



---

**REGULAR MEETING AGENDA**

Wednesday, July 1, 2015 at 7:00 p.m.

Eureka School District Office, Board Room, 5477 Eureka Road, Granite Bay, CA

---

**1) Call to Order** 7:03PM

**2) Pledge of Allegiance**

Suzanne Jones asked Bill Bowen to lead the pledge.

**3) Introduction of MAC Members and Secretary**

Suzanne Jones, Bill Bowen, Virg Anderson, Barbara Singleterry, Eric Bose, John Thacker and Te Iwi Boyd, Secretary. (Ken Prager absent)

**4) Approval of the Agenda**

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

**5) Approval of the Minutes**

a) June 3, 2015 (Ken Prager absent)

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

**6) Public Safety Reports**

a) Placer County Sheriff

No representative present.

b) South Placer Fire District

A representative from South Placer Fire District reported there have been an increased number of drowning incidents and reminded everyone to wear a life jacket. He also reported an increase number of grass fires. Fires are now banned, until approximately November. There is a chipper program offered at no cost. Additionally, he reminded attendees of the meeting that fireworks are illegal in unincorporated Placer County, including Granite Bay.

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.

There were no public comments.

**8) Supervisor Report** (If Supervisor Kirk Uhler is not present, Linda Brown will present) Supervisor Uhler reported that the proposed budget for 2015-16 FY was adopted. This is a balanced budget that continues the County's path toward long-term sustainability. It provides a delicate balance between competing priorities, limited resources and

anticipated cost increases. The total is less than 1% higher than the \$798M final budget for this fiscal year. Highlights of the 2015-16 FY budget are: \$633,000 in one-time funds are set aside for the PCCP; Placer County Library system will receive \$200,000 in one-time funds to purchase new books, materials and electronic resources; Loomis and Meadow Vista branch libraries will remain open until December 31st to allow those communities to find long-term solutions; and the County will continue its commitment to invest in roads, bridges, buildings, sewers and other infrastructure. The General Fund contributes \$1.25M for roads and trail maintenance and \$2.5M in catch-up maintenance projects deferred during the recession.

**9) Informational Items/Non-Action:**

- a) **Barton Ranch:** Presented by: Ron Wood, RFE Engineering, Project Civil Engineer, Melanie Jackson, Associate Planner, Placer County Planning Services Division (15 min.)

A proposed project to develop a 10-acre parcel into a 10-unit Planned Residential Development that would include 2.4 acres of open space. The project is located on the west side of Barton Road, north of Macargo Road and adjacent to the intersection between Barton Road and Rockhurst Way.

Ron Wood, Civil Engineer, presented this project. This project consists of a 10 Lot Single Family Residential Subdivision. The location of this project was shown on map and a copy of the presentation was provided to MAC members.

Pictures of the surrounding area were shown by Mr. Wood including the proposed open space areas/lots and the overall site plan. The average lot size is 0.66 acres. Other improvements such as widening of Barton Road; tapers per Placer County standards; a meandering 6 ft wide native earth trail; 32 ft wide on-site private road w/ parking on one side; extended public sewer to north to provide for future connections; and open space lots to reduce impacts to existing wetlands and trees by providing a minimum 50 ft buffer from the wetlands. There is only one area impacting wetlands where Barton Road is being widened. A post and cable fence will be included for the protected area, preserving the rural feel of the area.

Current zoning SFRA (Single Family Residential Agricultural).

Member Bose asked if the improvements to the road were to improve the sight range for drivers. This was confirmed by Mr. Wood.

Member Bowen asked if there was a plan for a gate. It was explained that the property has an existing wood fence along the back of the property and that the front of the property has a field fence. The plan is to repair the existing fencing and keep it the same.

A member of the public inquired as to why this project would only widen the road 20 ft. She'd like to see a little trail. Mr. Wood clarified that the road would actually be widened about 80 feet. Ms. Jackson from Placer County explained the County's development standards, and confirmed that this project meets those standards by widening the road. Member Bose asked if this meant that the full right of way isn't currently installed. Ms. Jackson explained that the widening will bring Barton up to that standard.

