



**COUNTY OF PLACER**  
**Community Development Resource Agency**

John Marin, Agency Director

**PLANNING**

Michael J. Johnson  
Planning Director

**MEMORANDUM**

**TO:** Honorable Board of Supervisors  
**FROM:** Michael J. Johnson, Director *MJ*  
Planning Department, Community Development Resource Agency  
**DATE:** December 11, 2007  
**SUBJECT:** Acceptance of Request to Withdraw Appeal of Premier Granite Bay Townhomes Project (PSUB-20070571)

**ACTION REQUESTED:**

The appellant is requesting that the Board of Supervisors accept the withdrawal of an appeal (Exhibit B) concerning the approval of the Premier Granite Bay Townhomes by the Planning Commission.

**BACKGROUND:**

The Premier Granite Bay Townhomes project is a 52-unit townhouse subdivision on 8.2 acres, including 1.4 acres of open space and 2.51 acres of an open space easement. The project site is located on the north side of Douglas Boulevard, east of the intersection of Auburn-Folsom Road and Douglas Boulevard in the Granite Bay area. Subsequent to filing the appeal, the appellant, Los Lagos Homeowners' Association, reconsidered and requested that the appeal be withdrawn. As set forth in Section 17.60.110(D)(5) of the Placer County Code, once an appeal is filed, it cannot be withdrawn without the consent of the appropriate hearing body (in this case the Board of Supervisors). Accordingly, this request for the acceptance of the withdrawal of the appeal is being brought before the Board for its consideration.

**RECOMMENDED ACTION:**

Staff recommends the Board accept the withdrawal of the appeal regarding the Planning Commission's approval of the Premiere Granite Bay Townhomes project, and direct staff to refund in full the appellant's appeal fee of \$465.00.

**Exhibits:** Exhibit A – Appeal letter  
Exhibit B – Letter withdrawing appeal

We are filing this appeal on behalf of the Los Lagos Homeowners' Association. Los Lagos is a community of over 300 homes located in Granite Bay.

This appeal requests that the Board of Supervisors rescind the Planning Commission's October 11, 2007 approval of the Premier Granite Bay multi-unit residential complex proposed for construction at the intersection of Douglas Boulevard and Auburn-Folsom Road (the "Premier Project"), and refer the matter to staff for a meaningful analysis of the *combined impact* of this and two other similar multi-unit projects near the intersection on issues of traffic congestion and public safety, so that any needed infrastructure changes are properly identified and planned for before further aggravating what is already a congested and unsafe intersection.

What prompted this appeal was our concern with the manner in which the Planning Commission approved the Premier Project in piecemeal fashion, immediately following the deferral for further review of a second multi-unit project (the Granite Bay Plaza/Pardee Court project) proposed for construction across the street from the Premier Project (the "Pardee Project"). It is our understanding that during discussion of the Pardee Project, several members of the public (including some from our community) raised concerns with traffic, child safety, infrastructure and quality-of-life issues that arose not just from the specific project, but from the combined effect of three different high-density residential projects currently under consideration for the area where Douglas Boulevard intersects Auburn-Folsom. Anyone who actually resides in Granite Bay is well aware of the congestion that already occurs at the intersection of these streets, as drivers pass through the intersection to access Folsom Lake and to drive between Interstate 80 and the Folsom and El Dorado areas. Members of the public voiced these concerns and asked that a meaningful traffic analysis be conducted of the combined impact of the various projects before approving any particular project, to ensure that needed turn-outs, U-turns, traffic lights and other infrastructure changes are implemented in advance.

The Planning Commission appeared to have agreed with this rationale, when it voted 4-to-1 to table the Pardee Project and send it back for further review of the traffic and safety issues *in combination with consideration of the Premier Project*. This ruling led those in attendance at the meeting to logically conclude that the Premier Project would, similarly, be subjected to further review of the aggregate traffic and safety impact of the two projects, since a "combined" review logically requires doing things "in combination" and not piecemeal.

What the Commission instead did strikes us as highly inappropriate and a downright affront to those who took time off from their jobs and other obligations to attend the hearing and voice their concerns. With most of those voicing objections now absent, the Premier Project was approved without the benefit of the "combined" analysis that was supposed to be done.

Issues of traffic congestion and public safety are not mere nuisances that should be swept under the rug in this manner. The Commission "had it right" when it first rejected the

Pardee Project pending a meaningful review of the combined impact of the various projects being contemplated for the intersection of Douglas and Auburn-Folsom on issues of traffic congestion, public safety and general quality of life. If – as we strongly suspect – the projects will in the aggregate have a significant adverse impact on traffic flows, child safety and other public interests, then the County needs to plan first on what might need to be done to address the problem, and not simply rubber stamp projects piecemeal in the face of strongly voiced objections from members of the community.



October 25, 2007

Pleasanton Planning Department  
2091 County Center Dr  
Accum, CA 95603

RE: Premier Granite Bay Project

To Whom it May Concern:

After further review we have decided to withdraw our appeal of the Premier Granite Bay Project recently approved by the Planning Commission

Please return the appeal fee we paid to:

Los Lagos Homeowner's Association  
c/o of Kocal Management Group  
P.O. Box 1456  
Folsom, CA 95763

Sincerely,

David Buckell  
Vice President  
Los Lagos Homeowners Association

P.O. Box 1456  
Folsom, CA 95763-1456

916 925 343  
Fax 925 274

11/1/2007

EXHIBIT B 316