi asked them to come back to the MAC twice and they did not. Feels like a bait and switch. They told us one thing and are doing another.

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

Linda Brown presented on behalf of Supervisor Uhler. The Board met in Tahoe for their quarterly meeting on October 21-22. On the week of October 13-19, Placer Grown Week celebrated agriculture in Placer County with many events. It was a great event and one to keep an eye out for next year. The Mountain Mandarin Festival is November 21-23 at the Gold Country Fairgrounds in Auburn.

Yesterday, the Board approved the final map and subdivision improvement agreement for Enclave at Granite Bay. During this Board meeting, they also took an intermission to attend the memorial services for Placer County Sheriff's Detective Michael Davis, Jr. The representation from multiple law enforcement districts, fire districts and the community was amazing.

9) Informational Item/Non-Action:

a) **The Park at Granite Bay:** Presented by, John Tattersall, Managing Director, Maverick Partners West (15 min.)

Proposal to develop a 94 unit, gated, single family residential subdivision on a 16.3 acre site, and would include a 1.5 acre public park, walking trails, a tot lot and community rose garden. The project is located on the west side of Sierra College Boulevard and is located approximately, 0.33 miles south of East Roseville Parkway (North of Haskell Way, South of Annabelle Ave., and East of Eckerman Rd.).

Lisa Carnahan with the Planning Department, now Planning Services Division, introduced herself and stated she will be present after if anyone has questions. John Tattersall began by expressing respect for Sandy Harris' comments in regard to the Granite Bay Community Plan. He is a resident of Granite Bay and is raising his family here so he has an extra stake in this project. They have been working on the planning of this project for about two years. In that time they have talked to close to 750 people in regard to this project and get great feedback. He feels this is not "our" vision, it is a vision that has been articulated time and time again. We are here today to give you an update on our progress. When we met with these people we asked a few questions: What does the community want? What does the community need? How do they expect the community to develop? Most of the people we talked to have lived in the community for ten or more years. Through these conversations he identified three things that are important to the community: family, access to recreation and strong enrichment programs. The homes in this project are surrounded by a park. It will be a gated community where the gates will remain open during the day and closed at night for security. Each home has a porch facing the front yard. They are planning detailed, drought resistant landscaping. They have spoken with the neighbors and obviously they have concerns. When they go through the design process they look at landscaping, topography, setbacks, etc. They have taken care in this planning to give not only the residents but also the surrounding properties privacy. Mr. Tattersall went on to quote multiple sections of the Community Plan in housing, land use and others, that he believed supported this project. The combination of setback, burming and landscaping will work to block the sound of traffic from Sierra College. Mr. Tattersall understands the importance of the Community Plan and helped with it himself. There will be no ingress or egress at the back of the property. All ingress and egress will come from Sierra College. There will be an emergency gate at the back for emergency vehicles only. The property is at a lower grade than all of the adjacent neighbors. There are concerns about the project and the effect on safety. They appreciate the feedback they have received from Mr. Bettencourt. One hundred percent of the homes will have fire sprinklers. The benefits to the community include a one and a half acre public park.

They estimate that this project will add up to 200 new enrollments in Granite Bay schools. Almost three and a half acres of this project are active and passive open space. This project also represents jobs. Through this project, they are putting architects, engineers, lawyers and small business back to work on this project. At the open house 150 people showed up to give feedback.

The fields will be for both youth soccer and youth lacrosse. They are looking at a Bermuda grass that will support both of those. The field is roughly 120 feet by 150 feet. The park is also a center gazebo feature, a rose garden, and a children's playground. They want to create a very walkable community for young families. The streets are 36 feet wide with sidewalks on one side of the street. There will be no sod in the front yards with the front yard being maintained by the Home Owners Association (HOA.) There are five proposed plans that run from 2050-2900 square feet. The lots vary in width and depth, and run from 4000 to 9000 square feet. The side yards will vary between four and ten feet in width. There will not be a light at Sierra College. There will be a right in, right out, left in but NO left out. Public parking will be street parking around the park. There will also be bathrooms at the park. The streets will be private but are designed to a public standard. There is a lot here and a lot of detail. They are anticipating HOA fees will run between \$150 and \$175 per month. They anticipate the homes will be priced from the high \$500,000 to the low \$600,000. Lisa Carnanhan explained that they need a general plan amendment, a rezone and a conditional use permit to move forward with this project.

Community concerns included the homeowners' priority for use of the park as they believe the agreement that needs to be in place will be paramount in the entitlement process. Several neighbors were upset because they were told the zoning on this piece of land would not change when they purchased their homes.

