



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: March 4, 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 January 7, 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. None
10. **Informational Non-Action Items**
 - A. **Update on the Granite Bay Community Plan**
Placer County Planning Department staff will provide and update on requests received so far regarding the Granite Bay Community Plan Review. To date the

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County Planning Department has received one policy change request and four land use change requests.

B. The Enclave at Granite Bay

This proposal is for 29 single-family residential lots (senior housing). The residential lots would accommodate one-story residences ranging in size from 2,200 to 2,600 square feet in area. Approximately 45% of the land would be dedicated to open space including natural wetland areas, pedestrian pathways, bocce ball courts and a community barbecue area. The property is 12.07 acres in area and located north of Elmhurst Drive and south of Pastor Drive.



11. **Correspondence** – Found on Table at the rear of the room.
12. **Next Meeting:** GB MAC April 1, 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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**GRANITE BAY MUNICIPAL ADVISORY COUNCIL
APPROVED MEETING MINUTES FOR
WEDNESDAY, MARCH 4, 2009**
Eureka Union School District Office, 5455 Eureka Road, Granite Bay

1. **Call to Order 7:03PM**
2. **Pledge of Allegiance**
3. **Introduction of MAC Members**
 - A. MAC members present were Virg Anderson (Chair), Eric J. Teed-Bose, Eric Sanchez (Vice-Chair), Dr. Gloria Freeman, David L. Gravlin, Walt Pekarsky, and Robert Enos (Secretary). (Due to a serious throat condition on the part of Chairman Virg Anderson, Vice-Chair Eric Sanchez presided)
 - B. Also present were Fourth District Supervisor Kirk Uhler and his District Director Brian Jagger.
4. **Approval of March 4, 2009 MAC Agenda**

A motion was made (and seconded) to approve the March 4, 2009 Agenda. The motion passed (6-0).
5. **Approval of Minutes: February 4, 2009**

A motion was made (and seconded) to approve the February 4, 2009 Minutes. The motion passed (6-0).
6. **Public Comment**

Placer County Sheriff's Deputy Garland Lin announced that there have been several auto break-ins. Deputy Garland asked citizens to remain alert, to watch for suspicious cars, remove keys from unattended vehicles, and to keep outside porch lights on at night. Also, he said by keeping evening lights on officers and other emergency response personnel can more readily find citizen's homes. Deputy Lin urged citizens to be vigilant because the economy is driving an increase in crime.

Fire Chief Tony Corado informed that Mr. Jeff Moss' appointment to the planning commission has left a vacancy on the Placer County Fire Board.

One citizen asked questions about how to get matters on the MAC Agenda.

Another Citizen commented that the MAC's primary job is to represent the community and not be an extension of the Placer County Board of Supervisors and not an extension of Supervisor Kirk Uhler. This individual suggested that the MAC should think about the legacy it will leave.

Another citizen commented that he was concerned about truck traffic along Barton Road. He noted that he had observed semi trucks that were 50 feet in length with 50 foot trailers in tow. He stated that this is very dangerous to all around when such vehicle configurations make turns.

Another citizen pointed out that what is happening with the Granite Bay Plan is not an update per se it is a review. He urged that citizens recognize the distinction.

7. Supervisor's Report

Supervisor Uhler offered several important transportation updates:

First, Supervisor Uhler announced that the Interstate 80 and Sierra-College interchange is slated to open in April of this year. In addition, he indicated that the Interstate 80 bottleneck abatement project between Eureka and Riverside is in its third (3rd) phase. The project is approximately one (1) year ahead of schedule.

The Highway 65 - 99/70 bypass project that was in danger of being shutdown has been headed off. This saved approximately \$10 million for restart costs.

The South Placer Regional Transportation Authority (SPRTA) Highway 65-99 Placer Parkway Northern alignment will connect at Whitney Blvd., if the plan as voted on by the SPRTA Board goes through.

The Sunset Overpass is set to break ground on March 25, 2009.

The good news is that even in this tough economy, transportation projects are breaking ground.

Other issues that are important to the community and to the region that are non-transportation related include an examination of the definition of "vernal pool". The definition of vernal pool ultimately has an implication on future building.

A new helicopter previously ordered by Placer County is close to delivery. The importance is that this helicopter will allow for better emergency response times and better ascent capacity to higher altitudes and thus higher elevations. The Supervisors are struggling with the cost of the helicopter but flat out cancellation of the contract will yield contract cancellation penalties.

Of Regional importance is the construction of the Ritz Carlton up at North Star in Truckee.

A new sewer fee increase in Placer County will not be applicable to Granite Bay. It will impact all other sewer fee areas in the County. Granite Bay is in a good position in this regard because its' sewage is piped to Roseville.

MAC Vice Chairman Eric Sanchez questioned Supervisor Uhler about the Sierra College overpass assisting commercial expansion in the Loomis and Rocklin area. Supervisor Uhler mentioned that Loomis and Rocklin have been challenging each other on this issue.

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APPROVED MEETING MINUTES FOR
WEDNESDAY, MARCH 4, 2009**

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

Finally, Supervisor Uhler stated that Placer County is negotiating with County employee unions to assist in balancing the projected County budget deficit. He stated that there is a projected \$15-\$18 million dollar deficit. Supervisor Uhler said that Placer County is ahead of other Counties because it is anticipating the situation and working now to adjust staff to mitigate impact to services and to the very employees themselves.

8. **MAC Committee Reports**
Deferred Pending New Committee Assignments.
9. **Action Items**
 - A. **None.**
10. **Informational Non-Action Items**

Update on the Granite Bay Community Plan Review

Supervisor Uhler lead off and complimented the community for its participation in the February 11, 2009 Community Meeting. He said it is great to have such an open and inclusive process.

Supervisor Uhler stated that so far there is no interest in changing the three (300) foot set back rule along Douglas Blvd. He further stated that he does not support proliferation of more commercial development beyond that already built in Granite Bay beyond the existing square footage. The type of develop that he would like the citizens to encourage is redevelopment and revitalization of existing old commercial development.

Supervisor Uhler stated that development in the surrounding areas has had an impact right here in Granite Bay. Therefore, he is recommending a reduction in the holding capacity from 29,000 down to 23,000.

Michael Johnson of the Planning Department indicated that Placer County has received six (6) requests to date for land use changes.

Johnson indicated that \$300,000 has been set aside for general plan and community plan reviews county wide with \$50,000 set aside for Granite Bay. If there is a decision to revise the plan additional cost will result in the projected \$100,000-\$150,000 range for environmental review.

Various citizens expressed concerns that they wanted their comments and concerns to be noted. One of several citizens commented that approximately 450 people attended the Community Meeting on February 11, 2009 and wanted to know how there concerns were noted by the County. Mr. Johnson reminded that

there is an on-line system for noting recommendations, but also stated that notes were taken by County Staff and a recordation was made during the February 11, 2009 proceeding.

One particular citizen pointed out that the MAC is the "keeper of the gate". He urged the MAC in the strongest possible terms to listen to the community and to protect the community because once a project or proposal makes it to the planning commission it is too late.

Another thoughtful citizen cautioned that the underlying "assumptions" in the Community Plan needs to be examined to determine whether they are still valid or whether they have changed.

Overall, according to Mr., Johnson, all of the public comment is just what Supervisor Uhler wanted by opening up the process. Johnson further stated that the process being employed here to review the Granite Bay Community Plan with such a large emphasis on community involvement is unique as compared to other communities.

B. The Enclave at Granite Bay

The presenter was Paul Thompson with the Placer County Planning Department and Camille Courtney. This proposal calls for 29 single-family residential lots (senior housing). The lots would accommodate one-story residences ranging in size from 2,200 to 2,600 square feet in area. Approximately 49% of the land would be dedicated to open space including natural wetland areas, pedestrian pathways, bocce ball courts and a community barbecue area. The property is 12.1 acres in size and located north of Elmhurst Drive and south of Pastor Drive. The presenter stated that the proposed development would have access from Pastor Lane and emergency access from Skyview Drive. 

