

From: EJ Ivaldi
To: Maywan Krach;
Subject: FW: Enclave at Granite Bay - Enclave at Granite Bay, The (PSUB T20080329)
Date: Thursday, May 21, 2009 10:54:51 AM

More comments on the Enclave at GB MND.

From: Greg Rogers [mailto:gregrogers854@hotmail.com]
Sent: Thursday, May 21, 2009 10:53 AM
To: EJ Ivaldi
Subject: Enclave at Granite Bay - Enclave at Granite Bay, The (PSUB T20080329)

TO: E.J. Ivaldi, Supervising Planner
Placer County Planning Dept.

I'm expressing my concern as a homeowner in Granite Bay and who's home is located near the proposed Enclave at Granite Bay (PSUB T20080329) Project.

I do not believe the mitigated negative declaration accounted accurately the full impact of this project, which proposes to build 27 new homes, when the current zoning requirements would only authorize 7 new homes.

With three public schools, including one high school, a park, and three ball fields located near the proposed project, and within Treelake Village, we currently have existing local traffic problems. There is only one way to exit Treelake Village at this time, and that is via East Roseville Parkway. This project would only exacerbate existing traffic problems. As you are aware the project's study didn't take into account the extra trips that will be generated by the residents and visitor's of the proposed project on Elmhurst or East Roseville Parkway. The additional trips would also include gardeners, healthcare workers, and house cleaners.

One side of my home is located on Elmhurst and the street can be very noisy at times with all the existing truck, bus, and vehicle traffic. I'm concerned about the noise that will be generated during construction of such a large project, and the increased noise due to the 27 residences once occupied.

Regards,

Greg Rogers
9300 Swan Court
Granite Bay, CA 95746

From: EJ Ivaldi
To: Maywan Krach;
Subject: FW: Enclave- Project (Granite bay)
Date: Monday, June 01, 2009 12:01:09 PM

See below - Comments on the Enclave at Granite Bay

From: peter sabin [mailto:peter_sabin@yahoo.com]
Sent: Thursday, May 28, 2009 5:01 PM
To: EJ Ivaldi
Subject: Enclave- Project (Granite bay)

E.J. Ivaldi:

I am opposed to the "Enclave" development project as proposed.

This project only shows that the developer has no regard to the location on the project within the existing community that they were so involved with creating in the first place. The mitigations and easements have no regard to the flow that is current to the community. The neighbors in general have not been consulted as to this project and it seems as though the MAC recommendation of a no vote has little to no impact on this builder.

I am not opposed to developing the land and putting it to use as previously intended.

Peter Sabin
9824 Beckenham Dr.
Granite Bay CA 95746

916-765-6262 (cell)
916-780-7788 (work)

From: EJ Ivaldi
To: Maywan Krach; Kathi Heckert;
Subject: FW: Enclave Project
Date: Tuesday, May 19, 2009 1:54:51 PM

Please see comments for Enclave at GB. Please distribute/incorporate as necessary. Thank you!

From: jennifer scanlan [mailto:jjscanlan@ssctv.net]
Sent: Tuesday, May 19, 2009 12:49 PM
To: EJ Ivaldi
Subject: Enclave Project

To:
EJ Ivaldi
Placer County Planning Department

Hello EJ -

I am a Swan Lake Drive, Granite Bay resident. I want to share some of my concerns and thoughts regarding the Enclave at Granite Bay project.

- Even if the Enclave is designated for residents 55 plus, that doesn't mean those residents don't commute to work, shopping and recreational activities just like everyone else. That means a big increase in neighborhood automobile traffic and traffic on Roseville Parkway.
- 27 homes creates not just 27 households but also visitors and all of the attendant service people to those homes - pool service, home maintenance, lawn maintenance, e.g. This would mean increased vehicular traffic as well increased noise from cars and trucks, lawnmowers, leaf blowers, etc.
- Although the Mitigated Negative Declaration mentions that some environmental precautions are included in the project's plans, there are significant wetlands adjacent to the property as well as a nature study area used by the elementary school at one boundary. Pollutants from run off from the homes built there could pose a threat, not to mention the effects on the environment from the

construction phase itself. Wildlife in that area could disappear permanently.

- Also noted in the Declaration is the need to remove two heritage cottonwood trees in preparation for the project's access street. Those are massive trees and, although I'm not a fan of the attendant "cotton" from cottonwoods, it seems a shame to destroy them.
- If this is a gated community, will there be any provision made for foot traffic to pass through or around?
- The noise, dirt and traffic from the construction phase would be intrusive in our quiet neighborhood and mean months of disruption.
- The builder has already erected an unsightly, temporary, chain link fence cordoning off the property. While I understand his right to do this, it seems an affront to the community. It's as if to say, "Either I get to build or you can look at this fence." It also blocks access to children going to and from school across the previously open field.
- It is discouraging to see more open space being lost to yet another housing project, especially at this point in time with so many properties for sale in this area.

I hope you will share these thoughts with the Planning Commission, the Board of Supervisors and everyone involved in this project.

Thank you-
Jennifer Scanlan
9431 Swan Lake Drive
Granite Bay, CA 95746
916-791-7117

From: [EJ Ivaldi](#)
To: [Maywan Krach](#);
Subject: FW: Enclave Project
Date: Monday, June 01, 2009 11:37:50 AM

See below - Comments on the Enclave at Granite Bay

From: Jorctaylor@aol.com [mailto:Jorctaylor@aol.com]
Sent: Tuesday, May 26, 2009 10:02 AM
To: EJ Ivaldi
Cc: ernst2@msn.com; jjscanlan@ssctv.net
Subject: Enclave Project

E.J. Ivaldi

We are vehemently opposed to the Enclave Project in Granite Bay at the end of Swan Lake Drive, on which we live. For a lot that is zoned for six or seven homes, twenty-seven homes in an a lot that size is completely inconsistent with the other housing in this area. Such density is against acceptable standards in the Swan Lake area, and negates the reasons for our choosing this area to live in in the first place.

The vast increase in additional traffic, noise, and congestion and the encroachment on wildlife and wetlands in this area as well as the loss of trees are all major considerations. This plan has far too many homes in such a small area.

In addition, you may not be aware of the current traffic jams around Granite Bay High on Roseville Parkway, in both directions, for at least an hour at the beginning and the end of school hours. Cars back up for blocks, literally, and creep forward as each student or each car enters onto Roseville Parkway. There is no way around it, no diversions, no "shortcuts". Unless one goes in the opposite direction all the

way to Barton or Auburn Folsom, a very, very long detour to say the least, we must impatiently sit in the traffic jam. Adding 27 more homes will severely complicate this mess.

Seniors are now working far beyond 55 years, often into their 70's. They WILL be part of the current traffic problems. It is naive to assume that they will only drive "off hours".

The traffic past our home would increase dramatically, and this project will generally contribute to a deterioration of the Granite Bay surroundings and life style for which we moved here.

We urge the county to oppose this unrealistic development in this area.

John & Carol Taylor
9426 Swan Lake Dr.
Granite Bay 95746

A Good Credit Score is 700 or Above. See yours in just 2 easy steps!

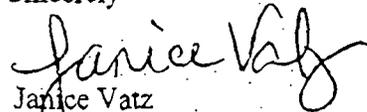
County of Placer
Community Development Resource Agency

05/29/2009

Subject: Concerns regarding negative declaration for Enclave development.

I live at 9792 Swan Lake Drive in Granite Bay. I have many grievances with regard to the current plan to develop the area near Swan Lake Drive and Elmhurst. There is a lot of school traffic on Elmhurst and a lot of kids riding bikes and walking to school. I do not believe the traffic report adequately addresses the impact this development would have on the traffic volume on Elmhurst. Also a major concern is the fact that this development does not meet current zoning and neighborhood standards in lot size and road width. I also feel taking out the "landmark" cottonwoods is a travesty. I would be in favor of a smaller neighborhood plan as currently mandated by the zoning standards in place now.