Amy Dunky has lived here over ten years and has been active in the community and a local business owner. She quoted page one of the Community Plan. "We view this plan to be exactly what the Community Plan anticipated. This project will increase the standard of life for the entire area and encourage the purchase and improvement of older homes in the area. This area of Granite Bay has been ignored and as such the home values are significantly less than the rest of Granite Bay." Sandy Harris pointed out that this project is surrounded by one to two acre homes. She believes this is not compatible. A nearby area allows animal keeping and thinks there will be a conflict with only two car garages and street parking for the public. There is not enough room. Marianna lives to the South of the property and stated that this project puts 11 houses facing her backyard. They have neighbors with chickens, cows, horses and goats. She doesn't know how you will sell this to people who will be eight to ten feet away from our animals and all the smells and noises that come with it. The homes in every direction have acreage. The plan says it needs to be compatible with neighboring land uses. The neighbors bordering the community had no idea this was in the making and she thinks it is a joke to call this anything other than high density. She is not against the current zoning and having a few neighbors. Victor Becket heard about this project on accident. There was a man with a drone making a video of the property. He gave him a business card but then never responded to his email. He believes this project will bring an unacceptable amount of noise and no privacy. He is not asking for no development, just asking that development stick to the current zoning and not build a jungle of homes. Elaine Sacco, also a neighbor, found out about the project last week. She also wants the property to stick to the zoning. She has lived in four neighborhoods in Granite Bay. She is not a developer but can see there is a lot of support and opposition. One of the developments they lived in was Greyhawk. There are a lot similarities to Greyhawk II. Lot size and density is similar. Greyhawk II is currently getting paved and looks really nice. She thinks this project could be just as good and perhaps better. She supports this project. Warren Holt is a long-time resident and business owner. The first home he lived in, in Folsom, was almost identical to this. As a first home, it brought him into the community of Folsom. This project will bring much needed young families. School enrollment from 7th grade down is declining more and more every year. Dave Casano has been in Granite Bay for 15 years. Anabelle has struggled with a lot of foreclosures and it is a heavy rental area. He thinks this is a great project and the benefits outweigh the negatives. Mark Guzman is one of the people who had a chance to review this project and supports it. It attracts younger families. Good for schools, economy, businesses and growing home grown leaders. The declining enrollment will continue without younger families and eventually the school will go away. He fully supports this project. Many others stood up to voice their support or concerns over this project.

b) **Pond Pavilion & Craftsman Lofts**: Presented by Lisa Powers, Powers Equity, Inc. and Thayer Hopkins, Architect (20 min.)

Proposal to develop a 5.2 acre parcel with a 7,500 square-foot event center and twenty-six (26) working lofts (23,662 square feet). The project site is located on the south side of Douglas Boulevard, between Berg Street and Barton Road (adjacent property east of Quarry Ponds).

Lisa Powers said that they were here to update the community on the progress they've made, where the project is and what it looks like. Thayer Hopkins said they have incorporated a number of community comments since the last time they were here. In the past three years they have gone through a number of plans and this is what the project has evolved into. An event pavilion with 13 craftsman lofts. There will be a double wide opening facing Douglas Boulevard with an entryway of trees leading you to the back of the property. The event pavilion is comprised of two buildings and will have a catering kitchen as opposed to a full working kitchen. The large outdoor area will be covered in Kalwall that will shade the area. The total area of event pavilion is 7500 square feet. The overall look will be very compatible with the adjacent Quarry Ponds. There will be an avenue through the parking lot to Quarry Ponds as well. The roof will be clay tile and the visage will be stucco, painted in a light color. They started out calling it The Greens after the vertical plant gardens they will have against the walls to break up the visage of the building. They want this to look very park like. The lofts will have doors that slide open to create a fluid indoor-outdoor space. There are thirteen 800 square foot units in the lofts. These serve a very different kind of need than you can usually find. They want to create a working community. The lofts will not be oriented toward the street. They are set back over 80 feet (well over the requirement) from the street. From Douglas, you would see the green trellised screens. It is 23 feet to the top of the lofts and 28 feet to the highest peak of the pavilion. Each unit has its own peaked roof of a translucent material. They will also allow people to "break through" walls and rent two spaces if they want 1600 square feet as oppose to a single 800 square foot unit.

Keith Wilson, the landscape architect, was brought on when this project was a sea of concrete. He loves this concept and can see himself having an office here. There are really two identities to this project. He was tasked with creating a beautiful space that really works with the property. He wants to do bio swells and rain gardens that will collect rain water. A bio swell is a grass or vegetated area that moves water from one area to another and the plants can use it. A rain garden catches the water and holds it below. It is typically dry with plants. In a high rainfall event, there will be an overflow that will go into the storm drains. The color palate is Mediterranean. The bio swells and rain gardens will have lower water use and low upkeep. The corridor between the lofts will no longer allow vehicle access and will be a pedestrian space. All the roofs will drain into gardens. The event center will mostly have screening landscaping and will accentuate the view of the pond. Facing Douglas, there will be a green parking shade structure that will have a craftsman style and will collect rainwater like the gardens. There will also be vertical gardens against the side of the building and hanging baskets. Nanowaall will surround the pavilion area which creates a look very similar to lanais in Hawaii.

There was a question of accessibility to the Men's restroom. There will be an overhang protecting the Men's restroom entrance. Maximum capacity of the facility will be 500 people. There will be a clear safety fence facing the pond that will not obstruct views. The deceleration lane in front of Quarry Ponds will extend to this property and serve both entrances. To complete this project, they are asking for a community plan amendment, a rezone, and a use permit.

Any outside noise would need to stop at 10:00 PM during the week and 10:30 PM on the weekends. They want a "high class facility" in terms of how it is run. They want no complaints and to be good neighbors. There is a provision for the facility to have more than the 500 people at an event but that can only happen a max of two three-day events per year. Mrs. Powers doesn't think there is much of a market for events like that. Events around 200 people is their sweet spot. For a large event they would love to do a small acoustic concert. The Placer County Fire Department has approved a valet parking plan for large events. Events with over 150 people will be required to use and pay for valet.

The neighboring feed store was concerned that Mrs. Powers shut down access to his business during business hours without his knowledge or consent and wanted to know how this demonstrated her wishes to be a good neighbor. She responded that the mentioned occurrence was six or seven years ago and she is sincerely sorry. It was an accident and it hasn't happened again.

10) Action Item: (None)

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

12) Next Regular Meeting – December 3, 2014

13) ADJOURNMENT- 9:45 PM