During public comment, citizens questioned the presenter why senior housing at this location is a good idea for Granite Bay? The presenter stated that these homes will provide an option to people who have empty nests and want a smaller home. The proposed home will work well for 55 and older and also for families with children.

Public comment was heard that kids are needed for the local schools which are suffering from declining enrolment. Other residents pointed out that many homes already exist in this area to fill the need sited by the presenter. Another citizen said that current tax records show approximately 1800 comparable homes in the 2400 square feet or less in Granite Bay. The presenter qualified her comments by explaining that the purpose of her presentation was to look for public comment and not to present the substantial community need case to justify a General Plan Amendment.

A long time resident stated that the existing Community Plan calls for rural residential for this proposed development site. The citizen further noted that the

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APPROVED MEETING MINUTES FOR
WEDNESDAY, MARCH 4, 2009
Eureka Union School District Office, 5455 Eureka Road, Granite Bay

original plan from this developer called for 39-43 homes versus the 29 homes now planned. Without a zone change only seven (7) homes may be built.

A senior advocate and local resident opposed the proposal stating that it is not a good idea including poor public transportation options, distance from necessary shopping facilities like grocery stores or pharmacies, long distance distances from medical facilities, traffic impact, and inadequate recreational facilities. Given that this development may be the last place that many of these seniors live this proposal is all wrong.

A neighbor near the intersection of Elmhurst and Twin Schools Road said the traffic situation is already quite bad and the proposed development will add another 300 trips per day. She pointed out that the recently hired crossing guard hired by the PTC quit after one day due to the traffic volume. Another citizen said the traffic will further impact public safety because the Fire Department will be hampered by the additional 29 homes.

Several citizens commented that people living in this area have expectations about the density so in order to justify the major change in density will require a showing of substantial public benefit.

It is anticipated that this matter will return as an action item.

MAC member Dr. Gloria Freeman inquired about the price of the proposed homes and was informed that the prices are not yet known because they have not been built yet.

MAC Member Eric Sanchez stated that he wanted development that will attract families with children given the close proximity to three excellent schools that are suffering from decreases in class room enrollment.

MAC member Eric Teed-Bose asked questions regarding the density, proposed lot and home sizes, and surrounding existing lot sizes.

Most all citizens present were in opposition to this proposal. One citizen in particular expressed concern that this substantial increase in density will set a bad precedent and is unfair to persons who have made substantial investments in this area.

11. **Correspondence** – Found on Table at the rear of the room.
12. **Next Meeting:** GB MAC April 1, 2009 @ 7:00 p.m.
13. **Adjournment** – 9:30 p.m.



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

Meeting Date and Time: September 3, 2008 @ 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 June 4, 2008**

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 will normally be limited to three (3) minutes at the discretion of the chairman.

7. **MAC Committee Reports**

- A. Public Safety (David Kaiser)
- B. Parks and Recreation (Steve Nash)
- C. Traffic (Steve Nash)

8. **Action Items - None.**

9. **Informational Non-Action Items**

A. The Enclave at Granite Bay

This proposal is for 29 single-family residential lots (senior housing). The residential lots would accommodate one-story residences ranging in size from 2,200 to 2,600 square feet in area. Approximately 49% of the land would be dedicated to open space including natural wetland areas, pedestrian pathways, bocce ball courts and a community barbecue area. The property is 12.1 acres in area and located north of Elmhurst Drive and south of Pastor Drive.

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B. New Email Alert Program

The Placer County District Four website has a new feature that allows residents and business owners to sign up for email alerts about important information regarding the Granite Bay area. This system is currently in testing and needs as many people to register for it as possible to help best define what types of notices and information residents and business owners would like to receive. Suggestions for this will also be solicited at the MAC meeting. Residents and business owners will be able to sign-up at the MAC meeting or can go to http://www.placer.ca.gov/bos/District4/EmailSignUp_2.aspx

C. Village Center Monument Signs

The project applicant is seeking the input of the Granite Bay Municipal Advisory Council on the location and designs of monument signs for the retail and office projects at Southeast and Southwest corners of East Roseville Parkway and Village Center Drive.

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]. 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 an office. There would also be a wash bay for RV's, boats and cars.

10. **Correspondence** – Found on Table at the rear of the room.
11. **Next Meeting:** GB MAC October 1, 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**

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GRANITE BAY MUNICIPAL ADVISORY COUNCIL
APPROVED MEETING MINUTES FOR
WEDNESDAY, SEPTEMBER 3, 2008
Eureka Union School District Office, 5455 Eureka Road, Granite Bay

1. **Call to Order 7:01PM**
2. **Pledge of Allegiance**
3. **Introduction of MAC Members**
 - A. MAC members present were Virg Anderson, David Kaiser, Sean Corcoran, Jill Ernst, Craig Powell, Steve Nash, Walt Pekarsky, (Chair), and Robert Enos (Secretary).
 - B. Also present was 4th Supervisor Kirk Uhler and his District Director Brian Jagger.
4. **Approval of September 3, 2008 MAC Agenda**

A motion was made (and seconded) to approve the September 3, 2008 Agenda. The motion passed (7-0).
5. **Approval of Minutes: June 4, 2008**

A motion was made (and seconded) to approve the June 4, 2008, minutes. The motion passed (7-0).
6. **Public Comment**

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

The Safety Committee Chair, David Kaiser, was pleased to report that overall Granite Bay is a great, safe place to live. But he had to report that the Placer County Sheriff is continuing efforts to fight residential burglaries and wants everyone to be concerned and actively aware of what is going on in your neighborhood. The Fire Department has asked that citizens watch parking on narrow streets due to fire concerns.
 - B. **Parks and Recreation (Steve Nash)**

Parks and Recreation Chairman Steve Nash reported that Professional copper thieves have stolen approximately \$30,000 worth of copper from local parks.
8. **Action Items - None**
9. **Informational Non-Action Items**
 - A. **The Enclave at Granite Bay**

The presenter was Camille Courtney. This proposal calls for 29 single-family residential lots (senior housing). The lots would accommodate one-story residences ranging in size from 2,200 to 2,600 square feet in area. Approximately 49% of the land would be dedicated to open space including natural wetland areas, pedestrian

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pathways, bocce ball courts and a community barbecue area. The property is 12.1 acres in size and located north of Elmhurst Drive and south of Pastor Drive. The presenter stated that the proposed development would have access from Pastor Lane and emergency access from Skyview Drive.

The project has been submitted to the County. Once the County has completed its initial review, the owner anticipates needing to conduct a variety of impact studies that will likely change the proposal. Regardless, the owner respectfully requests community comments and suggestions.

Speaking on behalf of the Placer County Planning Department was Mr. E.J. Ivaldi who reported seeing a revised site plan. He reported that the landmark cottonwood tree on the site is sick. The County plans to hire an independent third arborist to provide another opinion. The point being that proposals involving working around this landmark cottonwood may become moot if the tree dies and becomes a danger. Finally, Mr. Ivaldi confirmed that the current proposal shall require a General Plan Amendment and zone change.

During public comment, citizens questioned the presenter why senior housing at this location is a good idea for Granite Bay? The presenter stated that these homes will provide an option to people who have empty nests and want a smaller home. The proposed home will work well for 55 and older and also for families with children.

Public comment was heard that kids are needed for the local schools which are suffering from declining enrolment. Other residents pointed out that many homes already exist in this area to fill the need sited by the presenter. Another citizen said that current tax records show approximately 1800 comparable homes in the 2400 square feet or less in Granite Bay. The presenter qualified her comments by explaining that the purpose of her presentation was to look for public comment and not to present the substantial community need case to justify a General Plan Amendment.

A long time resident stated that the existing Community Plan calls for rural residential for this proposed development site. The citizen further noted that the original plan from this developer called for 39-43 homes versus the 29 homes now planned. Without a zone change only seven (7) homes may be built.

A senior advocate and local resident opposed the proposal stating that it is not a good idea including poor public transportation options, distance from necessary shopping facilities like grocery stores or pharmacies, long distance distances from medical facilities, traffic impact, and inadequate recreational facilities. Given that this development may be the last place that many of these seniors live this proposal is all wrong.

