



COUNTY OF PLACER
GRANITE BAY MUNICIPAL ADVISORY COUNCIL

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REGULAR MEETING MINUTES

Wednesday, May 4, 2016 7:00 PM
Eureka School District Office, "Big Gym"
5455 Eureka Road, Granite Bay, CA

1. Call to Order & Pledge of Allegiance
7:05PM

2. Welcome & Introduction of Members

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

A Statement of Procedure was read by Te Iwi Boyd, Secretary.

3. Approval of May 4, 2016 Agenda

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

4. Approval of April 6, 2016 Minutes

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

5. Public Safety Reports:

A. Placer County Sheriff's Office

An officer was present at the meeting but had nothing additional to add after the reports provided by the California Highway Patrol and South Placer Fire District.

Resident Larissa Berry asked if the Sheriff's Office has started to see an uptick in break-in's, etc. The officer reported that they have not seen a trend of that nature yet and reminded attendees of the meeting to be diligent and keep their homes and vehicles locked and to be aware of their surroundings.

B. California Highway Patrol

Captain Schroder attended the MAC meeting and reported that there is a shortage of officers patrolling the Granite Bay community at this time. This is a concern for the residents and the officers alike. It was explained that the reason for the reduced patrolling is because of staffing issues. Currently they are down nine (9) officers (approximately 25%). However, officers are still responding to traffic complaints, speed enforcement and they are providing proactive assistance with the schools.

Larissa Berry asked if the CHP would be replacing the former liaison for the Folsom Lake Estates neighborhood. It was explained that moving forward the goal of the CHP is to implement a "strike" team. In the absence of a liaison, it was suggested that Officer David Martinez, the public information officer be contacted.



Resident Frank Calton thanked the Captain Schroder for attending the meeting and asked if the CHP had anything to do with re-establishing the sequencing of traffic signals to slow down traffic. The officer reminded attendees that the first step in reducing the speed of traffic is to first look inward and see what we as residents are doing. The roads are for everyone and to think that these roads are just for the residents of Granite Bay is unrealistic. He went on to say that specific incidents will continue to be addressed.

Captain Schroder urged residents to contact the CHP if there is an incident that needs to be addressed. He asked that residents first call and give their information to whomever answers the phone, if that call is not timely addressed he directed residents to contact him and he would make sure the call receives the attention it needs.

The vacancies in the CHP were discussed and Captain Schroder told attendees that this is not a budget related personnel issue, it is a combination of retiring personnel and a lack of new officers.

Captain Schroder also explained that funding for the CHP does not come from traffic stops but rather funding comes from vehicle registrations.

The CHP's number one incentive is safety.

C. South Placer Fire District

It was reported that wild fire season has already started even with all of the rain we have had. Residents were reminded to get a burn permit at the fire station. Residents were also reminded that if they have not already started, they need to clear their land and maintain a safe space. Residents were urged to mow in the morning.

Supervisor Uhler asked the SPFD representative to explain the service related impacts related to the senior care facilities in the Granite Bay community. It was reported that overall in this area there were 2250 calls last year. Of those calls, Eskaton averaged approximately 13 calls a month. In February and March 2016 there were 26 calls. At this time, South Placer Fire District does not feel that the senior care facilities are impacting their resources and that they can easily take on more calls. Ambulance services were clarified and turnaround time was discussed. The impact that Folsom Lake has on fire service is greater than that of the senior care facilities.

6. **Public Comment:** Let us hear from you! Do you wish to share something that's NOT already on this agenda? We welcome your input at this time and kindly ask that you keep your comments to 3 minutes or less (or as determined by the chairman).

Mr. Masha, who's neighbor has been running a chop shop provided an update to his issue. Mr. Masha expresses his appreciation of Supervisor Uhler and Ashley Brown. A notice of violation has finally been issued to his neighbor with the help of Supervisor Uhler and Ms. Brown. Mr. Masha urged attendees to join together to get Supervisor re-elected as he provides a valuable service to our community.

Harrison Clark expressed his concern regarding the continued use of upward facing lights being used at Quarry Ponds. The neighbors have complained and Quarry Ponds turns the lights out for a few days but then turns them back on. At this time, the lights have not been turned off creating light pollution. Mr. Clark hopes that the MAC has enough clout to remedy this issue.

MAC Member Eric Bose asked for clarification of the lighting. It was explained that the offending lighting is the parapet lighting.

Resident Larissa Berry reported that she attended the Planning Commission hearing for the Greyhawk III project and that the Planning Commission didn't ask any questions and did not take into account the MAC's recommendation. Ms. Berry asked what the next steps in the process are regarding this project. It was explained that the Greyhawk III project is tentatively scheduled to go before the Board of Supervisors on June 7th.