Sincerely



Janice Vatz
9792 Swan Lake Drive
Granite Bay, Ca 95746
916-797-4051
jandjvatz@starstream.net

RECEIVED

MAY 29 2009

ENVIRONMENTAL COORDINATION SERVICES

From: Jim Vatz
To: Placer County Environmental Coordination Services;
Subject: Comments on The Enclave
Date: Thursday, May 28, 2009 7:59:25 PM

May 28, 2009

Michael J. Johnson, AICP
Director
County of Placer
Community Development Resource Agency
3091 County Center Drive, Suite 190
Auburn, CA 95603

Dear Mr. Johnson,

This responds to the County's request for comments on The Enclave at Granite Bay.

I am an elected member of the Board of Directors for the Treelake Village Homeowners Association. There are 734 residences in the Association. This comment is registered on my own behalf because the bylaws of the Association do not allow the Board to take positions on situations such as the one presented by The Enclave at Granite Bay.

First, I endorse the MAC's opposition to the proposal as presented. They raised serious concerns that have not been adequately addressed by the Agency.

Second, I want to emphasize the increased danger and safety issues presented by this proposal. Specifically, the following quote from page 27 of your report [Initial Study and Checklist, undated] states:

"Discussion- Item XV-6: The proposed project will not cause hazards or barriers to pedestrians or bicyclists."

This is an amazing statement to make, completely ignoring the mix of many children on bikes and the project-caused increased traffic with older drivers. There are three large schools – two elementary and one high school in the immediate area which means many more kids on bikes. More seniors driving cars and the current amount of children on bicycles is a recipe for disaster. It makes one wonder what the County's definition of a "hazard" is. Swan Lake Drive will have increased traffic, rendering it an arterial road substantially in excess of the traffic it currently handles.

Finally, Placer County should require a break-away entrance at the entry point of

The Enclave on Elmhurst, allowing only pedestrian, bicycles and safety vehicle passage which will mitigate the very predictable increase in traffic crossing Elmhurst Drive on the newly extended Swan Lake Drive. The County's adjustment to a similar circumstance at the intersection of Wellington Drive and East Roseville Parkway mitigated the very foreseeable and dangerous traffic pattern at the entry to Granite Bay High School.

Jim Vatz
9792 Swan Lake Dr.
Granite Bay, CA 95746

From: EJ Ivaldi
To: Maywan Krach;
Subject: FW: Enclave at Granite Bay, Attention E J Ivaldi
Date: Monday, June 01, 2009 12:07:14 PM

See below - Comments on the Enclave at Granite Bay

From: Diana Vigil **On Behalf Of** Placer County Planning
Sent: Friday, May 29, 2009 11:44 AM
To: EJ Ivaldi
Subject: FW: Enclave at Granite Bay, Attention E J Ivaldi

Diana

x3149

From: ron whitney [mailto:ron@scsacramento.com]
Sent: Friday, May 29, 2009 11:17 AM
To: Placer County Planning
Subject: Enclave at Granite Bay, Attention E J Ivaldi

Hi Mr. Ivaldi,

The high density housing construction project would endanger the lives of our children.

I live on the corner of Cheshire Downs and Crocker Rd. and the cars speed down that road now to go to Granite Bay schools and shopping. If more traffic is allowed to go thru there, the close calls we have had with kids crossing or playing in the street would be fatal.

I have lived there for 15 years and seen how just small growth of new houses has had a negative impact on the congestion and safety of the residents.

The environmental impact of the natural wild life in our wetlands would be detrimental.

We need to be pro GREEN not more concrete.

Please vote not to approve of this project that will make a developer rich and hurt the area.

Ron Whitney



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ron@scsacramento.com

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From: [EJ Ivaldi](#)
To: [Maywan Krach](#);
Subject: FW: Enclave Project
Date: Monday, June 01, 2009 11:32:36 AM

See below - Comments on the Enclave at Granite Bay

From: Linda Wilson [mailto:linda128@surewest.net]
Sent: Monday, May 25, 2009 8:00 PM
To: EJ Ivaldi
Subject: Enclave Project

Please, Please Please do not let this project go through!!! As a neighbor I am deeply concerned for my children:

There will a loss of wetlands and wildlife habitats that we all enjoy

Loss of trees

Loss of foot passage through the space

More local traffic and congestion!! We already have a terrible problem with traffic, cars, speeding putting our children at risk during school hours.

Please do not let more of the homes be built on the beautiful land that is so precious to Granite Bay. Must every square inch be developed?!

Especially in a time when so many houses for sale sit vacant or in bankruptcy. Is this really the time to build additional houses?!!!

Linda, Chase, Dean, Cole Wilson

From: EJ Ivaldi
To: Maywan Krach;
Subject: FW: Enclave Project in Granite Bay
Date: Monday, June 01, 2009 11:30:06 AM

See below - Comments on the Enclave at Granite Bay

From: Scott Wilson [mailto:sacwilson@surewest.net]
Sent: Saturday, May 23, 2009 1:25 PM
To: EJ Ivaldi
Subject: Enclave Project in Granite Bay

Dear Mr. or Ms. Ivaldi,

I received a flyer today describing the proposed Enclave Project for the end of my street, Swan Lake Drive at Elmhurst. If this plan goes through, the construction will negatively impact the wetlands that surround the site as well as add to the congestion that this area already must wade through on a daily basis. I am also very concerned, selflessly I admit, that the compaction ratio of 27 new homes in such a small space will not only make it more difficult to move the kids back and forth to school and sporting events but will further depress the value of home in our area. In conclusion, I will throw what ever resources I have against the effort of allowing the Enclave Project to go through on the basis of detrimental environmental impact, congestion that is sure to come from the compaction of so many homes in such a small area and lastly, the negative impact that is sure to come again from the compaction of so many new homes in such a small area on the home values of the existing residents.

Sincerely,

Scott Wilson
916-847-7190 cell

From: EJ Ivaldi
To: Maywan Krach
Subject: FW: The Enclave Project Comments on Negative Declaration
Date: Monday, June 01, 2009 11:28:10 AM

See below - Comments on the Enclave at Granite Bay

From: Greg Zeiss [mailto:gregzeiss@surewest.net]
Sent: Thursday, May 21, 2009 7:17 PM
To: EJ Ivaldi
Subject: The Enclave Project Comments on Negative Declaration

Mr. Ivaldi,

I live at 9337 Swan Lake Drive and I have the following issues with the Enclave Project and the Negative Declaration:

- 1. Heritage Tree:** The County made it a Heritage Tree, it needs to remain.
- 2. Change in the General Plan:** Project is non-conforming to the General Plan Approving it opens up a can of worms. The General Plan needs to be upheld.
- 3. Traffic Study:** Traffic study did not address people driving through the Enclave from the Woods. Also, the traffic study needs to be scrutinized in general.
- 4. Short circuiting the Environmental Review with the Negative Declaration:** They are getting off easy with the Negative Declaration. Full Environmental Review is warranted given the location next to the wetlands and the fact that it is not in conformance with the general plan.

I appreciate you taking my comments on this.

Greg P. Zeiss, PE

EJ Ivaldi

From: hamid585@aol.com
Sent: Saturday, May 30, 2009 10:55 AM
To: EJ Ivaldi
Subject: FULL ENCLAVE AT GRANITE BAY

CONSIDERING ALL FACTS REGARDING THIS PROJECT, WE WOULD LIKE TO VOTE NO AND OPPOSE THIS PROJECT.

RESPECTFULLY YOURS,

H. & L. MIZANI
9325 SWAN CT GRANITE BAY CA.

An Excellent Credit Score is 750. See Yours in Just 2 Easy Steps!