A neighbor near the intersection of Elmhurst and Twin Schools Road said the traffic situation is already quite bad and the proposed development will add another 300 trips per day. She pointed out that the recently hired crossing guard hired by the PTC quit after one day due to the traffic volume. Another citizen

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APPROVED MEETING MINUTES FOR
WEDNESDAY, SEPTEMBER 3, 2008**
Eureka Union School District Office, 5455 Eureka Road, Granite Bay

said the traffic will further impact public safety because the Fire Department will be hampered by the additional 29 homes.

A neighbor to the proposed development stated that the Community Plan is the "voice of the community" and that there is a lot of community opposition. This citizen claimed that at least 103 people are in opposition to this project.

Several citizens commented that people living in this area have expectations about the density so in order to justify the major change in density will require a showing of substantial public benefit.

B. New Email Alert Program

The 4th District Supervisor's Office seeks feed back on an e-mail system now set to alert citizens about upcoming community meetings. Brian Jagger, District Director to Supervisor Kirk Uhler was the presenter. The Placer County District Four website has a new feature that allows residents and business owners to sign up for email alerts about important information regarding the Granite Bay area. This system is currently in testing and needs as many people to register for it as possible to help best define what types of notices and information residents and business owners would like to receive. The Director stated that private meetings such as the one recently held by Pastor in July would not be on the e-mail list. Suggestions for this will also be solicited at the MAC meeting. Residents and business owners will be able to sign-up at the MAC meeting or can go to http://www.placer.ca.gov/bos/District4/EmailSignUp_2.aspx

C. Village Center Monument Signs

The project applicant is seeking the input of the Granite Bay Municipal Advisory Council on the location and designs of monument signs for the retail and office projects at Southeast and Southwest corners of East Roseville Parkway and Village Center Drive. According to the presenter, tenants blame that the lack of signage is hurting businesses. The owner believes that this is resulting in a dying commercial development. Right now, the property is identified well as the Treelake Village, but the individual commercial tenants do not get any individual identification.

The County representative stated that community input is needed to approve monument signs because the development is located in a residential area.

When this commercial development was first brought to the Granite Bay MAC, the original plan was to have the signs on the buildings only. But since that time, the landscaping has made that impossible.

Originally, a condition for approving this commercial development in this location was that no monument signs would be allowed and such monument signs were always discouraged when the commercial project is in a residential area.



County of Placer

GRANITE BAY MUNICIPAL ADVISORY COUNCIL

P. O. Box 2451, Granite Bay, CA 95746-2451

County Contact: Administrative Aide (916) 787-8950

Meeting Date and Time: February 6, 2008 @ 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 January 9, 2008**
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 will normally be limited to three (3) minutes at the discretion of the chairman.
7. **MAC Committee Reports**
 - A. Public Safety (David Kaiser)
 - B. Parks and Recreation (Steve Nash)
 - C. Douglas Corridor Committee (Jill Ernst)
8. **Informational Non-Action Items**
 - A. **Pastor Property**
This proposal relates to a 12 acres section of land just south of Skyview Lane and north of Elmhurst. There is NOT a specific project at this time. However, the presenter wants to discuss the feasibility of a senior housing development consisting of single-story, single-family, detached homes.
 - B. **Eden Roc Circle**
This proposal consists of 14 planned estate lots on 39 acres, located south of Eden Roc Circle Drive. The project is currently under review by the county.

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C. Quarry Ponds East Medical Office Project

Lisa Powers will be the presenting the redesigned proposal for the redesigned Quarry Ponds East Medical Office Project which now incorporates a single story design in a "craftsmen style." The proposal includes 200 parking spaces, and a 4000 square foot bridge between Quarry Pond retail and the parcels on the Ponds side.

9. Action Items

A. Granite Bay MAC Design Elements and Landscape Goals

Douglas Corridor Committee Chair Jill Ernst will present the revised Granite Bay Municipal Advisory Counsel's Design Elements and Landscape Goals for "Granite Bay's Central District". This item was presented as an Informational Item last month. The Design Elements will operate as a set of guidelines that developers, builders, or any private citizen, could obtain and rely as early in the building process as possible so that new construction or renovations meet with the community standards.

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

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

12. Adjournment

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GRANITE BAY MUNICIPAL ADVISORY COUNCIL
APPROVED MEETING MINUTES FOR WEDNESDAY, February 6, 2008
Eureka Union School District Office, 5455 Eureka Road, Granite Bay

1. Call to Order 7:01PM

2. Pledge of Allegiance

3. Introduction of MAC Members

A. MAC members present were Virg Anderson, Jill Ernst, David Kaiser, Sean Corcoran, Steve Nash (Vice-Chair), and Robert Enos (Secretary). Member Walt Pekarsky was absent. Member Steve Nash presided as Chair.

B. Also present was Supervisor Kirk Uhler and Field Rep. Brian Jagger

4. Approval of February 6, 2008 MAC Agenda

A motion was made (and seconded) to approve the February 6, 2008 Agenda. The motion passed (6-0).

5. Approval of Minutes: January 9, 2008

A motion was made (and seconded) to approve the January 9, 2008, minutes. The motion passed (6-0).

6. Public Comment

Bob Richardson, South Placer County Fire Protection District Department Chief expressed the department's thanks to the Granite Bay Community for its support and passage of Measure "F".

A long time resident stated her concern about the existence of a six (6) foot high wooden fence at the Seymour Ranch subdivision on Cavitt Stallman Road South.

Brian Jagger, Field Representative to Supervisor Kirk Uhler, informed that the new development project sign ordinance first presented before the MAC in December 2007 passed the Placer County Board of Supervisors on February 5, 2008. The only modification from the measure presented before the MAC was the inclusion of a provision giving the Placer County Planning Department Director the authority to make any particular sign smaller if necessary.

7. MAC Committee Reports

A. Public Safety (David Kaiser)

MAC Member David Kaiser reported that it has been very quiet in Granite Bay. In short, Granite Bay is a nice place to live. Local law enforcement has reminded that all citizens are urged to keep your homes and motor vehicles locked. Finally, the CHP has reported that vehicle crashes are down.

- B. Parks and Recreation (Steve Nash)
MAC Member Steve Nash reminded everyone that the tree planting now set for March 29, 2008, at Franklin Park is a good opportunity for community service so everyone is encouraged to participate.
- C. Douglas Corridor Committee (Jill Ernst)
MAC Member Jill Ernst reported that Traffic Engineers from Placer County are examining the intersection at Berg and Douglas for ways to make the intersection safer.

8. Informational Non-Action Items

A. Pastor Property

A Pastor family representative was the presenter. This proposal relates to a 12 acres section of land adjacent to Oakhills Elementary School, south of Skyview Lane and north of Elmhurst. There is not a specific project at this time. The planning process is in its early stages and the purpose of the presentation was to obtain feed back. At this time the project does not have any design specifics.

According to the presenter the property was originally intended to be developed as part of the Tree Lake Development. If feasible, the Pastor family wants to develop the property into a senior housing development consisting of single-story, single-family, detached homes.

The presenter stated that utilizing this space for residential development is an appropriate use. She said that that they do not want a deed restriction limiting the development to seniors because, due to the declining school enrollment, this development would offer an affordable alternative for young families in addition to seniors. Currently, the older homes in the area are the most affordable. This proposal would offer an alternative.

The presenter stated that the development would not impact neighbors because there would be open space around the entire development. In addition, given the current real estate market, there is a need for a variety of land uses.

MAC Member Jill Ernst stated that there is always a need for senior housing, but questioned whether there was a need for senior housing in this location at this time and further pointed out that this property had come before the MAC years before with a proposal for 39 to 40 plus homes. The presenter stated that the proposal would require a rezone because under the current zoning designation a maximum of 7.8 homes could be built.



GRANITE BAY MUNICIPAL ADVISORY COUNCIL
APPROVED MEETING MINUTES FOR WEDNESDAY, February 6, 2008
Eureka Union School District Office, 5455 Eureka Road, Granite Bay

MAC Member David Kaiser asked whether access to the Pastor property could be via an easement from Skyview since there are existing traffic issues on Elmhurst. The presenter stated that access could be through Skyview or Elmhurst.

