

**GRANITE BAY MUNICIPAL ADVISORY COUNCIL**  
**APPROVED MEETING MINUTES FOR WEDNESDAY, April 11, 2007**  
Eureka Elementary School Library, 5455 Eureka Road, Granite Bay

**1. Call to Order**

**2. Pledge of Allegiance**

**3. Introduction of MAC Members**

MAC members present were Sean Corcoran, Jill Ernst, David Kaiser, Steve Nash, Virg Anderson, and Craig Powell.

**4. Approval of Agenda**

A correction was made to the April 11, 2007 agenda to include an update from the Parks & Recreation subcommittee. A motion was made (and seconded) to approve the corrected agenda, and the motion passed (6-0).

**5. Approval of Minutes: March 7, 2007**

A correction was made to the list of MAC members in attendance for the March 7, 2007 meeting. A motion was made (and seconded) to approve the corrected minutes, and the motion passed (6-0).

**6. Public Comment**

Fire Chief Tony Corrado announced a vacancy on the South Placer Fire District Board. Letters of interest will be accepted until April 30. The vacancy will be filled by appointment by the remaining members, and the position will be up for election in November 2008.

**7. MAC Committee Reports**

**A. Public Safety (David Kaiser)**

Granite Bay enjoyed a safe March. Some parking issues were encountered with the state parks and students on spring holiday.

**B. Douglas Blvd Corridor Committee (Jill Ernst)**

The formation of design guidelines for development of the corridor are in process. The latest brainstorming session attempted to identify those elements appropriate for specification with as many of these ideas as possible put into writing next month.

**C. Parks & Recreation**

A productive tree planting took place on March 10 at Feist Park.

**8. Action Items**

- A. South Placer Fire District Station #16** – Chief Corrado provided an update on the proposed 6443 square foot station located at 5300 Olive Ranch Rd (APN 048-081-061, zoned RS-B-40) and Olive Grove Ct. Construction of the two-bay station, to replace the Douglas Blvd station, is ready to commence, and temporary power has been installed. Contractor costs are expected to be \$2.3M, and additional fees for architectural work and Class I inspection will be paid from the \$2.8M overall budget.

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While the Eureka station no longer has enough space for administrative personnel, no decision has as yet been made regarding new uses for the Douglas Blvd station. More information may be available at the fire board meetings.

*A motion was made to recommend for approval the plans for the Olive Ranch Station as presented.*

The motion was seconded and passed. 6-0

- B. Granite Bay Plaza & Pardee Ct Half-plexes** – Capital Pacific Company, the project owner, has proposed a subdivision consisting of 35 townhouses on approximately 3.57 acres and a new 8800 square foot retail building on approximately 1.14 acres. Fifty parking spaces are planned for the retail building, and the project is located along Pardee Ct and Douglas Blvd near the southeast corner of Douglas Blvd and Auburn Folsom Rd (APN 047-150-012, -015, -016, and -042; zoned CPD-Dc).

LPA Architects provided the latest concept for this development, which has appeared before the MAC a number of times previously. There is general consensus that improvements to the subject parcels would be appropriate, but disagreement over site layout, resultant density, and traffic flow to, from, and within the project persist.

Several tenants from the existing site structures voiced their displeasure with the negative impact likely to result to their businesses should the project move forward.

The single most contentious item related to project density and associated parking concerns. While county representatives on hand noted consistency with zoning and the community plan, members of the public repeatedly voiced concern over impact to the surrounding neighborhood and business complex.

MAC members were split in their opinions regarding the appeal of improvements for the area when weighed against the impact to long-time local business owners. Again, concerns for excessive density were the greatest area of discussion among the MAC members in attendance. The developers were encouraged to continue to refine the project and return to the MAC at a future date.

No vote was taken regarding this project.

- C. Residences at Granite Bay Golf Club, Phase I (Estates East)** – Dave Cook & Renee Parker presented an update on this proposal to modify the Granite Bay Community Plan to designate APN 465-140-004 as a “Density Receptor Parcel,” thereby allowing the transfer of three residential units from APN 048-

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083-023. The proposal also includes a modification to an existing use permit (CUP-1677) to create a parcel map containing four parcels. The project is located at the northwest intersection of East Roseville Pkwy and Barton Rd and is currently zoned RS-AG-B-100, PD1.1

The project consists of similar setbacks and architecture as The Residences. One open space lot will remain as a conservation easement. The parcels and utility easement will be accessed through a gate on East Roseville Pkwy; traffic at this gate will be right in/right out per county requirements.

The homeowners' association is fully supportive. Members of the public in attendance were enthusiastic about the project, and MAC members had several positive comments as well.

*A motion was made to recommend the project for approval as designed.*

The motion was seconded and passed (6-0).

**9. Information (Non-Action) Items**

- A. **Cierra Auburn**— Karise Sigworth, Wood Rodgers Planning, presented a project concept for the 8-acre parcel (APN: 468-060-038, zoned RS-AG-B-100) located at the northwest corner of Sierra College Blvd and Old Auburn Rd consisting of a "Residential Care Home" community. The conceptual site plan dedicates approximately 60% on-site open space with walking paths throughout a wildlife and habitat sanctuary.

The developers have met twice with the Granite Bay Community Assn collecting feedback and ideas prior to design. As a result of the maturity of this project (ie only at the conceptual stage), details of the potential density and layout of suitable uses were discussed only in general terms.

The public in attendance reacted favorably to the concepts discussed, and MAC members unanimously encouraged the developers to continue to refine their ideas.

- 10. Correspondence** – Correspondence was made available on a table near the center of the room.

- 11. Next Meeting:** GB MAC May 2, 2007 @ 7:00 P.M.

Subcommittee Meetings: (Held at the Eureka Union School District Office)

Douglas Blvd Corridor Committee @ 5:00 P.M.

Public Safety Meeting @ 6:00 P.M.

**12. Adjournment**