



COUNTY OF PLACER
GRANITE BAY MUNICIPAL ADVISORY COUNCIL

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County Contact: Ashley Brown (916) 787-8954

REGULAR MEETING MINUTES

Wednesday, June 1, 2016 7:00 PM
Eureka School District Office, "BIG GYM"
5455 Eureka Road, Granite Bay, CA

1. **Call to Order & Pledge of Allegiance**
7:00PM
2. **Welcome, Introduction of Members & Statement of Meeting Procedures**
Ken Prager, Suzanne Jones, Barbara Singleterry, Virg Anderson, Bill Bowen (late arrival) and Te Iwi Boyd, Secretary (Eric Bose and John Thacker were absent)
3. **Approval of June 1, 2016 Agenda**
Motion was made to approve the Agenda. Motion seconded and passed, 5-0.
4. **Approval of May 4, 2016 Minutes** (Suzanne Jones and Barbara Singleterry absent)
There was not a quorum to approve the May Meeting Minutes.
5. **Public Safety Reports:**
 - A. Placer County Sheriff's Office
No report was given.
 - B. California Highway Patrol
No report was given.
 - C. South Placer Fire District
It was reported that there have been several multiple vehicle accidents. Residents were reminded to eliminate distractions while driving. It was reported that the burn ban would be put in effect soon. Residents were reminded to be safe when visiting nearby water ways (rivers/lakes) as the water is cold. Residents were also reminded to keep an eye on their children, the elderly and to stay hydrated.

A resident asked about the back up of traffic entering Folsom Lake and what triggers the closure of the lake. It was explained that closures occur when the lake has met its quota and that this issue is controlled by the Parks Department not South Placer Fire District.

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).

John Masha provided a follow-up on his issue with his neighbor with chop shop. With the help Supervisor Uhler and Ashley Brown, his neighbor appeared at an administrative hearing 2 weeks ago. Mr. Masha reported that he should have a decision from that hearing any day. Mr. Masha is very thankful to County staff for Their continued help.

The MAC is composed of appointed community members whose purpose is to advise the Board of Supervisors about activities and problems of the area represented. Residents are encouraged to attend and talk about issues important to them. More info at www.placer.ca.gov/bos/macs. Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in public meeting. 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 Supervisor's Office.



BJ Baker wanted to remind residents of the importance in voting next Tuesday.

Resident Chris Johnson introduced herself. This is the first MAC meeting she has attended in 28 years. She's been happy to be a resident of Granite Bay but recently she has become concerned with all of the development, especially the senior facilities. She explained her concerns with regard to the bed counts of the various senior facilities, parking issues, traffic impacts, impact on the water resources and the impact these facilities have on the fire and ambulance services.

Several residents raised their concerns that they felt the Planning Commission refused to weigh the MAC's recommendation on the Greyhawk III project when making their decision.

Residents were informed that some of the MAC members are planning on attending the Board meeting with regard to the Greyhawk III project. Residents were also reminded that the MAC is an advisory committee only.

Larissa Berry wanted to let the MAC know that the Granite Bay area is now being referred to as the "mecca of memory care" and that people from out of the area are aware of the impact these facilities are placing on our community.

Another resident urged attendees to go home and look at the marketing material for the Park at Granite Bay project, get irate and get involved.

Resident Madalyn Martinez shared her experience living in Granite Bay as well as her experience growing up in Southern California. She went on to explain her concerns with the growing traffic impacts in Granite Bay and requested that "someone" should get the Board to stop approving these projects.

7. Information Item:

A. Hawthorn Retirement Residence

Hawthorn Retirement Residence is a 3 story, 145-suite facility for seniors located on the corner of Sierra College and Old Auburn Road. APN 468-060-038-000 and 468-060-019-000. The senior housing concept is designed for those who are still ambulatory, but in need of some support. The private suites include studio, one, and two bedroom versions. Each is similar to a conventional dwelling unit except a kitchen is not included. Total building population will be roughly 147. Fewer than 25% of the residents will be driving their own cars.

Presenter: Mark Lowen, Lenity Architecture (15 minutes)

Mr. Lowen thanked everyone for attending the meeting. He gave a quick explanation of the different levels of senior living/care. (Independent living, senior living, assisted living, skilled nursing, memory care and end of life issues)

Mr. Lowen provided attendees with a "Lifestyle Profile" of their "typical" resident. The "Lifestyle Profile is as follows: average age 80; residents are in good health and do not require medical assistance; residents typically live within 10 miles of the facility; most residents are single, only about 20% of the residents are couples; the majority of the residents do not drive; these residents are typically interested in meeting new friends and prefer a community environment; their typical resident seek this lifestyle by choice rather than need. This is a lifestyle choice for their residents.

Aspects of accommodations and services were provided. Units do not have kitchens as residents are provided with 3 meals a day, 7 days a week. Residents receive housekeeping and linen services, both social and physical activities are offered and the residence has 24/7 on-site management.