MAC Member Sean Corcoran expressed his opinion that seniors want smaller lots and single story homes, but expressed concern about increasing the density in this area. The presenter clarified the concept by stating that the intent was not to limit the development to seniors but to provide two or three different floor plans that would target seniors or young families.

MAC Member Steve Nash commented that he supports senior housing but would not want this project limited to seniors because the Pastor property is located in very close proximity to three (3) of the very best public schools in the state. Mr. Nash suggested that the property could be rezoned as a density receptor parcel. If it is developed as senior housing, he suggested that they build on-site facilities such as a clubhouse. Mr. Nash also expressed concern about using Elmhurst since it would be much closer to access Eureka than East Roseville Parkway from that property.

A long time resident who identified herself as a senior advocate argued that this property would not make an appropriate senior development site. She stated that these homes would often be the very last homes many of the seniors would purchase. She advised that selecting a suitable location for senior housing requires close access to medical facilities because 90% of emergency room visits are for seniors, shopping centers need to be close because seniors often have restricted driving privileges. Therefore, as a community plan, developing the Pastor property as a senior development is not recommended.

A 30 year resident stated that she welcomed a plan that would lead to the construction of smaller homes. She wants to see the property geared for families with children. She encourages the construction of smaller homes and does not like the fact that the property is currently being used as a motocross track. She further stated that a large number of coyotes live on the property which for now is a wasteland.

A home owner immediately to the south of the Pastor property stated that he does not mind the idea of developing the property so long as it is in conformance within the current zoning designation. What this citizen

wants to see is a project that is consistent with the Granite Bay lifestyle: Open space, rural feel, and bigger lots.

Another citizen who lives near the intersection of Elmhurst and Twin Schools Road stated that she was very concerned about traffic. She stated that there is a traffic problem now and an increase of 40 homes would further increase the traffic problem.

Another resident who lives close to the Pastor property stated that the location is perfect for a senior development. His reasoning was that he would someday like to down-size without having to move away from Granite Bay.

One 32 year resident stated that this proposed senior project would give people a reason to stay in the area.

Another long time Granite Bay resident pointed out that Skyview Lane is basically a private road and the Rolling Green Property to the north is zoned such that the individual lots are approximately 2.3 acres each. She stated that the Pastor property should be developed in conformance with existing zoning designation and with Granite Bay Plan.

Another resident stated that before Tree Lake was developed, the area was supposed to have three (3) senior developments. Moreover, Placer County needs low income development. That's not what we want for this area.

B. Eden Roc Circle

This proposal consists of 14 planned estate lots on 39 acres, located south of Eden Roc Circle Drive. The project is currently under review by the county. The project is directly east of Los Logos and will consist of 14 one (1) to two (2) acre lots. The proposal requires a rezone of a small rectangular section of the property toward the southern portion of the project. According to the Planning Department this is an odd piece of zoning because it will change the density for that area but not the overall density for the project.

MAC member Sean Corcoran questioned how much grading will need to take place and how that will impact views given the terrain in the area.

In response to a number of concerns expressed by several residents the presenter stated that the property will not have any gates, will be controlled by the home owners association in Eden Roc I and that access will be from Eden Roc Circle.

From: Stephanie Gates [stfgates@surewest.net]
Sent: Tuesday, November 23, 2010 10:13 AM
To: Placer County Board of Supervisors
Subject: Regarding the Granite Bay Community Plan Update . . .

RECEIVED
NOV 23 2010
CLERK OF THE
BOARD OF SUPERVISORS

Hi,

I am a resident on Beckenham Drive and regarding the "Enclave" project, I am concerned not only about the traffic through our neighborhood, but the traffic around already impacted school zones. I think the proposed compromise that reroutes traffic to the Enclave via Pastor Lane and reduces the number of homes to 13 is reasonable (although in a perfect world I would still want the number at six). Please support this on our behalf.

Thank you,
Stephanie Gates

Stephanie Gates
916-784-9222
916-508-8801 mobile

11/23/2010

168

From: cakahmann@surewest.net
Sent: Tuesday, November 23, 2010 11:43 AM
To: Placer County Board of Supervisors
Subject: Granite Bay Enclave

RECEIVED

NOV 23 2010

CLERK OF THE
BOARD OF SUPERVISORS

Hi,

I am a resident on Beckenham Drive, within a block of the proposed Enclave development. Elmhurst just cannot support this expanded development which would impact traffic which is already so heavy because of the schools. This development proposal is on the same block as the two schools.

We have already had an incident where a child has been hit by a car as visibility with the amount of cars and children is an issue. Bringing in more drivers on Elmhurst would increase this danger to the school children.

I like the compromise of no access from the Elmhurst side, but would ask that the current zoning of 6 homes be upheld.

Thank you for your work in keeping our neighborhoods safe,

Brenda Kahmann

**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

November 23, 2010
1:00 p.m.

Correspondence Received
After Agenda
Distribution

As of
Rev 11/22/10

From: Iyer, Sridhar [mailto:sridhar.iyer@intel.com]

Sent: Saturday, November 20, 2010 4:03 PM

To: Placer County Board of Supervisors

Subject: Citizen Concern - Proposed 26 Home Senior "Enclave" Housing Development in Granite Bay

To: Placer County Board of Supervisors

As a 17 year resident of Granite Bay, and living less than half-a-block from this proposed, I have large concerns about this dense development.

I implore you to reject this proposal for following reasons.

- All houses in our neighborhood are one-third acre to 1 acre properties. This dense proposal is completely out of character, and outside the Granite Bay surrounding plan.
- My two children have spent all 13 years of their education in the Granite bay Schools, and all 4 members of my family and our aged parents when they visit us, use this stretch of the road extensively. The traffic at this particular junction near Swan lake and Elmhurst is already at crowded unsafe levels during the school time. The school buses and parents cars back up all the way past my property. Adding a senior housing with its attendant large number of ambulance like vehicles and para transit type of vehicles, will render this even more crowded and unsafe. The traffic jams will be unsightly and intolerable for the Granite Bay citizens. The very senior citizens who will be living in this neighborhood, including our parents, will have to navigate thru unsafe levels of traffic during their morning or afternoon walks.
- The community, the Granite Bay Municipal Advisory Committee, the Placer County Planning Dept staff, and the Planning Commission have ALL voted against this project at various times in 2007, 2008 & 2009

I have talked to a number of Granite bay neighbors both in close proximity to this project, as well as folks who live far away but commute to the schools. They are all universally opposed to this project, and feel there are many other more suitable locations for a dense development of this sort. The developers being creative business folks will seek all ways to maximize their profits, but this will be at a high detriment to the Granite Bay community that we have entrusted the board to protect. The current zoning of 6 homes is what is safe for the school children, the old folks who already make this neighborhood their living place, as well as the Granite bay community in large.

I seek your support as our elected board of supervisors.

Sridhar Iyer
17 year Granite Bay Resident
5004 Highgrove Court
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

November 23, 2010
1:00 p.m.

Correspondence Received

As of
Rev 11/17/10

From: Claire Norton [<mailto:clairelvstns@surewest.net>]
Sent: Monday, November 15, 2010 4:32 PM
To: Placer County Board of Supervisors
Subject: community plan for granite bay

We've been residents of Granite Bay for over 30 years. We support the community plan for our area, and are very much against the enclave development. We've seen far too much of an increase in local traffic, and we don't want to endure more population growth than called for in our community plan. Please support our wishes and reject the developers' appeals.
Thanks for your attention to this matter.
Bob and Claire Norton
7877 Jon Way, Granite Bay, Ca., 95746

From: liz hurst Hurst [<mailto:lhurst@wavecable.com>]
Sent: Monday, November 15, 2010 8:42 PM
To: Cheryl Shakro
Subject: The Enclave

Dear Supervisor Uhler,

I am urging you to reject the appeal submitted for Don Pastor which would permit the Enclave project to move forward. It is the wrong project for the site. Please support the existing Granite Bay Community Plan and the recommendations of the County Planning Commission with this appeal rejection.