EJ Ivaldi

From: rstarch@surewest.net
Sent: Wednesday, June 17, 2009 9:11 PM
To: EJ Ivaldi
Subject: Pastor's proposed Enclave at Granite Bay

To E.J. Ivaldi,

I wanted to show my support for a proposed active senior development in the 12.1 acres proposed by Pastor Land Development. I feel a development based on seniors needs and desires would be beneficial in this area. Not only would it provide the opportunity for school children to stay with grandparents while their own parents are at work, but a home designed without the demands of a estate size lot and home would be desirable for many seniors. Please consider supporting this project.

Sincerely,
Richard Starch

RECEIVED
JUN 29 2009

Dear Neighbor and Friend:

PLANNING DEPT.

We need your help. We have proposed a unique residential neighborhood consisting of 27 homes designed specifically for people over 55 years of age called "The Enclave at Granite Bay" to be located on 12.1 acres our family owns just north of Elmhurst Drive in Granite Bay. The adjacent neighbors have written numerous letters protesting this development. Without your support it is unlikely Placer County will approve our request.

The neighbors would prefer no development or at most 6 estate lots. We don't see that as realistic. Granite Bay does not need anymore estate lots; there is little to no demand for this. The existing path for school children across the site will not be preserved if large mini-mansions are built on this property, we think that would be a shame. Moreover the impacts tot the five adjacent neighbors would be far greater than what we propose.

We have studied the market carefully, and have learned that there is a great demand for homes specifically designed to allow people to "age in place" while incorporating many design features that are presently not available in new homes. With the advice of Eskaton, Sacramento's leading company for age-restricted communities, these homes will be truly unique and will attract buyers who already live in Granite Bay and are considering moving out to places like Del Webb Lincoln. We want these people to stay in the community.

This type of development has the added benefit of producing the lowest traffic impacts as well, a plus for neighbors. The County has reviewed the potential impacts and produced a report that states there are no adverse environmental impacts.

In February, Supervisor Uhler announced that the County would undergo an update to the Granite Bay Community Plan, and invited the public to submit their requests for land use changes. To date, this process has resulted in the request to add 7 additional dwelling units in all of Granite Bay! We think the concern of the opponents that the approval of our request will cause wide spread and rampant growth in Granite Bay is unfounded.

On July 9, at 10 am the Planning Commission will consider our request to amend the Granite Bay Community Plan and rezone the property to allow for the planned development. It would be very helpful if you would attend and indicate your support verbally. (This meeting will be held at 3091 County Center Drive, Auburn, CA) In the meantime please consider emailing or mailing a letter of support. We've attached a sample.

Thank you for you help. Our economy is in shambles and we need prudent economic development which this community will be.

Very truly yours,

*We support the development that
the Pastor Family is proposing.*

Dan and Steve Pastor
Pastor Land Development Inc.

*Charles + Erica Estes
8805 Fargo Lane
Granite Bay, CA 95746
916-782-8805 Home*

Property Owner Since 2001

117

Kathi Heckert

From: EJ Ivaldi
Sent: Tuesday, May 19, 2009 11:29 AM
To: Kathi Heckert
Subject: FW: Enclave Project In Granite Bay

Hi Kathi,

Please add to correspondence file for Enclave at GB. Thank you!

E.J.

From: Michael Johnson
Sent: Friday, May 01, 2009 2:36 PM
To: Bill Pollett
Cc: EJ Ivaldi
Subject: RE: Enclave Project In Granite Bay

Mr. Pollett -

Thank you for the e-mail. I am forwarding your e-mail of support to EJ Ivaldi, the project planner for the Enclaves project. He will be sure to keep you updated on the status of the project.

MICHAEL J. JOHNSON, AICP
Agency Director
Community Development / Resource Agency
Placer County

From: Bill Pollett [mailto:gundog5@surewest.net]
Sent: Friday, May 01, 2009 2:34 PM
To: Michael Johnson
Subject: Enclave Project In Granite Bay

Hello Mr. Johnson,

I am writing in support of the Enclave @ Granite Bay Project. I believe that our community needs this type of housing and development of that piece of land will give Seniors in our community an excellent place to live without over using the land or being a drain on Placer Co. resources once it is built and sold out.

Please add my name to the list of those in favor of the development.

William E. Pollett
5030 Waverly Ct.
Granite Bay, Ca.
95746
916-797-1042

RANCHO CORTINA PROPERTIES, INC.

Real Estate Brokerage • Land Use Consulting

Rick and Janene Armbruster
9657 Endsleigh Court
Granite Bay, CA 95746

March 16, 2009
We support this

Rick Armbruster March 12, 2009

Re: The Enclave at Granite Bay
Proposal for 29 Active Adult Homes (Pastor Property)

Dear Rick and Janene,

We would appreciate your support again! In 2004, you wrote a letter in support of the Pastor family's proposal for a 43 home active adult community on their 12 acres located just north of Elmhurst Drive and southwest of Pastor Drive in the Treelake area of Granite Bay. That proposal was terminated. The Pastor family has retained our company to assist them in the planning process and we have again recommended an active adult community. It makes sense given the demographics in Granite Bay, proximity to the golf course, ease of getting to shopping at Douglas and Auburn-Folsom Road, access to walking and biking, and tranquility the area offers. The area doesn't need more 2.3-4.6 acre lots. This time, we have formally filed the proposed development with Placer County and the first hearing will be **April 1, 2009 before the Granite Bay Municipal Advisory Council (MAC) to be held at 7:00 p.m. at the Eureka School.** We are inviting you to attend and write a letter of support as well as informing your neighbors and friends. You may know someone who would be interested in these homes; my parents are! Please send your letters to me, and I will provide them to the decision makers. It only takes a few voices of support to provide another perspective. The Gregory Group, a leading economic analysis firm, has strongly endorsed our proposal as an "idea whose time has come"!

We need your support in order to gain the County's support. A site plan is attached, showing our concept for 29 single family, one story homes, designed with the input of Eskaton, to be a "model" community to allow future home buyers to age in place. Our homes will include over a 100 features to allow you to stay in your home as you age, rather than have to move again. We are also including solar power and water heating, to reduce the electricity demand significantly, and cost of owning the home. Over 45% of the site will remain in open space including walking trails, bocce ball court, bar-b-q area, and wildlife observation areas. We are providing a lighted path to the adjacent Oak Hills School to facilitate a safer path of travel than exists today. On March 20th, the County will release the environmental review of the Enclave for public review. It will conclude there are no adverse, unavoidable impacts due to this development. If you would like a copy of this document, please let us know and we will provide it to you.

As before, there is opposition from residents who want "no change" to the Granite Bay Community Plan, despite it being over 20 years old. You may have heard that over 12% of the Granite Bay community is now over 55 years of age, with this increasing to 20% in 2030. If you

E. J. Ivaldi () June 15, 2009
Senior Planner
Placer County, Planning Department
3091 County Center Dr., Ste 190
Auburn, CA 95603

RECEIVED
JUN 17 2009
PLANNING DEPT.

RE: The Enclave at Granite Bay

Dear E.J.:

I support the proposed development project known as "The Enclave at Granite Bay" on 12.1 acres next to Elmhurst Drive because I or someone I know would like to live there. There are many reasons this proposal makes sense which include:

- 1 This type of residential development for persons 55+ years and older produces far less traffic than homes for families. The neighbors should appreciate this. The traffic analysis states this.
- 2 This type of housing is needed in the area. Granite Bay started out a rural residential community; however, a lot has changed, especially south of Douglas Blvd, where many subdivisions exist. The area has become too expensive for young families, we can't change that, but many people who have lived in the area for years, and have raised their families, would like to sell their larger homes on large lots or acreage and stay in the area, but have no choice of new housing like this.
- 3 Demographics have changed since the original community plan was developed. That's a fact. The County needs to respond to this trend.
- 4 There is much data about the need to create homes for people to "age in place". A recent Sacramento Business Journal series highlighted this need. What better place than in Granite Bay where over 25% of the residents are over 55 already?
- 5 One story homes, with 49% of the site left as open space doesn't seem dense to me.
- 6 All the land around this property is already developed. The opponents worry that approval of this development will set some sort of precedent- with almost 90% of Granite Bay already built out, how will this make much difference?
- 7 Supervisor Uhler has invited the residents of Granite Bay to submit their requests for changes in the Community Plan. Staff tells me that the requests submitted so far would produce 7 more homes. It doesn't seem to me that adding 27 homes on the 12.1 acres will destroy Granite Bay's quality of life as opponents have suggested.
- 8 Finally, there are many people like me who feel uncomfortable speaking in public yet do support this proposal. Please consider my voice among the "silent majority".