A site plan of the proposed project was shown. This project has been designed to provide access to community, personal and medical services; it is located near both single and multi-family neighborhoods allowing seniors to remain part of the community. There are no significant impacts on traffic, especially during peak travel hours; ample parking will be provided for staff residents and guests; building coverage is kept to a minimum, with the goal that the majority of site will be landscaped open space with walking paths, seating areas and gardens for residents.

Exterior renderings were shown but they are very early in the process so it was explained that these elevations were very preliminary in nature. Floor plans were also shown.

Questions were opened to MAC Members.

Member Bowen asked what the impact on emergency services would be. It was explained that the way this facility is managed, there is protocol in place to filter emergency services and ultimately cut down the impact on emergency service. They believe this project would average 3-5 calls per month.

Member Jones clarified that the average age of residents is 80. Member Jones went on to ask about liability insurance and it was explained that that information is detailed in the care protocol for the facility. Member Jones asked about access to the second level of the facility. It was explained that there are two interior elevators for residents to use to access the second level. Member Jones asked what the facility was going to be charging residents and it was explained that it is too soon in the process to nail down a number.

Questions were opened up to members of the public.

Members of the community asked questions related to a "Phase 2" of the project, additional variances that might be required and various questions related to the design of the residences. It was explained that it was very early in the process and they were uncertain at this time what the answers to those questions were.

It was explained that the Property is under contract, in escrow, pending approval for land use.

Mr. Lowen encouraged members of the community to look at their website to view some of their approximately 400 existing facilities.

A resident asked what made you Hawthorne chose this location for a 3 story building. It was explained that it is an ideal location for this type of project (location, location, location) and that the natural topography of the site would mitigate some of the height of the project.

B. Quarry Ridge Professional Center

This is a request for General Plan Amendment to change the land use from Low Density Residential to Commercial, a Rezone to change the zoning from RS-B-20 to OP, four lot parcel map and a development plan review for an office park. The Office Park would include one 3,200 sq ft office building, and three-one story medical offices (4,020 - 4,530 - and 5,510 sq ft, respectively - total 17,260 sq ft) and 91 parking stalls. Project located on the NE corner of Douglas Blvd and Berg St.

APN 048-084-030-000

Presenter: Neil Doerhoff (15 Minutes)

Mr. Doerhoff introduced himself and provided MAC members with a presentation booklet. He provided a background on the site and said that this project started with him wanting an office building for himself.

Mr. Doerhoff showed and discussed aerial views, street views, a site plan, architectural plans, entrance and monument signage, exterior materials, color and texture as well as the project description and Community Plan conformance.

Questions were opened up to MAC Members.

Member Anderson asked how much grading would occur on the site. Mr. Doerhoff explained that there would be almost no grading as the site is neutral. Slight grading will occur to accommodate the building and to meet ADA requirements for access.

It was explained that Bushnell will be doing the landscaping and that the project was designed so that the fewest number of trees would be impacted.

Questions were opened up to the Public.

A resident asked if a traffic signal would be installed. It was explained that there is not a significant impact on traffic and therefore this project does not meet the "trigger" for an additional signal.

A resident expressed their appreciation of the effort made to work with the neighbors.

BJ Baker, representing the houses behind this proposed project, reported that Mr. Doerhoff has been kind and informative and that the neighbors are happy to hear that he is keeping the trees. The neighbors feel that the gate is great, especially with the event center across the street. Ms. Baker says she is happy to say she is not against wonderful change. This is a great project.

Chris Johnson thinks this is a beautiful project.

When you submitted, what was the total build out for traffic studies. Buildout of all 4 building. Medical office requires higher traffic count than general office.

Chairman Prager thinks plan shows a lot of thought and expressed how nice it is to see the residents happy.

8. Action Item:

A. Lake Vista Estates

The project proposes a Vesting Tentative Subdivision Map and a Conditional Use Permit to subdivide the approximately 35.8-acre property into 15 single-family residential lots at Boulder Road near the intersection with Walden Woods Way in Granite Bay. The project site, consisting of two parcels, is currently vacant and surrounds an existing equestrian facility. Future single-family residences would consist of custom homes which would be constructed by individual land owners. Access to the site would be from Boulder Road, and circulation within the project would consist of two private cul-de-sac roads. The project would also provide a secondary emergency access point from Boulder Road to Barcelona Court (a part of the Los Lagos subdivision) at the northwestern edge of the project site. This secondary emergency access point would be gated and for the exclusive use of emergency vehicles.

Presenter: George Rosasco (15 Minutes)

Vicinity map was shown to attendees. Description of the project was given. There was not a lot of controversy associated with the planning of this project.

Mr. Rosasco pointed out the numerous trails, the multipurpose easement explained that unnecessary trails would be abandoned at later date.

Mr. Rosasco concluded by reminding residents that the Negative Declaration comment period is currently open.

Questions were opened up to MAC Members.

A broad discussion by the MAC Members occurred. Boundary lines were discussed and it was clarified that the Equestrian Center had been involved in project discussions and is in favor of the project.

Member Anderson asked for clarification of the width of the trail coming in. It was explained that the trail width will be whatever the required minimum width is.