Sincerely,

Liz Hurst
9392 Swan Lake Drive
Granite Bay

11/17/10
Board of Supervisors - 5
 County Executive Office
 County Counsel
 Mike Boyle
 Planning

RECEIVED
NOV 15 2010
CLERK OF THE
BOARD OF SUPERVISORS

THE ENCLAVE

Attached is a position paper highlighting the reasons why the Enclave project is wrong for Granite Bay.

Submitted by:

Save Granite Bay, a grassroots community organization committed to sensible growth and maintaining the rural, residential environment of Granite Bay.

Leadership:
Dr. Will Ellis.
Marlene George
Harrison Clarke
Christine Erickson

And community members and neighbors:
Nick Zamorano
John Taylor
Roland Delgado
Lisa Erickson

THE ENCLAVE @ GRANITE BAY

WHAT IS THE ENCLAVE?

- Pastor Land Development proposes a subdivision of 26 homes on 12.07 acres for an age restrictive community for persons 55+. The proposed project requires a change in the Granite Bay Community Plan and a zoning change from 6 to 26 homes, a 450% increase in zoning.

THE PROJECT WAS NEVER CONSIDERED AS PART OF THE TREELAKE MASTERPLAN:

- The parcels of land where the project would be located was never considered a part of the Tree Lake Master Plan Community in that the project is not compatible with the immediate environment consisting of a greenbelt, marshland, wetlands and large rural residential lots. The lots with existing homes directly surrounding the project are all designated large lot rural residential. The Tree Lake Development consists of urban sized lots. This land was planned to be a transition from the urbanized area to the south and the rural environment of large rural lots, greenbelt, horse ranch and marshland to the northeast.

PLANNING DEPARTMENT REPORT DATED JULY 9, 2009 TO PLANNING COMMISSION RECOMMENDED DENIAL FOR THE FOLLOWING REASONS:

- The Granite Bay community overwhelmingly rejects this project. This is reflective of the unanimous vote of the Municipal Advisory Committee. The Municipal Advisory Committee (MAC) voted unanimously 7-0 against approval of the project.
- The proposal violates many policies of the Granite Bay Community Plan. (These policies have been overwhelmingly re-affirmed through the Granite Bay Community Plan Update/Review process.)
- The rural residential designation is intended to preserve the rural character of specific areas in Granite Bay, one of the key policies of the Granite Bay Community Plan. The project area is part of a large rural residential area even though it borders the suburban Tree Lake development located to the south separated by Elmhurst drive from the proposed site. This parcel could be considered a transition zone between the large rural lots and the Tree Lake subdivision.

Planning states, "Unfortunately, the project at the density proposed and with some of the smallest lot sizes (5,355 to 11,407 sq. feet in area) in the Granite Bay area, would not offer any sort of transition. The GBCP states that the preservation of large blocks of land within the rural residential land use district will be a major contributing factor to the retention of the overall rural character of the GB area. The project as proposed does not lend support to protecting the rural environment. The project would not offer a transition or buffer from high to low density housing.

- The proposed plan is designed with maximum impact to its neighbors. Although half of the project site would set aside open space, the urban sized lots are directly adjacent to rural residential lots varying in size from just under an acre to several acres with existing residences. On the east of the project site, six homes are proposed directly next to two existing homes sitting on 1.5 acres. On the north side, seven homes are proposed directly adjacent to a horse ranch of several acres. On the west, five homes are proposed next to two existing homes sitting on several acres.

- The Planning Department correctly points out that current property owners did not anticipate this dramatic change in zoning when purchasing their properties. (Refer to Map on Page 10 of the Attachments.)
- Environmental Analysis concludes this project could result in potentially significant impacts to air quality, biological resources, geology, soils, hazards and hazardous materials, hydrology, water quality, noise, transportation, traffic, utilities and service systems. The Landmark Cottonwood Trees would be removed for access to Elmhurst. Independent arborists hired by the county indicate that even if the Cottonwood Trees remain, serious damage to the trees would occur as a result of nearby construction activities. The same arborists dispute the findings of the developer and report the Cottonwood Trees do not present a safety, hazard risk to the public if they are properly maintained.
- The Planning Department states that the applicant has not articulated any reason why the change in designation is necessary and the project “creates a conflict” between the existing rural residential land use and the proposed higher density urban lots.

TRAFFIC

A traffic report was completed in September 2008 and does not take into consideration many factors such as the closure of Eureka School. 200 additional students were transferred to the Twin Schools adding to the already high traffic congestion during the frequent school start and end times each day taking into consideration the various student school schedules. The entrance to the Enclave would be at Elmhurst and Swan Lake, one street away from the only street entering and exiting the Twin Schools. Increasing zoning to 26 homes instead of the current designation of 6 would exacerbate an already complicated traffic situation that has necessitated hiring a traffic attendant and the sporadic placement of sheriff's deputies to monitor driving speed.

The 2008 traffic study was conducted at major intersections several miles away from Twin Schools and at “peak” hours. “Peak” hours does not necessarily coincide with the school start and end times and the study does not measure the extreme traffic congestion at the intersections and streets that directly feed to the main entrance/exit of the schools. During the last academic year there were two vehicle accidents involving students either in the school zone or within a mile of the school during “peak” school time. One accident involved a vehicle hitting a student on a bicycle with the vehicle traveling 15 miles per hour in a school zone. The other accident involved a vehicle hitting a boulder and rolling over.

PLANNING COMMISSION VOTED TO DENY THIS PROJECT:

In August 2009, the Planning Commission voted to deny approval of the project.

NO NEED FOR ACTIVE ADULT COMMUNITY:

The developer of the project states there is a need for a senior adult community to allow aging residents the ability to downsize and remain in Granite Bay. Real estate statistics do not support this contention. Seniors 55 and older have many options available if they wish to downsize and remain in Granite Bay. The Multiple Listings (MLS) show there are 900 homes in the 95746 zip code single story, 2600 square feet or under situated on average size lots. Approximately 60% of the homes for sale in Granite Bay at any one time fall within this category. The 26 homes proposed as part of the Enclave Development, single story under 2600 square feet, represent less than 3% than what is currently available.

THE ENCLAVE DEVELOPMENT IS INAPPROPRIATE FOR SENIORS.

The Enclave is described as an active adult community for individuals 55+. Other than size and style of the homes, this project contains none of the hallmarks of a traditional active adult community: no swimming pool, golf course, exercise programs or organized social activities. Active adult communities eventually become senior communities. Eventually, the active 55 year-olds age become aging 88 or 90 year-olds with limited mobility and for many this will be their last residence before they are placed in assisted living or become deceased. Studies indicate seniors over 65 have at least three medical conditions at any one time. How will seniors living at the Enclave get to medical appointments if they can no longer drive and have no family nearby? The Enclave is isolated geographically with no public transportation or services available. There are no medical facilities, pharmacies or supermarkets nearby to meet basic needs. Please see enclosed map of the Enclave location in Granite Bay.

Let's look at a very successful active adult community and make comparisons. The average age of residents at Sun City Roseville is 73, making the oldest residents 88 and the youngest 55. Sun City Roseville has planned for the needs of seniors who reside there. There is a receptionist who registers all seniors, takes their picture and maintains a record of their residence. There is public transportation available with a city bus that stops in front of the clubhouse daily every twenty minutes to take seniors to various locations including medical facilities and shopping areas. There is an activity director that coordinates and schedules activities for seniors. Social services are available through the Caregiver Relief Program for seniors with medical issues.