Sincerely,



JUN 17 2009
PLANNING DEPT.

E. J. Ivaldi () June 5, 2009
Senior Planner
Placer County, Planning Department
3091 County Center Dr., Ste 190
Auburn, CA 95603

RE: The Enclave at Granite Bay

Dear E.J.:

I support the proposed development project known as "The Enclave at Granite Bay" on 12.1 acres next to Elmhurst Drive because I or someone I know would like to live there. There are many reasons this proposal makes sense which include:

ABSOLUTELY

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- 8 Finally, there are many people like me who feel uncomfortable speaking in public yet do support this proposal. Please consider my voice among the "silent majority".

Sincerely,

Smith & Susan Burton

E. J. Ivaldi (ejivaldi@placer.ca.gov)
Senior Planner
Placer County, Planning Department
3091 County Center Dr., Ste 190
Auburn, CA 95603

June 15, 2009

RECEIVED
JUN 22 2009
PLANNING DEPT.

RE: The Enclave at Granite Bay

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Sincerely,



PATTI PATTON

6/18/2009

916-791-2637

122

E. J. Ivaldi (ejivaldi@placer.ca.gov)
Senior Planner
Placer County, Planning Department
3091 County Center Dr., Ste 190
Auburn, CA 95603

RECEIVED
JUL 01 2009



PLANNING DEPT.

Sherry Donovan

7607 Meadow Lark Lane
Granite Bay, CA 95746

Phone or Fax
(916) 791-7586

RE: The Enclave at Granite Bay

Dear E.J.:

I support the proposed development project known as "The Enclave at Granite Bay" acres next to Elmhurst Drive because I or someone I know would like to live there. Many reasons this proposal makes sense which include:

- This type of residential development for persons 55+ years and older produces far less traffic than homes for families. The neighbors should appreciate this. The traffic analysis states this.
- This type of housing is needed in the area. Granite Bay started out a rural residential community; however, a lot has changed, especially south of Douglas Blvd, where many subdivisions exist. The area has become too expensive for young families, we can't change that, but many people who have lived in the area for years, and have raised their families, would like to sell their larger homes on large lots or acreage and stay in the area, but have no choice of new housing like this.
- Demographics have changed since the original community plan was developed. That's a fact. The County needs to respond to this trend.
- There is much data about the need to create homes for people to "age in place". A recent Sacramento Business Journal series highlighted this need. What better place than in Granite Bay where over 25% of the residents are over 55 already?
- One story homes, with 49% of the site left as open space doesn't seem dense to me.
- All the land around this property is already developed. The opponents worry that approval of this development will set some sort of precedent- with almost 90% of Granite Bay already built out, how will this make much difference?
- Supervisor Uhler has invited the residents of Granite Bay to submit their requests for changes in the Community Plan. Staff tells me that the requests submitted so far would produce 7 more homes. It doesn't seem to me that adding 27 homes on the 12.1 acres will destroy Granite Bay's quality of life as opponents have suggested.
- Finally, there are many people like me who feel uncomfortable speaking in public yet do support this proposal. Please consider my voice among the "silent majority".

Sincerely,

*Sherry Donovan
member Granite Bay Lions Club 17 yrs
caregiver in Rocklin
owner Granite Bay Graphics - 30 yrs
original member in Granite Bay Kiwanis*

*We've lived here over 32 yrs. We need this
kind of housing!!!*

123

E. J. Ivaldi (ejivaldi@placer.ca.gov)
Senior Planner
Placer County, Planning Department
3091 County Center Dr., Ste 190
Auburn, CA 95603

RECEIVED June , 2009
JUL 01 2009
PLANNING DEPT.

RE: The Enclave at Granite Bay

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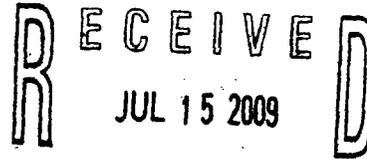
Carol Jensen

This development is needed here with many families downsizing. There are NO senior communities here and it would only enhance the property values in the area. Please call me if necessary 847-6515 124

Don't forget to
send the plan

July 5, 2009

E.J. Ivaldi (ejivaldi@placer.ca.gov)
Senior Planner
Placer County, Planning Department
3091 County Center Drive, Suite 190
Auburn, CA 95603



RE: The Enclave At Granite Bay

PLANNING DEPT.

Dear E.J.:

We have been resident's of Granite Bay for 10 years and we support the proposed development known as "The Enclave at Granite Bay" on 12.1 acres next to Elmhurst Drive. There are several reasons why we support this project:

- Granite Bay is a terrific community, however the community plan has been slow to respond to the demographic changes of the community since the plan was last updated over 20 years ago. Granite Bay can still keep its charm, yet the community plan needs to evolve and not remain static in order to address the needs of the community now and over the next 20 years.
- As we continue to raise our family in Granite Bay, we also look for a community that will support our desire and others to "age in place". Granite Bay, like many communities, will be impacted by the aging of the baby boom generation, especially as over 25% % of the residents are over 55 already.
- Granite Bay could use a 55+ years and older development that integrates into the community without devaluing neighboring homes. Many boomers in Granite Bay are accustomed to and value elegant architecture, as well as highly amenitized homes, so we believe these homes would help sustain or increase the value of the neighboring homes as it would enhance the overall appeal of living in Granite Bay. As a result, Granite Bay won't be forcing boomers to move to Lincoln, Roseville or other communities and potentially sacrifice the amenities, friends and community they have become accustomed to enjoying while living in Granite Bay.
- While some may consider "The Enclave @ Granite Bay" a "high density" project that sets a precedent to aggressively build out Granite Bay, it should be noted that a key aspect of "The Enclave @ Granite Bay" is that 49% of the site will be left as open space and all the homes will be one story. In addition, 90% of Granite Bay is already built out, so increasing the number of homes from 7 to 27 is not unreasonable and will allow adjoining neighborhoods the opportunity to enjoy the trails and open space incorporated into the development instead of a fenced off field that no one can enjoy.

- "The Enclave @ Granite Bay" is an opportunity for Granite Bay to incorporate smart growth into the community plan by combining the charm of the community with the continued demographics changes and population growth. We, like many others, are thankful that the land our home sits on was developed so we could raise our family and enjoy this area. While some folks may suggest that "The Enclave @ Granite Bay" shouldn't back up to a school, will increase traffic dramatically or properties values will be devalued, we feel these are all unwarranted excuses that will won't afford others the opportunity we've had to live and grow in this great community.
- Finally, there are many people like us who feel uncomfortable speaking in public yet do support this proposal. Please consider our voice among the "silent majority".

Sincerely,

Dave & Monica MacIntosh



Roseville Joint Union High School District

#2 TIGER WAY, ROSEVILLE, CA 95678

Office: 916-782-4707, ext. 4 Fax: 916-782-4030 Email: cgrimes@rjuhsd.us

CHRISTOPHER GRIMES

AICP, REFP, LEED AP

DIRECTOR OF FACILITIES DEVELOPMENT

BOARD OF TRUSTEES

JACK DURAN

GARRY GENZLINGER

SCOTT E. HUBER

R. JAN PINNEY

PAIGE K. STAUSS

June 30, 2009

Placer County Planning Department
Michael J. Johnson, Planning Director
3091 County Center Drive
Auburn, CA 95603

Dear Mr. Johnson,

Re: The Enclave at Granite Bay
PSUB-T20080329

The Roseville Joint Union High School District requests that prior to issuance of a Will Serve Letter the developer enter into an agreement with this District for payment of fees.