A member of the public referenced the circulation element study that was done approximately 7-8 years ago. In it, the road widths and circulations were discussed. If he remembers correctly, they did adopt road standards for Barton Road that is consistent with this project. However, he travels Barton Road frequently and thinks this will look weird and will take away the rural look of the road.

Member Anderson compared this intersection to Mica where several accidents have occurred because they cannot see oncoming traffic. To address the safety issue, people coming out of this project need the acceleration/deceleration.

#### **10)Action Items:**

- a) **Granite Estates Professional Center**: Presented by: Roy Schaefer, Associate Planner, Placer County Planning services Division, Ron Wood, RFE Engineering, Project Civil Engineer, Jeff Stowell, Architect (15 min.)

The project proposes a Conditional Use Permit, Tentative Parcel Map and Design Review to construct three medical office buildings and one office building with associated parking (109 stalls), and circulation areas on a 4.45-acre parcel, APN: 048-083-017. The project is located on south side of Douglas Boulevard at Granite Estates Drive, Granite Bay, CA.

Ron Wood, Project Civil Engineer, informed the MAC that Negative Declaration is out and the 30 day review period ends July 31st. The project team hopes to take this project before the Planning Commission at the August 13th meeting.

Packets of the project presentation were presented to MAC members. A description of the development was provided to the MAC and includes: three (3) Medical Office Buildings (Bldg 1 – 8,000SF; Bldg 2 – 4,425SF; Bldg 3 – 4,425SF) and a 3,800SF Professional office. All buildings are consistent with the Granite Bay Community Plan by including the following attributes to the development: single-story buildings; low-pitched rooflines with gabled and hipped roofs; overhanging eaves; attractive use of quality materials, such as stone (cultured stone, smooth-trowelled cement plaster and concrete roof tile) with earth tones; clustering of windows into horizontal bands; a mix of natural materials throughout the structure; enjoyment of the natural setting through a courtyard at building #1, general openness to the natural landscape to the south of the development; lush, natural looking landscaping, walkways and paths; external lighting directed downward to shield neighbors from light pollution; earth tone building colors that complement and blend with the surrounding natural landscape; articulation of building fronts and rooflines; and an 8 foot wide meandering sidewalk along Douglas Boulevard frontage.

A community member expressed her concern with medians regarding u-turns going east. Traffic study recommendations were explained by Mr. Wood and it was confirmed that this project is consistent with the Community Plan. A preliminary left turn lane plan was provided in plans (C4.1), showing the placement of an adjacent project. The same traffic engineer had been used for both projects.

Additionally, there will be a sidewalk around the frontage of the property providing a safe walking path and bike path.

There was much discussion between the MAC Members and the public regarding traffic circulation in this area. Mr. Wood confirmed that in addition to the improvements they are doing for this project, they are also providing for an additional lane to be added at a future date.

Member Bose thanked the architect for the modifications that were made to this project as it made this a much more attractive project.

Member Singleterry asked if any potential lighting issues had been discussed or addressed. Mr. Wood explained that the buildings will block some of the light but that this project does meet all lighting standards required by the County.

Member Bose made a motion to recommend approval of this project to the Planning Commission. Bill Bowen seconded the motion. Motion passed, 5-1.

**Roll Call:**

Suzanne Jones - aye  
Bill Bowen - aye  
Barbara Singleterry - aye  
Virg Anderson - aye  
Eric Bose - aye  
John Thacker - nay

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

**12)Next Regular Meeting – August 5, 2015**

**13)ADJOURNMENT            8:05PM**

For additional information and calendar for Supervisor Uhler see his website at:  
<http://www.placer.ca.gov/bos/District4.aspx>

Placer County is committed to assuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you require disability related modifications or accommodations, including auxiliary aid or services, to attend or participate in this meeting, please contact the Board of Supervisors' office at 530-889-4010/530-889-4009 (fax) or email at [bos@placer.ca.gov](mailto:bos@placer.ca.gov).