The Enclave other than providing downsized housing offers none of the hallmarks of a senior community nor has it planned for the issues facing seniors as they age. For the county to give approval for a project of this nature, the county should require a higher level of responsibility for meeting senior needs

THE COMMUNITY OVERWHELMINGLY REJECTS THE ENCLAVE:

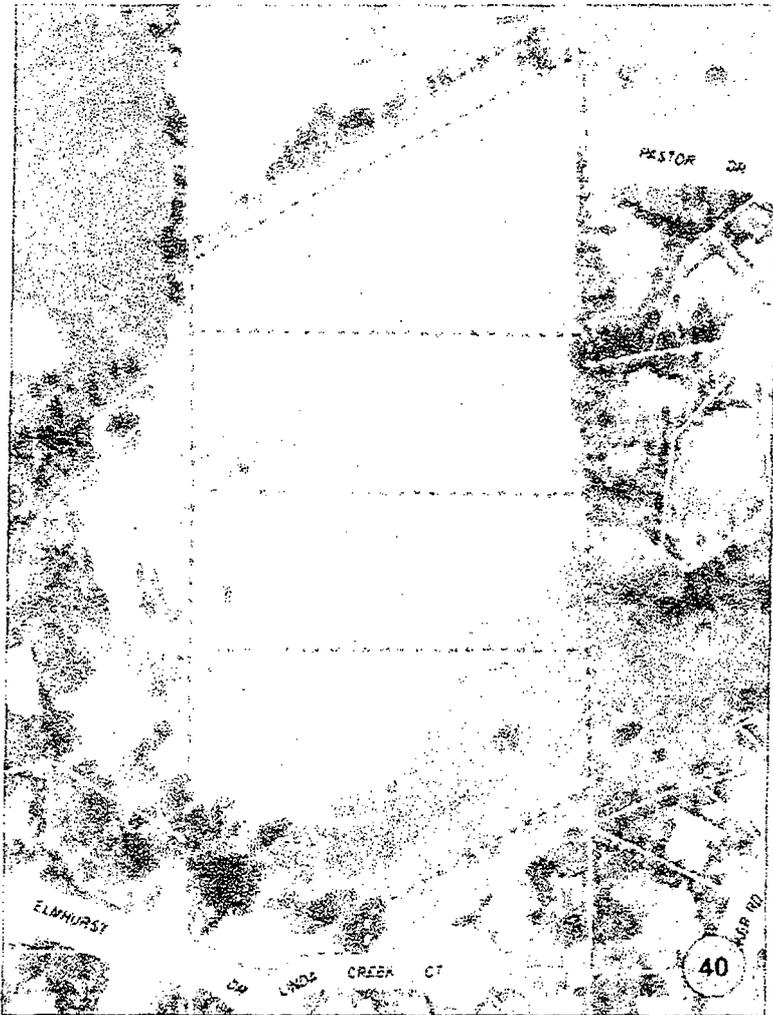
The community overwhelmingly rejects this proposal. In 2010, Placer County conducted a community workshop and authorized the distribution of community surveys to residents to give input on the Granite Bay Community Plan and the pending land use change requests. The Enclave was Land Use Request #40.

Hundreds of residents responded to the study and 95 % of respondents overwhelmingly rejected this project citing reasons such as: 500% increase in zoning, not appropriate location for a senior community, increased traffic congestion, not compatible with surrounding terrain and rural lot sizes, and removal of the Landmark Cottonwood Trees. The community responses to the Enclave project are attached for your perusal.

CONCLUSION:

No one is in support of this project. The MAC voted unanimously to deny approval, the Planning Commission rejected the project, and the community overwhelmingly is against it. The Planning Department in 2009 recommended the Planning Commission deny approval and again is recommending the Placer County Board of Supervisors deny the appeal.

THE ENCLAVE AT GRANITE BAY - #40



PROPERTY OWNER: Pastor Land Development, Inc.

ASSESSOR PARCEL NUMBERS: 050-020-009, 050-020-010,
050-020-011, and 466-080-013

LOCATION: North side of Elmhurst Drive, at the intersection of Swan Lake Drive

SIZE: 12 acres

EXISTING LAND USE: Rural Residential 2.3 - 4.6 Ac. Min./Rural Low Density Residential 0.9 - 2.3 Ac. Min.

REQUESTED LAND USE: Low Density Residential 0.4 - 0.9 Ac. Min.

PROPOSAL:

Subdivide into a 27-lot Planned Development for residents that are age 55 and older. (The existing land use would allow for up to 6 residential units.)

COMMENTS:

Land Use Change Request No. 40

Issues Identified in the Community Survey

Impact to heritage tree

Too dense

Inappropriate location; no need

Impact to adjacent schools

Traffic

Commenter No.	Comments
1	Deny.
2	Yes. Single store only.
3	No, No, No- This is too close to Ridgeview/Oakhills School. This area cannot handle additional traffic. No need for this.
4	No.
8	OK.
9	Rezoning of these parcels to low density (.4 acres/lot based on # lots/#acres) for senior (55+) housing is inconsistent with current goals of the community plan (balance of lot sizes, compatibility of neighboring land uses, maintaining riparian areas). It is also inconsistent with specific policies for subdivisions #1 (heritage trees). It is also inconsistent likely to result in conflict with noise from nearby Ridgeview & Oakhill's as well as G.B. High School (e.g. band practice @ 7 AM, Friday night football games). Additionally, increasing traffic in a high-pedestrian area (kids) is dangerous. There mu be more appropriate areas for a 55+ year old housing development. This type of development density seems very inconsistent with the character of the area and the current land use practices. I strongly urge that this rezoning request is not approved.
10	Poorly planned. Too isolated for seniors. Traffic would be excessive due to too few streets.
11	No.
12	Strongly disapprove. It is ludicrous to think that a parcel designed for 6 units be changed to 27.
13	No change.
14	No.
17	Do not allow. Too many units.

- 18 Do not change density level. Too much additional traffic. Not a location for senior housing. Will change our rural atmosphere. Planning committee is against it. Neighbors are against this approx. 20 to 1. Traffic/safety concerns. Already too congested. Too close to schools for senior housing. Would cut down heritage trees. MAC voted 7-0 against.
- 20 Won't this idea die? PUD would have tiny lots backing on 2.4 acre and larger homes.
- 21 No.
- 22 No.
- 25 No.
- 26 No. Too dense. See Granite Bay goals and policies.
- 28 No.
- 29 No.
- 30 No.
- 31 Not an appropriate area for senior housing. No access to public transportation, etc. No services or even club house planned. Too dense for the surrounding properties.
- 33 These developers just won't quit. How much pressure will they keep maintaining until the county gives in? Next to the high school too. Just crazy, ya know.
- 34 This has been turned down multiple times already.
- 35 Too small lots. Not compatible with surrounding land use. No services for age group: transport, medical, pharmacy, etc. Limited access.
- 36 First, is there a need that is not being met elsewhere?
- 37 Yes. Single-story only.
- 38 OK.
- 39 No.
- 40 Opposed to this rezone because it would adversely impact surrounding parcels. The MAC and planning commission made the correct decisions to reject this development already.
- 40 No.
- 40 OK. Meets guidelines for mix of housing. 27 units consistent with development to south.
- 41 Yes, I approve.
- 43 No.

- 45 Oppose. Maintain existing land use: Rural residential, low density. No proven need for 27 lot development age 55 and older. Is contradictory to character of area and violates existing plan.
- 46 OK.
- 48 One acre with open space.
- 49 No.
- 50 No- much too dense for area. Not compatible with surrounding lot sizes.
- 51 No change to plan.
- 54 Lets keep it as it is: .9-2.3 acre minimum is wonderful for seniors to enjoy nature- I'm almost 65 and love my acre.
- 55 No. Maintain existing rural residential. Traffic a huge issue already. Preserve Cottonwood heritage tree. Design totally not in keeping with neighbors.
- 58 I am opposed to this change.
- 59 No, unless OK'd by MAC.
- 60 No objection.
- 64 Yes.
- 65 Yes.
- 66 2.3 min. for all parcels. No as requested.
- 68 Do not rezone. Too densely populated- need to adhere to "rural residential" guidelines- too many homes in small area.
- 69 Too dense. Current roads cannot support such an increase in population increase existing plan from 6 to 12 to accommodate developer.
- 70 Match density on east lot line parcel for parcel. Plant forest buffer to the west and north.
- 71 It is extremely unfair to the surrounding properties to build such a high density development next to "horse property."
- 72 Approve but limit to 1 acre and one-story building.
- 75 Strong no. Not in keeping with surrounding area. Not a benefit to the community. Didn't this project already get shot down?
- 76 No rezone.
- 77 Already fits zoning in neighborhood.
- 78 Deny request. Existing zoning is compatible with surrounding lots. Project has been denied several times.
- 80 No.
- 83 Existing compatible.