Sincerely,

Christopher Grimes
Director of Facilities Development

PLACER COUNTY
DATE RECEIVED

JUL 02 2009

PLANNING

E. J. Ivaldi (ejivaldi@placer.ca.gov)
Senior Planner
Placer County, Planning Department
3091 County Center Dr., Ste 190
Auburn, CA 95603

June . 2009

PLACER COUNTY
DATE RECEIVED

JUL 02 2009

PLANNING
COMMISSION

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Sincerely,



8860 Bridal Path
Granite Bay Ca.

E. J. Ivaldi (ejivaldi@placer.ca.gov)
Senior Planner
Placer County, Planning Department
3091 County Center Dr., Ste 190
Auburn, CA 95603

June , 2009

PLACER COUNTY
DATE RECEIVED

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PLANNING
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Sincerely,

Life Atkinson
5878 Gibson Place
Granite Bay, Ca
95746

Please Call (916) 276-3748

own also: 3 acre parcel Zingo Ln.
2.5 acre parcel Zingo Ln.
5872 Gibson Place

To: Jeffrey Moss, Planning Commissioner
From: John & Carol Taylor, Granite Bay Residents
Re: Enclave Project
Date: July 30, 2009

We are *vehemently against* the Enclave at Granite Bay project for 27 senior housing units in our neighborhood for the following reasons:

- Did you read all the letters from GB neighbors sent to you before the July 9 meeting? They were **FOUR TO ONE AGAINST** the project.

-Density: this property is zoned for six houses, not 27, a total change from the General Plan and zoning. This concept of senior housing would fit better in other areas of Granite Bay.

-This project would be a major change in the neighborhood environment that prompted us to move here in the first place; property values will suffer. Six houses, yes, but not 27.

-We are very concerned about increased traffic and safety. We already have massive traffic problems around the schools, with no

Jeffrey Moss-

As the only Granite Bay resident on the commission, we urge you to listen to your neighbors.

At the July 9 Planning Commission meeting, you appeared to defer to the other members. We need you to stand up for us.

Thanks very much.

WE URGE YOU TO DENY THE PROJECT.

129a

To: Ken Denio, Planning Commissioner
From: John & Carol Taylor, Granite Bay Residents
Re: Enclave Project
Date: July 30, 2009

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- This project would be a major change in the neighborhood environment that prompted us to move here in the first place; property values will suffer. Six houses, yes, but not 27.
- We are very concerned about increased traffic and safety. We already have *massive* traffic problems around the schools, with no alternative routes around these areas.
- Environment: we are concerned about the encroachment on a wildlife area, the proposed tree removal and the possibility of pesticides, etc. affecting Swan Lake, which is in our backyard.
- Senior housing does not make sense next to three schools. And seniors will be driving more than you think.

As commission members, you need to ***think of the neighborhood***, and not get caught up in the concept proposed by the developers.

You will be doing a disservice to many of us if you vote to approve.

WE URGE YOU TO DENY THE PROJECT.

TO: EJ Ivaldi
FROM: John Taylor, Granite Bay
SUBJ: Memos for Planning Commissioners
DATE: July 30, 2009

Hi EJ-

Per our telephone conversation a few days ago, enclosed are individual memos for the commissioners. You said you could arrange for delivery to each of them. Many, many thanks for your help.

Would it be appropriate for us to contact Jeffery Moss by telephone? He is the only one who lives in GB and also deferred to the others at the last meeting.

Thanks for all your work on this project.



John Taylor
9426 Swan Lake Dr.
jorctaylor@aol.com
916.783.1964

RECEIVED
JUL 31 2009
PLANNING DEPT.

Kathi Heckert

From: EJ Ivaldi
Sent: Tuesday, August 04, 2009 7:37 AM
To: Kathi Heckert
Subject: FW: Senior Housing Development in Granite Bay

Hi Kathi,

Please include as correspondence to be forwarded to the Commissioners (or attached to the Staff Report). Thanks.

E.J.

From: Evelyn Canis **On Behalf Of** Placer County Planning
Sent: Monday, August 03, 2009 11:31 AM
To: EJ Ivaldi
Subject: FW: Senior Housing Development in Granite Bay

From: Kerry Abbott [mailto:kabbott@surewest.net]
Sent: Monday, August 03, 2009 8:34 AM
To: Placer County Planning
Subject: Senior Housing Development in Granite Bay

As a resident of Granite Bay, I would like to express my opposition to the proposed 27-home Senior Housing Development on Elmhurst Drive near the Oakhills/Ridgeview Schools. This is a totally inappropriate use of that space.

Thank you,

Kerry Abbott

Kathi Heckert

From: Robert/Karen Schulke [schulke@wavecable.com]
Sent: Wednesday, August 05, 2009 7:36 AM
To: Kathi Heckert
Subject: PLANNING COMMISSION ENCLAVE REZONE LETTER

RDGB Residents Defending Granite Bay

U R G E N T

August 5, 2009

TO: Members of the Placer County Planning Commission
FROM: Residents Defending Granite Bay
SUBJECT: The Enclave Project Rezone Request

Residents Defending Granite Bay (RDGB) wishes to state its vigorous opposition to the proposal now before you to rezone 12 acres at Elmhurst Drive and Swan Lake Drive (The Enclave Project) in Granite Bay from 6 to 27 parcels.

The applicant for this rezoning has done so under the guise of providing "housing for seniors"--- a concept we believe is nothing more than a thinly veiled ruse to entice the Commission into approving its request.

The "seniors" concept may sound attractive on the surface, but will be impossible to enforce upon resale and the development will end up as nothing more than high-density housing in the middle of a carefully planned and long-established low-density neighborhood.

Virtually everyone who has taken a serious look at this project has reached the inescapable conclusion that it would be bad for the neighborhood now and bad for the neighborhood in the future.

Residents Defending Granite Bay (RDGB) was founded for the primary purpose of protecting Granite Bay's respected and time-tested Community Plan against outside interests that seek to dismantle it in the name of profit. Our homeowner membership now exceeds 500 and continues to grow.

Any Elmhurst-Swan Lake Drive rezoning would be a clear and unambiguous violation of the Granite Bay Community Plan AND the County General Plan.

Fourth District Supervisor Kirk Uhler has repeatedly expressed his opposition to "piece-meal planning" and has pointed to the current updating of the Granite Bay Community Plan as one way of avoiding this bad land-use practice in the future.

VIRTUALLY EVERY COUNTY AGENCY AND OFFICIAL INVOLVED OPPOSES THIS REZONING:

- (A) The Granite Bay MAC OPPOSES and has voted unanimously AGAINST this rezoning.**
- (B) Supervisor Uhler is on record as OPPOSING such piece-meal rezoning.**
- (C) The County Planning Staff OPPOSES and has recommended DENIAL of this rezoning.**
- (D) The 500-member Residents Defending Granite Bay OPPOSES this rezoning.**
- (E) The highly respected Granite Bay Community Association OPPOSES this rezoning.**
- (F) Virtually every homeowner in the proposed project area OPPOSES this rezoning.**
- (G) This rezoning would VIOLATE both our Community Plan and the County General Plan.**
- (H) There are far better “seniors-friendly” locations in Granite Bay for this project.**

It is difficult for us to understand why anyone on the Planning Commission would seriously consider this rezoning in light of the evidence and such overwhelming opposition.

We can tell you that there is a growing concern in our community that the Commission has somehow become isolated from the people it was put in place to represent and has become preoccupied with the needs and goals of the developers who appear before it.

We sincerely hope this is not the case and urge you to do the right thing for the Granite Bay Community on August 13th and deny this ill-conceived rezoning request.

Bob Schulke and Harrison Clark

For the RDGB Board of Directors

Schulke@wavecable.com

TO: Granite Bay MAC
DATE: August 5, 2009
RE: Planning Commission Hearing – July 9 – Enclave
FROM: Granite Bay Community Association

The GBCA would like to review the Planning Commission hearing on July 9 of the Enclave Project which MAC recently rejected 7-0 and submitted a letter to that effect.

