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.

Please note: These meeting minutes are unapproved as a quorum of MAC members present at the March 6, 2019 MAC meeting could not be reached at a subsequent meeting (due to a MAC member resignation).

Regular meeting minutes
Wednesday, March 6, 2019 7:00 P.M. Eureka School District Office, Board Room 5455
Eureka Road, Granite Bay, CA

1. Call to Order & Pledge of Allegiance 7:00 P.M.

2. Welcome, Introduction of MAC Members & Statement of Meeting Procedures
   Virg Anderson, Jim Radler, Scott McGuckin, Walt Pekarsky, Tom Kruse and Te Iwi Boyd, Secretary. Eric Bose, absent.

3. Approval of March 6, 2019 Agenda
   Motion was made to approve the March 6, 2019 Agenda. Motion was seconded and passed, 5,0.

4. Approval of February 6, 2019 Minutes
   Motion was made to approve the February 6, 2019 Minutes. Motion was seconded and passed, 4,0.

5. Board Member & Public Safety Reports
   A. MAC Board
      Member Anderson provided an update on the flag lighting issue asked at the February 6, 2019 meeting. He reported that the work is being scheduled and that the delay was caused by a permitting issue.
   B. Placer County Sheriff’s Office
      Deputy Lew reported that there had been a high-profile robbery and that the suspect was caught within a week.
      A community resident requested clarification on home invasion robbery that had previously occurred. An update was provided.
   C. California Highway Patrol
      Rob Lokey, Community Service Officer reported that the Safety corridor project has kept them very busy. He reported that speed continues to be an issue as does distracted driving. Residents were reminded to be mindful while they are driving. It was reported that traffic at the local schools continues to be a problem and residents were encouraged to carpool to reduce traffic in these areas.
      A resident thanked the CHP for enforcing the suicide lane and speed along Douglas.
      Protests and arrests regarding the recent events were discussed.
D. South Placer Fire District
It was reported that the rain and wind have kept them busy.
Residents were given safety tip regarding down power lines.
A resident suggested that a tree near Auburn-Folsom and Eureka may need to be looked at as it looks like it’s going to come down.

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).

Chris Johnson, Granite Bay. Works with an elderly woman with a limited income. Meals on wheels is out of money. Advisory Commission for the Aging. Our county was a no show. We need to be serious about having a representative on the commission.

Jane Avery of Granite Bay commented on the transportation study and encouraged residents to attend the last meeting as this will be the last opportunity to comment.

Cheryl B. of Granite Bay expressed her concerns regarding document dumping. She expressed her feeling that the environmental studies are excessive and shared her concern regarding access to documents via the county website.

Sandy Harris of Granite Bay expressed her experience regarding problems with the website and accessing documents. She reported that it took some time to navigate the new website, but it is easy to navigate once you get used to it.

7. Supervisor Report
Supervisor Uhler gave a brief update on the County’s new website and reminded attendees that the final Granite Bay Circulation Element Update Workshop will be held Wednesday, March 20th at 6PM in the EDUSD Board Room.

Supervisor Uhler reported that the Board of Supervisors is currently working on the Budget and that the cost of benefits/pensions continue to escalate so the Board is exploring ways to mitigate these increasing costs. Examples were provided. An updated regarding Meals on Wheels and similar services were discussed.

It was reported that the Government Center Master Plan will be going to the Planning Commission on March 14th. The plan identifies potential improvements to roadways, utility infrastructure and county buildings. It also envisions expanded open space, a potential community and event center and non-county development opportunities such as mixed-use, multifamily residential and commercial projects.

The County is seeking applicants for the Charter Review Committee. This committee will be comprised of one committee member from each of the county’s five supervisorial districts and two at-large members will be appointed collectively by the board. Members of this committee will be charged with reviewing the charter and making recommendations for changes or additions, if any, they may determine are appropriate.

Supervisor Uhler reported that District 5 Supervisor, Jennifer Montgomery, accepted an appointment by Governor Newsom to lead the Forest Management Task Force. Her last day will be March 31, 2019.

