

**GRANITE BAY MUNICIPAL ADVISORY COUNCIL**  
**APPROVED MEETING MINUTES FOR WEDNESDAY, APRIL 2, 2008**  
Eureka Union School District Office, 5455 Eureka Road, Granite Bay

1. **Call to Order 7:02PM**
2. **Pledge of Allegiance**
3. **Introduction of MAC Members**
  - A. MAC members present were Virg Anderson, David Kaiser, Sean Corcoran, Steve Nash (Vice-Chair), and Robert Enos (Secretary). Member Walt Pekarsky, Jill Ernst, and Craig Powell were absent. Member Steve Nash presided as Chair.
  - B. Also present was Supervisor Kirk Uhler.
4. **Approval of April 2, 2008 MAC Agenda**

A motion was made (and seconded) to approve the April 2, 2008 Agenda. The motion passed (4-0).
5. **Approval of Minutes: February 2, 2008**

A motion was made (and seconded) to approve the February 2, 2008, minutes. The motion passed (4-0).
6. **Public Comment**

None presented.
7. **MAC Committee Reports**
  - A. Public Safety (David Kaiser)

The Safety Committee Chair David Kaiser reported that Granite Bay is pretty safe. At the Public Safety meeting law enforcement cautioned about the dangers of text messaging while driving specifically referencing a recent death in the Forrest Hill area of a teenager killed while text messaging.
  - B. Parks and Recreation (Steve Nash)

MAC Member Steve Nash reported that the recent tree planting at Franklin School Park was a success. He especially thanked the 40 plus volunteers and the Rotary and Kiwanis clubs for taking the initiative and "making things happen."
  - C. Douglas Corridor Committee (Jill Ernst)

None.
8. **Action Items**
  - A. **Granite Bay Plaza & Pardee Court Half-Plexes (PSUB T20060098)**

The presenter was Crystal Jacobson of the Placer County Planning Department, the applicant is the Baker-Williams Engineering Group, and the owner is Capital Pacific Company, located at 7150 Douglas Blvd.,

Granite Bay, CA 95746. This matter came before the Granite Bay MAC on June 6, 2007. The project is a proposed subdivision on 4.71 acres zoned CPD-Dc and involves the construction of 35 townhomes on approximately 3.57 acres, and a proposed commercial retail building of 8,800 square feet with 50 parking spaces on approximately 1.14 acres. The project is located along Pardee Court and Douglas Blvd., near the southeast corner of Douglas Blvd. and Auburn Folsom Road. [APN: 047-150-012, 015, 016, 042]. This matter is tentatively set before the Placer County Planning Commission on May 8, 2008.

Another presenter, Dean Cameron, stated this matter first came before the MAC two years ago. Previously, the MAC voiced concerns about the adequacy of on-site parking. The presenter said that to address this they made improvements in the design that included widening Pardee Court.

MAC member Sean Corcoran asked the Planning Department what was the outcome of the traffic study and was informed that the study looked at two scenarios: 1) The traffic increase due to the Pardee project; and 2) The traffic increase due to both the Pardee project combined with the Premier Homes Project. According to the County traffic study both projects combined would not result in a significant amount of traffic impact.

A long time resident pointed out that the proposed Pardee project fit existing zoning but is not compatible with existing adjacent land use. In addition, this resident recommended that it is important that buildings on the east side of the project not be two (2) story structures so as to better fit with the neighborhood.

A number of residents stated that the project was a terrible idea because it is out of character with the area.

One resident pointed out that traffic in the area has a seasonal high and low and the traffic study was conducted in the off season. This citizen recommended conducting the study during the summer months.

Another resident who stated that he lives very near the proposed Pardee project stated that the proposal needs more parking and expressed concern that there are no driveways and predicted a large parking problem.

MAC member David Kaiser asked the architect if single story structures had been considered and was informed "no". Mr. Kaiser advised that bedroom windows should be positioned to not face adjacent property. He also expressed concern about the number of parking spaces available for guests.

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MAC Member Virg Anderson asked about the sufficiency of drainage and was informed by the presenter that all drainage flowed to Douglas. He also expressed concern about the number of parking spaces available.

The County stated that the project has 144 parking spaces which are more than enough required by the code.