The Planning Department recommended denial citing numerous reasons including that there had been no justification for a change in the existing designation based upon change in circumstances, and it would be more appropriate to consider this new designation in the context of the Community Plan review. In addition, about 35 residents submitted letters opposing the project, and about 10 residents spoke against it at the hearing.

We believe this backdrop provides a substantial basis on which a reasonable commissioner would conclude that the community did not like the project, and from a planning perspective, the project lacked merit.

Because Staff recommended the Commissioners recommend to the Supervisors DENIAL of the request for a GPA and Rezone based on the report, findings for the tentative subdivision map were not included in the report.

Nevertheless, the commissioners made it clear that it would like to approve the project and directed staff to prepare the findings and continue the hearing to August 13 at 10:05.

In our opinion this makes a mockery of the update process as well as the MAC's advisory role. MAC might ask themselves why it would be unreasonable for any Granite Bay resident to conclude that their voice doesn't matter, and that development decisions are subject to a process which is inherently undemocratic.

MAC votes 7-0 against - doesn't matter! Planning Department recommends denial - doesn't matter! Our supervisor appears to prefer (quite reasonably, in our view) that such a rezone be the subject of the community plan update process - doesn't matter!

We appreciate the work of MAC and understand that votes aren't easily made even if in an advisory role. However, there has been growing concern that MAC members have tended to be dismissive of the skepticism voiced by the community based on residents' knowledge of past decisions and seemingly lack of support for the adopted community plan.

We hope in light of this most recent Enclave episode that all MAC members will develop a greater understanding of the frustration clearly in evidence.

We suggest that at least one MAC member appear at the August 13 planning commission hearing to read their letter giving reasons why MAC rejected the Enclave project unanimously.

cc: Planning Commissioners

135

Shirlee Herrington

From: Kathi Heckert
Sent: Tuesday, September 08, 2009 9:03 AM
To: Shirlee Herrington; Paul Thompson
Subject: FW: GRANITE BAY wins at the PC BUT THE WAR'S NOT OVER

Shirlee

This one's for our file – may be an attachment for the BOS staff report. As you can see the Board was cc'd on this also.

Thanks
Kathi

From: Robert/Karen Schulke [mailto:schulke@wavecable.com]
Sent: Friday, September 04, 2009 1:33 PM
To: susanb@goldcountrymedia.com; 'Nathan Donato-Weinstein'; jvitt@sacbee.com; Clocke@sacbee.com
Cc: Brian Jagger; virga@email.com; Placer County Board of Supervisors; Kathi Heckert; Michael Johnson; EJ Ivaldi
Subject: FW: GRANITE BAY wins at the PC BUT THE WAR'S NOT OVER

From: rdgbofficer [mailto:rdgb@rdgb.org]
Sent: Sunday, August 30, 2009 1:50 PM
To: rdgb@rdgb.org
Subject: GRANITE BAY wins at the PC BUT THE WAR'S NOT OVER

RDGB Residents Defending Granite Bay

Dear Neighbors,

The Granite Bay community achieved a victory at the recent Planning Commission (PC) fighting back high density development in a rural setting. But the fight is not over. The project could still be approved by the Board of Supervisors in November.

RDGB joined dozens of Granite Bay residents and Enclave Area homeowners on Aug. 13th before the Placer County Planning Commission to score a major victory over developers who want to build high-density housing in the middle of long-established carefully planned Granite Bay. If the project had been approved, the decision would have set a dangerous precedent for the community plan update process. The Enclave project represents a 500% increase in current zoning density and is one of 40 land use change applications submitted to the County as part of the update process.

Following a marathon 2 hour and 33-minute hearing in Auburn before a packed hearing room, Planning Commissioners voted 3 to 2 to deny the developer a rezone that would have allowed the building of 27 so-called "senior houses" at Elmhurst and Swan Lake drives on 12 acres presently zoned for only 6 homes.

Virtually every relevant government agency and community group in Placer County opposes this project, including the Granite Bay Municipal Advisory Council (MAC), the Placer County Planning Department Staff, the 500-member Residents Defending Granite Bay (RDGB), the respected Granite Bay Community Association (GBCA), practically every homeowner in the impacted Enclave neighborhood, residents of nearby Tree Lake --- and now the Placer County Planning Commission.

In addition to the detrimental effect this project would have on the immediate neighborhood (traffic congestion, creek flooding, removal of heritage trees, potential threat to the safety of school children attending two nearby schools), approval also would have been a violation of every precept of the Granite Bay Community Plan and the Placer County General Plan.

It's important to note that Granite Bay Planning Commissioner Jeffrey Moss, Tahoe Vista Commissioner Larry Severson and Soda Springs Commissioner Miner (Mickey) Gray all voted to deny the rezoning while Commission Chairman Ken Denio of Roseville and Commissioner Richard Johnson of Auburn voted to approve it. Roseville Commissioner Harry Crabb was absent.

Despite the overwhelming wall of opposition, including a rare in-person appeal on behalf of the Granite Bay MAC by MAC Chairman Virgil Anderson and 22 other opposition speakers, Planning Commission Chairman Denio of Roseville appeared genuinely surprised by the 3 to 2 Commission vote against the project. It's no secret that the Commission generally is perceived to favor developer interests over those of the homeowners and communities its decisions affect and this could be one reason for his surprise at the voting outcome. The Commissioners are appointed by the Board of Supervisors and the Board of Supervisors campaign contributions come largely from developers.

This battle is far from over: The Enclave Project developers made it crystal clear in an interview with the Roseville Press Tribune following the Aug. 13th hearing that they intend to go full steam ahead with an appeal of the Commission's denial to the Placer County Board of Supervisors.

The deliberations at the Board of Supervisors will give all of us a great opportunity to see where Granite Bay Supervisor Kirk Uhler stands. He has spoken publicly against piecemeal planning; will he follow through by voting against this most egregious example of piecemeal planning? Will he admonish his fellow Supervisors to support the Granite Bay Community and the MAC and Planning Commission decisions thereby protecting the interests of the Granite Bay Community.

We will provide a follow-up email when the Enclave has been scheduled for a Board of Supervisor's meeting. Meanwhile, the MAC will finally be apprised of the County Planning Staff's deliberations on the Granite Bay Community Plan goals and policies update this Wednesday evening starting at 6:00 p.m. (MAC Agenda).

Thank you for helping protect Granite Bay.

RDGB Board
www.rdgb.org

September 23, 2009

Placer County Board of Supervisors
Brian Jagger, District Director
175 Fulweiler Avenue
Auburn, CA 95603

Michael Johnson, Agency and Planning Director
EJ Ivaldi, Supervising Planner
3091 County Center Drive
Auburn, CA 95603

RE: Granite Bay Community Plan Update

Dear Sirs and Madam:

I am writing to you in regards to the Granite Bay Community Plan (GBCP) Update efforts. I have been following the efforts and have submitted some comments regarding policy change requests, but to date I have not attended any of the community meetings.

I have worked as a City planner for several local jurisdictions for a cumulative total of nearly twenty years, I have been a resident of Granite Bay for the same period of time, and a homeowner in Granite Bay for nearly fifteen years. For these reasons, I consider myself to be knowledgeable of the planning process and familiar with the growth and development of Granite Bay, and although I have not voiced my concerns publicly, I do hope that my thoughts and ideas within this letter gain your respectful attention.