Sandy Harris asked how many acres the DeWitt Center is. Surplus land was discussed, and residents were urged to look at the documents available on the website.
A resident asked for an update on the secondary dwelling unit law. The resident was directed to the Planning Department section of website for information and was told that tiny homes are off the table for now.

Shannon Quinn said the links on the county website are not working.

8. Information Items:

A. Proposed User Fee Increase for Sewer Maintenance District 2 - Granite Bay: Staff will provide an overview of a proposed increase to the sewer user fees for SMD 2. Since the sewer user fees in the Granite Bay Sewer District have not increased since July 1, 2007, it is requested that the Board of Supervisors increase the user fees by 4% per year for the next two years thus allowing continued quality, efficient and reliable sewer services.

The current fee is $48.12 per single family residence.

**Presenter: Jared Deck, Senior Civil Engineer (10 minutes)**

The proposed increase of 4% of each year was explained. Mr. Deck explained that the fee increase would cover ongoing maintenance costs. He reported that the last fee increase was in 2007. He also reported that operational costs exceed the current fees coming in. A breakdown of the fees was provided, and it was reported that this item will go before the board in April.

Resident Cheryl expressed her concern that residents that are on septic do not receive the notices.

Further discussion regarding the overall budget and upcoming projects occurred. Residents were encouraged to contact Mr. Deck for additional information. A reiteration of what the fees will be used for was provided.

9. Action Items:

A. Proposed Whitehawk II Project

Planner Whitehawk II is a proposal to develop a 55-unit Planned Residential Development on a 32.97-acre site (APN 048-151-061-000) located on the south side of Douglas Boulevard at Seeon Avenue in Granite Bay.

The project would include 55 single-family, single-story, detached residential units on private streets accessed from Douglas Boulevard. Approximately forty-seven percent of the site would remain as common area and open space.

The applicant, Meritage Homes, is requesting a Community Plan Amendment to change the land use designation of the site from Rural Low Density Residential (9 to 2.3 acres per parcel size) and Rural Residential (2.3 to 4.6 acres per parcel size) to Low Density Residential (0.4 to 0.9 acres per dwelling unit) and Open Space. Also proposed is a rezoning from RA-B-100 (Residential Agricultural, minimum building site of 100,000 square feet) to RA-B-20 P D = 1.75 (Residential Agricultural, minimum building site of 20,000 square feet, combining Planned Residential Development of 1.75 units per acre) and O (Open Space). A variance to lot coverage would allow up to 50 percent coverage for single-story residences where 30 to 40 percent is normally permitted.

**Presented by Chris Schmidt, Placer County Senior (20 minutes)**

An overview of the Whitehawk Project Sites was shown, and the size of the projects was given, and the number of units proposed was provided. Attendees were provided with the project
history and it was reported that this project had been before the MAC previously in October of 2015.

It was explained that a substantial number of public comments were received on the IS/MNDs. The environmental review process and project level analytical scenarios which included Whitehawk 1 only impacts, Whitehawk 2 only impacts; and the impact created by both.

It was explained that last July Meritage decided to only go forward with the Whitehawk 2 project and Chris reminded the MAC and residents that tonight, we are only considering the Whitehawk 2 project.

Project size, land use designations and zoning were discussed.

Pictures of the project site were shown. Topography and wetlands were shown.

Site Plan Changes were explained and a new approach to the project was discussed. The orientation of units on southern property line were shown based on community/neighbor concerns.

Changes in landscaping, the design of the proposed homes and their sizes were discussed. Park and trail locations were shown and discussed as was the project entry, fencing, the gate and parking.

The traffic impact analysis was discussed as were water, sewer and emergency vehicle access.

Affordable housing was discussed, and the requested entitlements were discussed in greater detail as was the proposed schedule for the project to go to the Planning Commission and the Board of Supervisors.

Member McGuckin asked for clarification regarding the setback from Douglas. It was explained that the only part of the project that would be visible from Douglas Blvd. would be the gate and that the front of the project would be left as natural as possible.

Member Radler asked for clarification on the proposed house sizes and elevation changes from Douglas Boulevard to the homes. Home sizes were explained, and it was reported that the elevation would be flat.