Victor Bekhet announced that he is running for Supervisor. Mr. Bekhet gave his candidate statement explaining why he is running for this position. Mr. Bekhet thanked the MAC for voting against the Greyhawk III project even though he was disappointed by the Planning Commission.

Sandy Harris said that Member Suzanne Jones gave a good presentation to the Planning Commission, that was ignored along with the MAC's recommendation.

7. **Supervisor Report** (If Supervisor Kirk Uhler is not present, Ashley Brown will present)

Supervisor Uhler began his report by reporting on the North Auburn Homeless Shelter. Recently the Supervisors voted 3-2 to award a contract to Volunteers of America of Northern California and Northern Nevada Inc. to continue operating the temporary emergency homeless shelter in North Auburn through a temporary conditional use permit until March 2017.

The now-completed bid process allows homeless shelter services to continue while a regional plan for longer-term solutions continues to be developed.

Supervisor Uhler gave an update on Medical Marijuana. It was reported that staff identified an anticipated cost of between \$1 million to \$2 million to implement a local ordinance, regardless of whether commercial production is allowed. Those costs might be offset, staff offered, by fees or taxes imposed on commercial cultivation or sales if regulation is eventually approved by the board.

Also discussed were the challenges and choices of the proposed budget. The fiscal calendar was discussed and it was explained that the budget process is now an all year long discussion. Ten items were identified:

1. Criminal Justice Master Plan Implementation
Considerations include: continue cost analysis for a Crime Lab and Coroner's Facility, expansion of the South Placer Adult Correctional Facility for planned opening of remaining 180 beds, expanding the Booking Station and constructing a grant funded Acute Mental Health Facility.

Recommendations include: build an updated Capital Facilities Financing Plan with Crime Lab and Coroner's Facility recommendations for further Board consideration in July 2016, provide funding for planned SPACF opening and Booking Station of \$2.3 million and develop funding solution for Acute Mental Health grant match of \$2.1 million.
2. Public Safety Support
Considerations include: prepare for procurement results of Primary Indigent Defense contract proposals, maintain public safety automation systems and technology options for inmate tracking and data collection, provide discretionary funding placeholder of \$1.1 million for Indigent Defense costs, and utilize Public Safety Fund Reserves of \$3.1 million to fund automated system implementations.

Recommendations/Alternatives include: plan for Indigent Defense contract costs not yet known and enhanced automation using one-time cancellation of reserves.
3. Homelessness/Affordable Housing
Considerations include: develop long-term solutions for the emergency shelter and affordable housing, define solutions to address subject matter in the short-term, consider staffing and operational costs of \$1.2 million for Sheriff, Probation and health and Human Services and consider funding request from Gathering Inn of \$150,000.

Recommendations/Alternatives include: continued potential solutions to homelessness consistent with Marbut Study.

4. Medical Marijuana

Considerations include: development of regulatory framework underway, County enforcement cost consideration, and continue evaluating potential enforcement costs of \$1.2 million/cost recovery.

Recommendations/Alternatives are to be determined by Board direction.

5. Capital Facilities Financing Plan/Infrastructure Development

Considerations include: maintain discretionary revenues of \$8.3 million for capital and road fund projects at base levels, update the Capital Facilities Financing Plan (tentatively July 2016) and leverage debt financing and other discretionary revenues (e.g. RPTTF) for infrastructure.

Recommendations/Alternatives include: focus on long-term funding solutions for major capital investments and ensure major maintenance funding to protect existing assets and consider allocating additional \$4.4 million at Final Budget.

6. Environmental Sustainability

Considerations include: finalizing the Placer County Conservation Plan (PCCP) requires discretionary funding in the short-term to avoid delays in implementation, preservation of space consistent with Placer Legacy Program, fund PCCP costs of \$925K for final stages of a final plan and maintain Open Space construction of \$1 million to fund PCCP 'credits' as next step.

Recommendations/Alternatives include: continue to finalize PCCP and consider Open Space contribution at Final Budget.

7. Placer County Library System Planning

Considerations include: continue implementation of the Library Strategic Plan, continue reliance on carryover fund balance/cancellation of reserves to balance budget and costs to continue implementation of Library Strategic Plan.

Recommendations/Alternatives include: provide discretionary funding increase of \$275K for unavoidable Library cost drivers (materials/A87) and closure of Meadow Vista and Loomis branches to be recommended with Proposed Budget.

8. Placer County Fire Funding Sustainability

Considerations include: implementation support for Fire Services Consolidation effort, monitor/adjust use of carryover fund balance and use of reserves as a solution for funding and consider CalFire contract increase impacts into the future.