I am familiar with the need to update planning documents and do not question the need to update the GBCP as many others are now doing. However, I do have concerns with the land use requests that are being made by property owners as a part of the update process. I agree that it is appropriate to seek requests from property owners regarding their desire for their property, but the County is under no obligation to actually entertain such requests as a part of the update process, particularly given the Granite Bay community's overwhelming response to leave the GBCP the way it is. With regard to the land use requests, I have several comments/suggestions that I'd like to make:

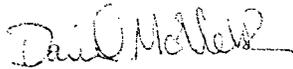
1) If the land use request would further the goals and policies of the GBCP and is consistent with the land use designations and zoning of the GBCP, then by all means carry that land use request through the update process. If the land use request would not further the goals and policies of the GBCP and is not consistent with the land use designations and zoning of the GBCP, then reject the request and allow the property owner to pursue such a request on their own as they are already legally entitled to do. From what I have seen of the requests, most appear to not be consistent with the goals and policies nor the land use and zoning of the GBCP, and therefore should not be carried forward.

2) As I stated above, every property owner is entitled to apply to the County regarding the use of their land. If the land use requests made as part of the GBCP update are not carried forward and the property owners are serious about the requests that they are making, then allow them to make an application to the County on their own. This would allow the individual requests to be evaluated on their own merit and not diluted with multiple other requests in the GBCP update process. Unless each specific request is studied on its own, the analysis of multiple requests concurrently will also have a dilution effect in the environmental review process required by the California Environmental Quality Act (CEQA).

3) From a financial perspective, which should carry considerable importance in these economic times, the GBCP update process will be a less expensive one if the GBCP is kept the same and the land use requests are not entertained as part of the update process. Particularly from a CEQA perspective, it could become very costly to analyze and isolate the potential environmental impacts of each individual land use request. Also, as I stated above, if property owners are serious enough about their requests, then they can later apply to the County for such requests and pay appropriate land use entitlement processing fees. As it stands now, and if the land use requests were to go forward as part of the update process, the analysis of the landowner's requests would be in effect subsidized by the County and the County would lose out on potential future fee revenue.

I hope you take the time to consider my comments and suggestions and I look forward to the next step in the GBCP update process.

Sincerely,



David Mohlenbrok
Granite Bay, CA 95746

**ENCLAVE AT GRANITE BAY (PSUB
T20080329) - GENERAL PLAN AMENDMENT,
REZONE, VESTING TENTATIVE
SUBDIVISION MAP, CONDITIONAL USE
PERMIT, TREE PERMIT, AND MITIGATED
NEGATIVE DECLARATION/APPEAL OF THE
PLANNING COMMISSION'S DECISION TO
RECOMMEND DENIAL OF THE PROJECT TO
THE BOARD OF SUPERVISORS
[SUPERVISORIAL DISTRICT 4 - UHLER]**

Placer County Board of Supervisors

December 14, 2010
10:20 a.m.

Correspondence Received
By Board of Supervisors



Placer County

Granite Bay Municipal Advisory Council

RECEIVED

NOV 23 2010

CLERK OF THE BOARD OF SUPERVISORS

DATE: August 13, 2009, 10:00 am

TO: PLANNING COMMISSION
 PLANNING COMMISSION HEARING ROOM
 3091 COUNTY CENTER DRIVE, AUBURN, CALIFORNIA 95603

FROM: Virg Anderson -Chairman, Granite Bay MAC

SUBJECT: GENERAL PLAN AMENDMENT/REZONE/VESTING TENTATIVE SUBDIVISION
 MAP/CONDITIONAL USE PERMIT/TREE PERMIT (PSUB - T20080329)
 THE ENCLAVE AT GRANITE BAY -MITIGATED NEGATIVE DECLARATION

RECEIVED
 DATE 11/23/10
 Enclave at Granite Bay
 TIME 1:00 pm

DATE 11/23/10
 Board of Supervisors
 County Executive Office
 County Counsel
 Administrative Assistant

The Enclave at Granite Bay was presented to the Granite Bay MAC on multiple occasions over that past several years. Arguments have been heard for and against the project. The MAC has heard issues ranging from increased traffic on residential streets to this being a poor location for a senior development. Most of these arguments against the project have been rebuffed by technical experts.

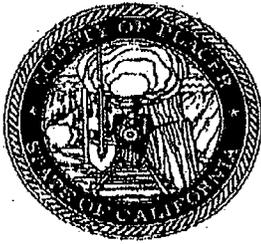
There is an issue that has not been addressed and a where a vocal group of the Granite Bay Community have a reasonable disagreement. This is the issue of project density. It is my understanding that this 12.07 acre project is zoned for 6 residences. This project is proposing 27 residences, almost 5 times the current allowable density.

The Granite Bay MAC made a motion at their May meeting to not approve the project as proposed. The MAC members were unanimous in their vote of 7-0 against this project as presented. The density of the project seemed to be the most contested

It is my understanding that the applicant has requested a change in density with the Placer County Planning Department. The Planning Dept. is currently reviewing this request along with over 40 other requests for changes in land use during the process that they are using to update the Granite Bay Community Plan process. Staff recommends reviewing all land use changes at once to determine the effect one change may have on another and on the Granite Bay Community Plan as a whole.

Respectfully Submitted,

Virg Anderson
 Chairman
 Granite Bay MAC



County of Placer
GRANITE BAY MUNICIPAL ADVISORY COUNCIL
P. O. Box 2451, Granite Bay, CA 95746-2451
County Contact: Brian Jagger, District Director (916) 787-8950

Meeting Date and Time: May 6, 2009 @ 7:00 p.m.
Meeting Location: Eureka Union School District Office
5455 Eureka Road, Granite Bay, California

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Introduction of MAC Members**
4. **Approval of Agenda**
5. **Approval of Minutes from April 1, 2009**
6. **Public Comment**
Any member of the public may address the Municipal Advisory Council on any matter that is NOT listed on the agenda. Comments may be limited to three (3) minutes per person at the discretion of the chairman.
7. **Supervisor Uhler's Report.**
8. **MAC Committee Reports**
No Committee Reports
9. **Action Items**

A. The Enclave at Granite Bay

This proposal includes the subdivision of 12.07 acres into a 27 lot residential Planned Development with seven open space/common area lots. The project is proposed as an age-restricted community for persons age 55 and older. The residential lots would range in area from 5,355 to 11,407 square feet and homes would be single-story up to 2,600 square feet in size. Approximately 49 percent of the project site (\pm 5.89 acres) would be set aside in open space/common area lots for wetland preservation, recreational facilities (Bocce ball courts, barbecue

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in public meetings. If you require disability-related modifications or accommodations, including auxiliary aid or services, please contact the Board of Supervisors' office at (530) 889-4010.

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facilities), pedestrian trails, landscaping, and a detention basin. The property is located on the North side of Elmhurst Drive, at the intersection of Swan Lake Drive in the Granite Bay area.

10. Informational Non-Action Items

A. Applications being accepted for Granite Bay MAC Secretary

The current Granite Bay MAC Secretary, Robert J. Enos, has announced that he is stepping down. He has agreed to stay on as secretary until a replacement has been found. All persons interested in this position should submit their applications and resumes to District Director Brian Jagger or to the Placer County Clerk of the Board office in Auburn.

B. Update on the Granite Bay Community Plan Review

Placer County Planning Department staff will provide an update on requests received so far regarding the Granite Bay Community Plan Review.

11. Correspondence – Found on Table at the rear of the room.

- 12. Next Meeting:** GB MAC June 3, 2009 @ 7:00 p.m.
Subcommittee meetings: (Held at the Eureka Union School District Office)
Parks and Recreation Committee @ TBA
Public Safety Meeting Committee @ TBA

13. Adjournment

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May 6, 2009

Granite Bay Municipal Advisory Council

RE: The Enclave at Granite Bay - 27 home retirement development

Dear MAC members:

My name is Lisa Erickson and I live at 9819 Elmhurst Drive. This is not the first time that I have come before you to share my opinion on the project that has been presented before you this evening. In fact, I have been at all previous meetings related to this plot of land owned by the Pastor family since the time that I have moved into my home in July 2004. The first time the project involved 39-43 homes and was summarily rejected by the MAC. Tonight we have heard about a development of 27 homes to be sold to seniors aged 55 years and older.