Member Kruse thanked Chris for the presentation. Member Kruse asked for clarification regarding the procedure and clarification on rezoning. Examples were provided. Mr. Kruse asked for clarification regarding EVA access and what it would be used for. It was explained that the EVA would only be used in certain circumstances such as flood, fire and that it is not for every medical emergency and that it is in place specifically for use only if the main entrance is blocked for some reason.

Mr. McBride, the neighboring property owner asked for clarification regarding the sewer extension and its placement. He also expressed his concern regarding some of the proposed fencing and requested solid fencing to be used instead so that it would offer more privacy.

Jeff Garavali from the Strap Ravine HOA expressed his concerns regarding the EVA and ongoing litigation by the HOA as they believe that providing the EVA is in violation of their CC&Rs. It was explained that County Counsel has looked at the easements and CC&Rs and decided it was ok.
Member Anderson asked how often EVA’s are used. It was explained that an EVA is rarely used. Examples of when it could be used were given.

A resident expressed his concerns regarding impacts of project and his feelings that the Alternatives Analysis was not discussed and that the buildout to existing zoning is the best alternative for this property.

Resident Cheryl B. provided information to the MAC. Her concerns regarding tree mitigation were discussed and she expressed feelings that this project doesn’t benefit the community. She discussed what she feels would be an adequate alternative.

Sandy Harris expressed her concerns regarding off-site tree mitigation, lot coverage, affordable housing requirement, traffic, landscape median reduction because of required road improvements.

Chris Johnson stated that she would like to see an affordable housing component included in this project.

Craig Estes expressed his concerns regarding the EVA, traffic and speeds on Douglas Boulevard.

Shannon Quinn asked for clarification regarding the daily traffic measurements and the requested clarification regarding the 2nd project generating the mitigation. Chris explained threshold and triggers were discussed.

Brady Nations reminded attendees of the traffic workshops and suggested residents attend the workshops and suggested that rezoning in the community stop.

Ward House the resident closest to proposed houses 5 & 6 expressed his concern that no accommodations have been made for him. He expressed his concerns regarding the landscaping plan along the easement.

Chris explained that there will be solid wood fencing and additional vegetation provided in that location. Edge conditions were discussed. Dave Cook provided comment regarding steps taken to reduce the impact on Mr. House.

Jennifer Darich expressed her feeling that there is no compelling reason to approve these entitlements and that she believes this project takes away from the rural character of the community and that this project shows no respect for flora, fauna or wetlands.

Dr. Terry Zimmerman, Granite Bay resident expressed his concerns regarding the EVA and his feelings that this project proposes too many houses and does not benefit the community.

Member McGuckin asked for clarification on the percentage increase in traffic and for clarification regarding tree removal and tree mitigation. Dave Cook explained the mitigation process and provided clarification on the increase in traffic.

Mr. Cook addressed Mr. McBride’s concern regarding the proposed fencing.

Mr. Cook addressed the concerns re: CC&Rs with regard to the EVA. Mr. Cook explained the benefits of the EVA and the use of the EVA.
Community benefits of the project were discussed.

Coverage was explained and setbacks were discussed.

Changes to proposed project were reiterated.

Member Anderson asked if the trail will be open to public. Trail use was explained.

Member Anderson explained to attendees what the MAC does and what the process is.

Resident Cheryl expressed her concern that the most impacted neighbors were not properly noticed.

Member Anderson asked Mr. Schmidt to explain the process for notifying neighbors. The process was explained.

Member Kruse asked for further clarification regarding public notice.

A possible conflict of interest with Mr. Kruse and a neighbor was raised. Member Kruse recused himself to eliminate any potential conflict. Chair thanked and excused Mr. Kruse.

There was additional conversation regarding Mr. House and what he is looking for regarding vegetation. Mr. Cook said he would be happy to see what can be done.

Member McGuckin made a motion to approve the entitlements as requested with the strong recommendation that the developer take into consideration the privacy concerns of the existing residents. Motion seconded and passed, 4-0.

Roll call:

Jim Radler - Yea
Scott McGuckin - Yea
Walt Pekarsky - Yea
Virg Anderson - Yea

10. Adjournment to next regular meeting on April 3, 2019, in the LARGE GYM
9:05PM