- 84 Existing compatible.
- 85 Existing compatible.
- 86 I would like to see less housing, maybe 15 to 18 would work. Nice plan. Would like to see Pastor build something here.
- 90 Absolutely not. More pure greed and destroys surrounding community.
- 95 No objections, one concern. I want to make sure that Skyview Lane is not ever going to link into this subdivision. Skyview must and will remain a private, dead end street.
- 98 Great vision. Community needs this thinking while it has a chance.
- 100 OK. This will allow senior to enjoy the same quality of life we have without having to maintain large parcels of land. Most shopping and medical needs are within one mile from this project.
- 103 We strongly disagree with this proposed change in land use.
- 104 Do not approve. Traffic, light and noise impact. Impact to services. Not compatible with adjacent properties. Please verify that both the MAC and Planning do not support this project proposal.
- 105 No. Too many homes in a small area. Do not rezone.
- 106 This change would be absolutely disastrous if zoning were changed. This should stay as rural residential, not low density.
- 107 No.
- 108 No.
- 109 No.
- 110 No. Negative impact on traffic and public facilities.
- 111 No rezone.
- 112 No.
- 114 No.
- 116 No.
- 118 No.
- 118 No.
- 119 No.
- 120 Do not need more homes in that area- leads to wetlands.
- 121 Would fill community need.
- 122 No. Study carefully.
- 123 No. Do not change lot size. Keep rural feel of Granite Bay.
- 124 I strongly oppose changes like this to higher density because: A) Neighbors to this property are not increasing their density, so this is grossly unfair to

adjacent property owners who are staying within existing rules. B) Most property owners acquired the property at the existing densities. They should agree to stay within their agreements like the rest of us. C) Anyone seeking higher densities are free to move to higher density areas...Sacramento has a plethora of them. D) Most people moved into Granite Bay with the understanding that there would not be a move to make it like places where there are lots of higher densities, so this is grossly unfair to the rest of us. The 1989 Community Plan has not been updated for this...this is premature. E) Lacking further explanation, one has to assume the request is motivated by other than what is in the best interest of the community. So this is the problem with this being pushed thru as a package...there is no opportunity to review what may be legitimate requests or the context of the new plan...and there is a process for that via the GB MAC, Planning, etc. So if these are indeed in the best interest of the community, take them up within an established process.

- 128 Deny. This request is 500% increase in density. Not compatible with existing surrounding properties. Denied by MAC and Planning Commission. Poor location for senior community. Would require removal of historic Cottonwood.
- 129 Deny. Neighbors fighting for years. Mac denied. Planning Commission denied. Too high density.
- 130 Do not approve. Denied by MAC and Planning Commission. Neighbors do not want 500% over zoning. Not compatible with surrounding properties.
- 131 Neighbors do not want this 500% increase in zoning. Not compatible with existing properties.
- 132 Deny. This project was rejected by the MAC and Planning Commission. There is not a demonstratable need for senior housing. Proposed rezone is not compatible with surrounding properties of 1-3 acres. Rezone is 500% over current zoning.
- 133 No need for senior housing. Too high density. 500% over. Not compatible. Denied by MAC and Planning Commission.
- 134 No. Too intense in midst of regular zoning. Traffic in school area is a hazard and safety issue.
- 135 No changes in the existing Granite Bay Community Plan.
- 136 No rezoning. Too densely populated- need to adhere to "rural residential" guidelines- too many homes in small area.
- 137 Deny. Does not conform (to the 1989 plan).
- 138 No changes in the existing Granite Bay Community Plan.

- 139 No.
- 140 No.
- 141 No additional residential.
- 142 Already a no.
- 144 No. Again.
- 145 No.
- 147 No.
- 148 No.
- 149 No.
- 150 No rezone.
- 151 No.
- 152 No.
- 153 No.
- 154 No.
- 155 No.
- 156 No.
- 157 Not compatible with neighboring community. Ugly. As a senior citizen myself, I would not. Inadequate parking. Houses too close together. How many times do the neighbors have to say no. Even the Planning Department has turned this density down.
- 162 No.
- 163 Say no.
- 164 Yes. I think this is fine. It will be important to teach the kids going to school to stop at the stop sign. I suspect this development would have less of a footprint than 6 "monster" homes. It would be good if they had a second method for getting in and out of the development, perhaps Pastor Drive. Don't artificially limit who can buy these homes. This is silly. If someone younger wants one of these homes they should be able to buy one.
- 165 Do not approve this request [comment letter attached]
- 170 OK, if clustered with open space and trails.
- 171 Vote no.
- 172 Reject.
- 173 With the closure of Eureka School, traffic to/near Twin Schools is a nightmare. Adding density here will increase that, and what services for seniors are even nearby? This is a school area (two elementary and one

- high school). Emergency vehicles trying to respond to seniors will be impeded getting in or out. Bad location for this idea.
- 174 No. 2.3 - 4.6 acre minimum OK.
- 175 Higher density is not appropriate in a neighborhood already impacted by traffic from twin schools.
- 176 No. This area is too close to elementary schools. It is highly impacted by traffic already. The location would force new residents to cut through existing residential area and create way too much traffic and disturbance.
- 178 No. Absolutely no way. It's on the same block as two schools. Seniors and children don't mix. Street can't support additional density. No way. They have been denied repeatedly, justifiably so. Sneaky way for them to try again.
- 180 Oppose. Bad location for seniors and too high density. Absolute minimum lot size should be .9 acre.
- 182 No.
- 184 No change to existing community plan.
- 229 No change.
- 230 Strongly disagree with this change to existing community plan.
- 233 No. Voted down multiple times. Terrible, terrible non-fit. Retain as existing land use.
- 235 Not within walking distance of grocery store and other services for a higher density development. Not consistent with goal of adjacent comparable lot sizes.
- 236 No change. This rezone is unfair to the neighbors and the community. Also the benefit is hoax since there are better places for a 55+ development that do not require a rezone.
- 237 No. Too dense.
- 239 No way.
- 240 Opposed. Spot zoning. Does not conform to GBCP and is inconsistent with lot sizes of surrounding adjacent parcels. Adverse traffic impacts with high density. Age restricted does not promote a diverse community or support adjacent school resources.
- 242 No.
- 244 Yes.
- 245 We believe it is dangerous to add 27 homes on a property zoned for 6 (400% density increase) directly adjacent to two schools and a major park. We would not oppose a 100% increase (i.e. 12 units) given the conservation of open space proposed, and senior housing statistics on

traffic impact.



GRANITE BAY COMMUNITY ASSOCIATION

P.O. BOX 2704 GRANITE BAY, CALIFORNIA 95746 (916) 791-7427

WWW.GRANITEBAY.COM

November 17, 2010

DATE 11/17/10

- Board of Supervisors - 5
- County Executive Office
- County Counsel
- Mike Boyle
- Planning

Small

Dear Supervisor:

On November 23, you will hear a proposal for 26 age restricted homes on a 12+ acre parcel in the heart of a developed neighborhood that is zoned for 6 lots. The proponent of has been trying to rezone this property to higher density since the GBCP was adopted in 1989. Various high density proposals have been submitted over the years (the first for 43 units in 2004) at numerous MAC meetings, but the response has been the same, "Develop the property as zoned!"

The proponent has seized upon a "politically correct" proposal touting homes for senior citizens as a means to gain the rezone sought for years. Upon first glance this might seem like a good idea, but consider that an aerial view of the area shows the current zoning on the property coincides with the surrounding developed lots in that the higher density is on the south transitioning to lower density going north.

Also, a senior project in this area is poorly thought out. This is advertised as "stay in place" senior housing, but the homes are proposed to be up to 2,600 square feet in size. Not everyone in Granite Bay lives in McMansions and downsizing to 2,600 square feet would in reality be upsizing to the majority of residents. Also, there is no public transportation in Granite Bay and residents of this project would have to drive to everyday services they need. Grocery stores, post office, gas stations, doctors, dentists, etc. are all several miles away. Most seniors only projects are larger and provide transportation for residents when they can no longer drive and some provide assistance and medical care. In addition, the noise and traffic generated by the two elementary schools, Granite Bay High School and the large community park could be a nuisance to residents.