MAC Member Virg Anderson suggested that the eastern side of the project be used as a transition zone so the building of single family homes on that side will make be better received by the neighbors.

MAC Member Corcoran observed that the revised project did not appear much different than the past proposals. Mr. Corcoran also expressed concern about the parking needs spilling over to adjacent property. He questioned whether they had considered a reciprocal agreement with adjacent commercial property to allow for additional parking. Mr. Corcoran expressed concern about the inadequacy of parking and guests having to park in the commercial lot and walking into the Pardee development. He commented that there was a density issue here and that this project appears to be packing too many units into this area.

Granite Bay MAC Vice-Chairmen Steve Nash commented that the site was good for the proposal but expressed concern about privacy to the east. He recommended that the units on the eastern side be single story. He offered that there was simply too much density for this area and recommended knocking out some the units.

MAC member David Kaiser cautioned that without parking in front of the units after about ten years the property may begin to look run down. However, it is possible a home owner association could regulate that issue and keep things managed.

Vice-Chairman Steve Nash offered that a home owner association could enforce parking rules and help keep this proposed development from deteriorating.

A member of the public commented that they were opposed to parking on the street.

The presenter stated that residents would be required under the CC& R's to park in their garages.

After hearing public comment a motion was made and seconded to approve the proposal as presented. The motion was denied (4-0).

**9. Informational Non-Action Items**

**A. Granite Bay Retail and Carwash**

Leah Rosasco of the Placer County Planning Department and Zackery Carter were the presenters. The project calls for a rezone and a general plan amendment. The rezoning and community plan amendment to allow this project was approved by the Board of Supervisors on March 25, 2008. One of the applicants' voluntary conditions was to come back to the MAC and present their plan again for further discussion and review. The project is located on the south side of Douglas Boulevard and west of Berg Street. The project includes construction of three retail buildings and an automatic carwash. The owner voluntarily agreed to come back to the MAC to obtain comments on design, landscape and site agreement.

The most recent changes were pushing the buildings further apart and back from the private road to give the road a more residential feel.

MAC member Sean Corcoran wanted clarification that the building material was actual brick and stone and not stamped concrete. Mr. Corcoran also wanted to clarify that the private road will look like a private road and not a commercial driveway. The presenter stated that the road will have a rounded curve and meandering driveway.

The presenter also stated that they will be doing significant landscaping with the western neighbor 150 feet from the carwash.

MAC member Virg Anderson noted that the western neighbor is also buffered by a high berm.

Mr. Corcoran asked whether anything had been done to buffer the southerly neighbor and the presenter stated that they have tried but for they could not to make that neighbor happy because they are so upset with Quarry Pond.

Mr. Anderson asked about landscape and buffer plans to the south. The presenter stated that a sound study they conducted required the construction of a wooden fence. In addition, there is good vegetation to the south that is reasonable sufficient to visually obscure project.

The MAC Vice-Chairman expressed concern that the vehicle turn-around was not hidden and recommended heavy landscape.

MAC member David Kaiser observed that employee parking could substantially impact the parking conditions. The presenter responded that the carwash will be highly automated which will minimize the impact on existing parking.

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Kaiser asked and it was confirmed that detailing will be available at the proposed car wash.

A resident asked whether the project had a deceleration lane and the presenter stated that there is both a de-acceleration and acceleration lane.

A member of the public stated that they were concerned about ingress and egress and the position of any wooden fence. The presenter stated that the fence would be 15 feet from the boundary with the south neighbor.

A long time resident said she was still ticked off at the MAC for approving the rezone to build this car wash because it was not consistent with the community plan. The community plan is intended to keep the area natural and this project will make this area the largest commercial strip in Granite Bay.

MAC member David Kaiser asked that they put a lot of thought into the ingress and egress and that the driveway really needs to look like a private street. He recommended shrinking the square footage and adding parking.

Vice-Chairman Steve Nash requested that the presenter return with revised drawings including landscape drawings.

**B. Auburn-Folsom Widening Update**

Sherri Berexa, Placer County Department Public Works (DPW), discuss the three phase project. The project is located from the Sacramento/Placer County line to Lou Place on Auburn-Folsom Road. The construction of the first phase of the Auburn-Folsom Road Widening Project begins this May. The project is set to take place over two seasons due to weather concerns.