Recommendations/Alternatives include: continue base level discretionary funding of \$1.1 million to maintain fire services, provide 3rd Battalion Chief for North Auburn Ophir Fire District – support rapid response and maintain equipment replacement plan.

9. Financial System Replacement

Considerations include: current financial system limitations, increasing costs, and vendor sustainability create the need for system replacement, continue progress to explore more efficient and economical technology solutions, continue \$750K of annual discretionary funding strategy for User Departments to pay ahead and plan for future year costs to acquire and implement new solution.

Recommendations/Alternatives include: continue evaluating alternative funding options and sources.

10. Post-Employment Liabilities

Considerations include: continue commitment to fully fund the annual required contribution (ARC), no additional set-asides are currently recommended, and consider establishing Irrevocable Supplemental (IRS §115) Trust for pension plans.

Recommendations/Alternatives include: review capacity to fund additional set-aside of funding at Final Budget and evaluate alternatives to one-time contributions to OPEB and CalPERS Retirement plans, collectively.

There were no questions from the MAC and questions were opened up to the public.

A member of the public asked if the Santucci Justice Center Jail Facility will be primarily used instead of the Auburn facility. Supervisor Uhler explained that the original intent when the Santucci center opened was to shut down the Auburn facility. However, with Prop 47 reclassification (jail eligible instead of prison) and then the realignment it looks like, at this time, the County won't be able to shutter the Auburn facility as planned. In looking at a 5-year public protection budget to cover these costs, the Board of Supervisors sees deficits developing in this area.

A resident asked about women in homeless facilities and their safety. She also wanted to know how drugs get into the shelters. It was explained that these instances are occurring outside of the facilities and come from the relationships that are developed outside of the shelters.

8. Information Item:

A. Ovation Senior Living

Ovation Senior Living is a proposal to develop a two-story, 108,000 square foot Residential Care Facility with 114 units (consisting of 85 assisted living units and 29 memory care units), and a total of 122 residents. The site consists 7.3 acres and is on APN 466-030-050-000. The site is at 9747 Sierra College Boulevard which is located on the east side of Sierra College Boulevard approximately ¼ mile south of the intersection of Sierra College Boulevard and Old Auburn Road in Granite Bay.

The applicant is requesting a rezoning to RA-B-40 (Residential Agriculture with a minimum Building Site of 40,000 square foot) from RS-AG-B-40 (Residential Single-Family, combining Agriculture, with a minimum Building Site of 40,000 square foot) and a Tentative Parcel Map to divide the property into two parcels (4.48 and 2.5 acres). Two and a half acres within the eastern portion of the site would remain undeveloped. A Conditional Use Permit is also required to allow for the Residential Care Facility.

Presenter: Marcus LoDuca, Attorney representing Ovation Homes (15 Minutes)

Mr. Lo Duca presented the proposed project to the MAC. Unfortunately, due to an illness project plans were not available. The project team will come back at a later date and provide site plans, etc. Mr. Lo Duca thanked the MAC and extended his appreciation for the opportunity to share the proposed project with the MAC. A brief description of the property, project, the portion of the project that will contain the memory care units and the portion of the assisted living units was provided. The units will have stone, stucco and wood elevations and will appear very residential in nature. The building height is up to 32feet. The project landscape area and purpose was discussed and the circular drive and on-site parking were explained. This project will require curb gutter and sidewalk, improvements. A down zone would be required, as well as a CUP and a tentative parcel map. Emergency response services were discussed. Ovations procedures and protocol were discussed re: emergency services.

Member Bose asked the project team to identify site on aerial map.

Chairman Prager asked for clarification regarding the rezone. Mr. Lo Duca provided an explanation of what the project team is seeking.

Member Bose asked why the project required a down zone. Mr. Lo Duca explained in this instance the zoning code here is opposite to accommodate this use. Member Bose went on to ask if the down zone limits the flexibility on this site. Mr. Lo Duca stated that he believes that it does, an RS designation has more permitted uses than an RA designation therefore making it more restrictive.

There was discussion between the residents and the project team regarding landscaping, transportation of patients and traffic. It was explained that this project has been designed to have more landscaping than building, including such features as interior courtyard trees, lawn and other backyard like elements.

Memory care component traffic counts were provided.

Mr. Lo Duca apologized again that they didn't have the color plans, etc. and reiterated that they will bring them back at later date.

Chairman Prager asked when it was anticipated that they would be bringing the project back to the MAC. Mr. Lo Duca anticipates the project will be brought back to the MAC in a couple of months.

9. **Action Item: (None)**

10. **Adjournment** to next regular meeting on May 4, 2016
Meeting adjourned at 8:32PM.