Mr. Rosasco introduced the developers. The developers explained that they are local, that they began with a careful analysis even before the property was purchased, and reached out to the equestrian owners. Concerns from the equestrian community related to circulation, traffic, access (especially relating to trailers). The Development team reached out to the neighbors, and the four surrounding HOA's. The development team reported that the HOA's are comfortable with current proposed plan. Developers' explained that they incorporated the neighbors' concerns into the project early on and that many studies have been conducted to make this project consistent with the community plan.

A position statement was read by Resident Sherry Muscgrove read the following statement:

"My name is Sherry Musgrove, and my purpose for speaking to you tonight is to provide comments specific to the Lake Vista Estates project which proposes to develop 15 single family residential lots on property surrounding the Los Lagos Equestrian Center (Equestrian Center).

I first moved to the Granite Bay area in the early 70s in order to live in a rural environment and to pursue an equestrian lifestyle. For all of the 40 years I have lived here, horses have dominated my life in one way or another (either as an owner, breeder, a rider, a trainer, or a competitor).

My husband and I are not alone in our commitment to an equestrian lifestyle. Today, there are thousands of horses and horse owners in Placer County, and there are hundreds of facilities throughout the County where horses are kept and trained.

The Equine Industry IS big business and as such, is a major contributor to the economic health of rural/residential communities in Placer County. But that is a subject I would

like to address at a later date. For now, I will just say that based on studies done at both the national, state and local levels, and assuming similar demographics, a reasonable estimate would be that there are approximately 15,000 horses in Placer County and that the Placer County Equine Industry: generates \$265M in direct expenditures, \$350M in total revenues (direct, indirect and induced), 4500 full time equivalent jobs and contributes \$6.3M in tax revenues to our county and city governments annually.

The presence of the Equine Industry has been a major factor in the creation of the "quality of life" that has attracted so many residents to Placer County.

I would now like to specifically address the proposed Lake Vista Estates project. As I said before, this Project proposes to develop 15 single family residential lots on property surrounding the Los Lagos Equestrian Center (LLEC).

Although I have not had the opportunity to review this project in detail, I can state that any residential project developed at this site has the potential to cause significant adverse impacts on the Placer County Equine Industry if it is not designed to be compatible with the existing Equestrian Center. This is due to the fact that:

1. The project completely surrounds the Los Lagos Equestrian Center, one of the oldest and largest equestrian boarding and training facilities in Granite Bay. Given the pervasive misconception that equine boarding and training facilities are a "nuisance" or that horses boarded and trained at these facilities are "abused", the construction of residential housing in close proximity to the LLEC may result in a significant increase in the number of "complaints" filed with the County by surrounding homeowners. A significant increase in complaints (even if they are ultimately determined to be unsubstantiated and/or unjustified), results in increased operating costs for the boarding facility, which in turn affects economic viability; i.e., another boarding facility forces out of business due to the misunderstanding, lack of information, or lack of education. With fewer boarding and training facilities, there are fewer horses; with fewer horses there is less money spent on horses, and the economic benefits to the local community are lost. In order to mitigate this potential impact, adequate buffer zones should be provided between potential home sites within the Project, and the existing Equestrian Center.
2. A portion of the proposed site is currently used as a riding arena by both equestrians who board horses at LLEC, and by equestrians who trailer their horses in from nearby facilities. Riding arenas are for equestrians what soccer, baseball, or football fields are for athletes that participate in these sports. The loss of even one of these arenas results in a corresponding loss in our ability to ride, train and compete our horses, and a corresponding loss of revenue for the local community. Therefore, in order to mitigate this potential impact, a riding arena of

equal or greater value to the local equestrian community should be constructed and maintained within the proposed Project site.

3. There are existing easements through the Project site that provide equestrians access to the Folsom Lake State Recreation Area. This State Recreation Area includes a horse staging area, and miles of riding trails (including a portion of the "Western States Trail" which in turn connects to hundreds of miles of riding trails throughout the "Western States Trail" which in turn connects to hundreds of miles of riding trails throughout the Western United States). Access to these trails is critical for equestrians who wish either to train and condition horses for competition, or to simply spend a few hours riding the trails for the sheer pleasure of being on a horse. Again, the loss of access to these trails will result in a loss of our ability to ride, train and complete our horses, with a corresponding loss of revenue for the local community. In order to mitigate this potential impact, riding and hiking easements of equal or greater value to the local equestrian community and connecting the Equestrian Center to the Folsom Lake State Recreation Area should be granted in perpetuity.

In conclusion, the Proposed Project should include Conditions of Approval similar to the mitigation measures described above so that the potentially significant negative impacts identified above are adequately and appropriately mitigated.

Member Anderson made a motion to accept the project as submitted with the advent that the County Parks Department look into a multi-purpose trail, the existing trail be maintained and that the county works with residents to make sure it is street naming is compatible with neighboring Walden Woods.

Roll Call:

Ken Prager – aye

Suzanne Jones – aye

Barbara Singleterry – aye

Virg Anderson – aye

Bill Bowen – aye

Motion passed, 5-0

9. **Adjournment** to next regular meeting on July 11, 2016
Meeting adjourned at 9:30PM