I find myself asking several questions and I am hoping that I can obtain the answers to these questions this evening.

First, I think that it is critically important and should be a requirement that compelling reasons must be presented in order to accommodate a request for re-zoning on this property. What are the compelling reasons for this development? Why is it that the owner/developer of this property cannot simply follow the current zoning and build the allowable number of homes according to our community plan?

Second, I really feel that a measurable benefit to the community must be established in order to justify re-zoning of this property. What is the benefit of the property owners that surround this development? What is the benefit to the residents that reside on Elmhurst Drive and on Pastor Drive? What is the benefit to the families of the students that attend Oakhills and Ridgeview schools?

I believe that the value of the benefits to the 27 families that may end up living in this development needs to be weighed against the detriment experienced by all the families that live on Elmhurst and Pastor Drives, the surrounding property owners and the 500+ families that have children attending the schools.

Third, it is no secret that I have been concerned about the traffic on Elmhurst Drive for the last several years. At the MAC meeting when this project was being presented as an information item, I explained that the traffic was so bad around the schools that the first crossing guard quit after her very first day. I can also report that the current crossing guard will not be returning next year.

To compound this already challenging situation around the schools, we will have upcoming changes which will impact the traffic including:

- An additional 200 Eureka students trying to make their way to Ridgeview School each and every day next year.
- Schedules are changing from various start and stop times to shared times for the schools. That means more cars on the road all trying to get to the same place at the same time with one way in and one way out.

I cannot believe that adding 27 homes versus the number of homes currently planned for according to the community plan will not produce greater traffic on Elmhurst Drive. How will the neighborhood and families benefit from more traffic?

Finally, "compatibility" should be considered regarding a request for re-zoning. How is this project compatible with surrounding properties? The properties that are immediately adjacent to the property are all zoned rural residential.

As I have expressed to you previously, I do not feel that this project should be approved, and I urge you to reject this project tonight. Do what is right for the community and just say "No!"

Sincerely,

Lisa Erickson

**GRANITE BAY MUNICIPAL ADVISORY COUNCIL
UNAPPROVED MEETING MINUTES FOR
WEDNESDAY, May 6, 2009**

Eureka Union School District Office, 5455 Eureka Road, Granite Bay

1. **Call to Order 7:02 p.m.**
2. **Pledge of Allegiance**
3. **Introduction of MAC Members**
 - A. MAC members present: Virg Anderson (Chair), Erick Teed-Bose, David Gravlin, Dr. Gloria Freeman, Tom Habashi, Walt Pekarsky and Eric Sanchez (Vice-Chair).
 - B. Also present: Fourth District Supervisor Kirk Uhler and District Director Brian Jagger.
4. **Approval of May 6, 2009 MAC Agenda**

A motion was made (and seconded) to approve the May 6, 2009 Agenda. The motion passed (7-0).
5. **Approval of Minutes: April 1, 2009**

A motion was made (and seconded) to approve the April 1, 2009 Minutes. The motion passed (7-0).
6. **Public Comment**

CHP Officer Dean Deascentis reported that there were no significant items on the traffic side, no daily log needed to be addressed.

Officer Garlan Flew reported they are preparing for the fire season with safety training of firefighters. Office Flew answered questions from the community. Brian Jagger referred the public to the test program in the Tahoe area, the Hazard Mitigation Plan located on the County website www.placer.ca.gov.

7. **Supervisor's Report**

The Board of Supervisor's was successful in restructuring the contract for mandatory time off with employees agreeing to accept twelve unpaid days off and two other concessions next fiscal year to avoid layoff among the employees.

Phase 1 & 2 of the Auburn-Folsom widening project are paid with \$4 million in Federal funds for Phase 3.

No confirmed or suspected cases of the Swine Flu have been reported. Brian

Jagger referred the public to the county website for current and updated information.

8. Action Items – The Enclave at Granite Bay

Ej Ivaldi, Senior Planner with the Planning Department presented the Enclave item to the Granite Bay MAC. The following citizens and/or their representatives spoke regarding the project: Applicant Camille Courtney, President, Rancho Cortina Properties on behalf of the Dan Pastor family; Merry Sedlak, In Focus Marketing; Ann Olson, MRO Engineers; Chuck Hughes, Sycamore Environmental; John Milburn, Harrison Clark. Marlene George, Jill Ernst, Madilyn Calamine, Alexander Anakin, Richard Stark, Roland Delgado, Dan Pastor, Sandy Harris, Liz Gerd and Lisa Erickson who submitted and read a letter she had written to the MAC.

Motion to deny the approval of the Enclave at Granite Bay Development as presented.

This proposal includes the subdivision of 12.07 acres into a 27 lot residential Planned Development with seven open space/common area lots. The project is proposed as an age-restricted community for persons age 55 and older. The residential lots would range in area from 5,355 to 11,407 square feet and homes would be single-story up to 2,600 square feet in size. Approximately 49 percent of the project site (5.89 acres) would be set aside in open space/common area lots for wetland preservation, recreational facilities (Bocce ball courts, barbecue facilities), pedestrian trails, landscaping, and a detention basin. The property is located on the North side of Elmhurst Drive, at the intersection of Swan Lake Drive in the Granite Bay area. The motion passes (7-0).

9. Informational Non-Action Items

Brian Jagger reported MAC Secretary Robert Enos is retiring and the secretary position is open. Applications can be found on the county website www.placer.ca.gov apply to serve on a committee and commission. Applications and resumes can be submitted to Brian Jagger or to the Clerk of the Boards office in Auburn.

Update on the Granite Bay Community Plan Review

EJ Ivaldi, Senior Planner with the Planning Department presented the update on the Granite Bay Community Plan Review. He directed all interested parties to the County website www.placer.ca.gov/planning. This site will enable citizens to track the progress of these seven land use change requests.

The following citizens and/or representatives spoke regarding the Community Plan Update: Sandy Harris, Jeffery Polas, Harrison Clark, Arlene Keeley, Cindy Edwards, Pat Hardy and Dale Munson.

Virg Anderson read a letter addressed to the residents of the greater Granite Bay Community.

Correspondence – Found on Table at the rear of the room.

Next Meeting: GB MAC June 3 @ 7:00 p.m.

Adjournment – 9:58 p.m.

One citizen said that they live near the Village Center and they do not know what is in there.

D. Granite Bay Garage Club Condos

Sundance Properties proposes to build a custom garage condominium facility on approximately 4.5 acres located at 7135 Douglas Blvd., [APN 047-060-033]. A garage condo is a personal warehouse owned in fee versus a rental storage facility. There will be approximately 100 units, ranging in size from 800 to 1400 square feet. In addition to the units, they propose building a 2500+/- square foot clubhouse that would include a kitchen for heating prepared foods, bathrooms with showers, a lounge area with large screen TV, and a wash bay for RV's, boats, and cars. The proposal will feature 60 foot wide driveways with 80% of the capacity used for long term boat and RV storage.

The proposal calls for a home owner association with CC & Rs. The presenter believes that this will offer a very convenient storage option for Granite Bay residents' boats and RVs. The presenter stated that the proposed facility will be built like a single story fortress with walls and or false windows facing out, surrounded by landscaping, with doors and driveways contained inside. The project will be designed to be quiet and attractive from the outside. In addition, the presenter states that the proposal will offer far less vehicle traffic than the previous proposal offered Premier Homes Development.

A few neighbors expressed concern that these garages will have some people working with loud power equipment at all hours of the night. The presenter suggested that private residences could yield the same problem. However, the CC & Rs would likely prevent anyone from operating a commercial business out of their garage.

10. Correspondence – Found on Table at the rear of the room

11. Next Meeting: GB MAC July 7, 2008 @ 7:00 p.m.
Subcommittee meetings: (Held at the Eureka Union School District Office)
Parks and Recreation Committee @ 5:00 P.M.
Public Safety Meeting Committee @ 6:00 P.M.

12. Adjournment – 7:52 p.m.