Vice-Chairman Steve Nash questioned those sources of funding and the possibility of overhead power lines being put underground. The presenter stated that the funds came from a Federal grant that Placer County had previously applied for and that PG & E owns the power lines and already declined moving the lines underground.

A long time resident suggested building a landscape meridian through at least the rural section of the widening project. The presenter stated that for two reasons a landscape meridian could not be built: 1) Expensive; and 2) The ongoing maintenance costs are expensive and would require an ongoing assessment.

**C. California Highway Patrol (CHP) Update**

CHP Officer Kelly Baraga provided an update on the “we report” signs posted throughout Granite Bay and the surrounding areas. The signs are aimed at reporting drunk drivers and speeders. 30% of all fatal accidents can be attributed to driving under the influence. As far as Granite Bay is concerned there has been an increase in traffic but there has been a decrease in crashes. In 2007 there were 196 crashes as compared to 161 in 2007. The first quarter of 2008 reveals still less crashes.

Officer Baraga also mentioned that the CHP is using a radar trailer rig. This rig is used to determine speed trends and gather traffic data. Based on the information gathered the CHP either reduce or increase patrols. Bottom line, they have determined that the radar trailers work.

**D. Amazing Facts**

This project is a large proposed church facility on a 71.9 acre site, located at Night Watch Dr. and Sierra College Blvd. The area actually impacted should be 17 acres. The proposed facility will be a number of buildings including multi-use space, including a worship room, chapel, offices, kitchen, and classroom space. The project will consist of an 112,700 square foot workshop and office complex and 11,200 square foot resource center. The average building height will be 35 feet. Presenting for the owners was the Myhre Group Architects, and Shearer and Associates. The design is a “rock outcropping look” where the church would be situated on top of the hill.

The buildings will be situated 300 feet back from Sierra College. Phase I plan design is a naturalized landscape with a transition from landscape to buildings using trees and rock out-cropping. Phase II will be dedicated worship buildings of approximately 87,800 square feet with 406 parking spaces. Phase II will consist of the constructions of 10,000 square feet adjacent to the current offices.

The Placer County Planning Department stated that this project will need an environmental impact report. Under the current agricultural zone designation the project will need a minor use permit only because it is a house of worship.

MAC member Sean Corcoran requested confirmation that the three Phases will amount to 230,000 square feet of construction because by comparison Bayside is approximately 87,000 square feet. Mr. Corcoran stated that he was fine with the use, but thought the design looked very urban and better suited along Interstate 80 or Highway 65.

Member Virg Anderson questioned whether there would be access from Sierra College.

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The presenter stated that the lower acres shall likely remain open space. In addition the down hill neighbors will likely not see the main building due to grade change and tree canopy.

Vice-Chair Steve Nash expressed concern over the apparent acres of proposed parking that would likely be visible from Sierra College Blvd. and suggested a six (6) foot berm be constructed.

A number of residents expressed concern about this proposed projects large size. The question was raised "at what point does a house of worship become a mega business."

One of the residents against this large proposed project recommended that the project must fit with the community plan because the proposed design looks very commercial.

Another citizen expressed concern about the steeple height of approximately fifty (50) feet. "Based on its location and height, many people throughout Granite Bay will be able to see this rather commercial looking building." "Bayside does not comply with the community plan and this proposed project is much bigger." Finally, the citizen commented that because this proposed "mega church" looks commercial and because it is so huge that it really provides a regional purpose, this proposed project should be built along Highway 80 or 65 and not in Granite Bay.

The presenter closed with a request to the MAC and the community to provide them with suggestions.

10. **Correspondence** – Found on Table at the rear of the room
11. **Next Meeting:** GB MAC May 7, 2008 @ 7:00 p.m.  
Subcommittee meetings: (Held at the Eureka Union School District Office)  
Douglas Blvd. Corridor Committee @ 5:00 P.M.  
Parks and Recreation Committee @ 5:00 P.M.  
Public Safety Meeting Committee @ 6:00 P.M.
12. **Adjournment** – 9:23 p.m.