The density sought may not have an impact on the overall population of Granite Bay, but 260 ADT per day will have a significant impact on this residential neighborhood. There is no way to accurately gauge traffic impacts on existing neighborhoods, and this area already experiences unmanageable traffic problems due to two elementary schools, a community park, and a high school that are accessed by the same residential street that

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would provide access to this development. Traffic generated by these entities is an all day occurrence and doesn't always follow usual traffic patterns. Additionally, the traffic study done in 2008 is outdated since 200 students are transferred from a closed school to this neighborhood and this added traffic was not taken into consideration.

Adding 26 homes would have a significant impact to the existing neighborhood. This proposed project creates a conflict with properties to the north, east and west. Some existing homes could have up to five lots abutting their properties. This is contrary to the Granite Bay Community Plan Land Use Element Goal #3 which states "Compatibility between neighboring land uses should be encouraged".

This is an infill project in an area that has developed according to the existing zoning. Residents surrounding the parcel have the right to expect it to be developed as zoned. It would be unfair to these property owners to suddenly plop this very high density seniors only project into the middle of a developed family oriented low density area.

There are several projects for high density townhomes and single residences near everyday facilities already approved or going through the process in addition to existing mobile home parks, duplexes, apartments, townhomes, etc. There is no evidence that the Granite Bay Community Plan is deficient in meeting the long term needs of seniors in the community, that this project meets any identified problems in the plan, or provides a benefit to the community.

A better design would be to develop the property as zoned with access from Pastor Drive. Eliminating access from Elmhurst would remove the need for a road through the wetlands, the heritage trees would be saved, and the school/park traffic avoided. This is a perfect site for homes with children since there are so many family amenities within walking distance.

Please support the Granite Bay, Community Plan, the Granite Bay MAC, the Planning Commission, the staff report and the overwhelming number of residents opposed to this project as designed and deny the project.

Please contact me at (916) 791-7427 if you have any questions.

Very truly yours,


Granite Bay Community Association
Sandra H. Harris, Secretary

Applicant's Findings and
Responses of Granite Bay Community Association
ENCLAVE – 8-13-09

GENERAL PLAN AMENDMENT –

Finding #1. “The GB community will benefit from the addition of senior housing in an area of GB where there is existing public infrastructure, and new residents will be able to live in close proximity to commercial and recreational areas in GB.

Note: All services are several miles in any direction, and there is no public transportation available.

Finding #2. The GBCP did not contemplate the need for age-restricted type residential uses ... and it is recognized that there is value in providing the type of housing in areas immediately adjacent to existing residential development and close proximity to public services,

Note: There are no immediate services and no public transportation available at this location. In addition, the GBCP has several areas designated for high density housing that are located where everyday services are available and many have been developed.

REZONING –

Finding #2. The proposed zoning would not represent spot zoning and would not be contrary to the orderly development of the area. . . .

Note: This is a spot zoning infill project and is incompatible with existing development which is contrary to orderly development and many GBCP goals including: Compatibility between neighboring land uses; and Maintaining the present character of established residential areas.

VESTING TENTATIVE SUBDIVISION MAP –

Finding #1. The proposed subdivision, together with the provisions for its design and improvements, is consistent with the GBCP....

Note: Goals of GBCP include -Land uses in GB shall be compatible with the Community Plan; Preservation of the unique character of GB area, which is exemplified by the general rural environment;

Compatibility between neighboring land uses; Maintain the present character of established residential areas; Locate high and medium density residential areas within existing, developed community centers where urban services are most efficiently provided.

Finding #3. The project, with the recommended conditions is compatible with the neighborhood....

Note: Infill project is totally incompatible with the existing developed neighborhood and would contain the smallest lot sizes in GB.

Conditional Use Permit –

Finding #1. The proposed use is consistent with applicable policies and requirements of the GBCP....

Note: Refer to above inconsistencies already noted.

Finding #2. The establishment, maintenance or operation of the proposed use will not, under the circumstances of this particular case be detrimental to the health, safety, peace, comfort and general welfare of people residing in the neighborhood of the proposed use, or be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the County.

Note: According to Staff Report prepared for Planning Commission: "The proposed GPA would create a conflict between the existing adjacent Rural Residential land use designation and Rural Low Density land use designation. There has been no justification for a change in the existing designation based upon change in circumstances since the original designation as part of the adoption of the GBCP. . . . Therefore, this new land use designation would not be consistent with the public health safety and welfare at this time."

Planned Development –

Finding #5. The proposed PD subdivision has been designed in a manner such that adequate public services and vehicular traffic controls are provided.

Note: There is no accurate way to gauge traffic impacts on existing neighborhoods. In a low density neighborhood just adding 270 ADT per day is an impact to that neighborhood even though it might not impact the area as a whole. However, this neighborhood already has unmanageable traffic impacts due to two elementary schools, a community park, and a high school. Traffic generated by those entities are an all day occurrence and don't always follow usual traffic patterns.

Finding #6. The design and density of the proposed subdivision are consistent and compatible with the character of the immediate neighborhood and will not be contrary to its orderly development.

Note: Not only is the project totally incompatible with the developed neighborhood which is a mix of ages and larger lots, but it is contrary to many goals and policies of the adopted GBCP.

NO JUSTIFICATION OR BENEFIT TO THE COMMUNITY HAS BEEN SHOWN FOR A CHANGE IN THE EXISTING DESIGNATION BASED UPON CHANGE IN CIRCUMSTANCES

**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

November 23, 2010

1:00 p.m.

Correspondence Received

As of
Rev 11/08/10

RANCHO CORTINA PROPERTIES, INC.

 Real Estate Brokerage • Land Use Consulting

Robert M. Weygandt
 Supervisor, District 2
 Placer County, Board of Supervisors
 175 Fulweiler Ave.
 Auburn, CA 95603

November 4, 2010

RE: The Enclave at Granite Bay

- DATE 11/5 via email
- Board of Supervisors - 5
 - County Executive Office
 - County Counsel
 - Mike Boyle
 - Planning

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 NO: 15 2010

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Dear Supervisor Weygandt:

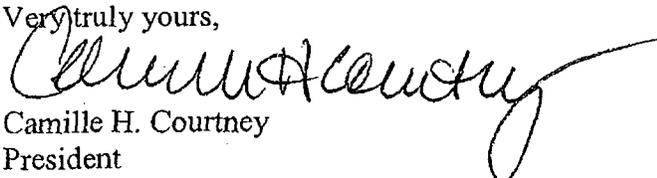
Thank you for taking the time to visit the site of our proposed 26 lot subdivision. Our appeal of the Planning Commission denial (3-2) will be heard by the Board November 23, 2010. As you can see the denial at the Planning Commission was not overwhelming, and two members were absent. In fact, the Planning Commission indicated it's support at its first consideration of this property, and it seems that Jeff Moss changed his vote when the Community Plan update process was announced. He felt we should be considered through that process. We subsequently voluntarily agreed to stop our processing (after 2 years) and participate in that update. As you know the County shelved the update due to budget constraints.

This 12 acre property is surrounded by subdivisions in the 2.1 to 2.27 units/acre. We are proposing 2.6 units/acre, all one-story, 50% open space and age-restricted. This community is a mature one, with no housing offering universal design principles to allow residents to "age in place". If they no longer wish to live in their 3000 s.f two-story homes or homes on acreage, they must leave their community, like Ron Feist did, when he moved to Del Webb Lincoln.

The property's existing zoning would allow 6 total units at present, with a 2.3 acre minimum zoning. All public utilities are to the site, and historical parcel maps have always shown a road connection from Pastor Court to Elmhurst Drive. Mini-mansions on acreage make no sense, especially in light of the fundamental shift in housing preferences since 2008.

We look forward to presenting a new community the County can be proud of.

Very truly yours,


 Camille H. Courtney
 President

Chc:ms

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5/10/08 Rec'd	MS	DS	Other
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Sup D1	Sup D2	Sup D3	
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Aide D1	Aide D2	Aide D3	*
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