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**REGULAR MEETING MINUTES**  
Wednesday, October 1, 2014 at 7:00 p.m.  
Eureka School District Office, Board Room, 5477 Eureka Road, Granite Bay, CA

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**1) Call to Order- 7:00 PM**

**2) Pledge of Allegiance**

**3) Statement of Meeting Procedures (read by the Secretary)**

**4) Approval of the Agenda**

- a) Motion was made, and seconded, to approve the agenda with item number three removed. Motion passed, 7-0

**5) Approval of the Minutes**

- a) August 6, 2014 (Eric Bose absent) and September 3, 2014 (Walt Pekarsky)
  - i) Motion was made, and seconded to approve the August minutes. Motion passed, 6-0 (Eric Bose abstained)
  - ii) Motion was made, and seconded to approve the September minutes. Motion passed, 6-0 (Walt Pekarsky abstained)

**6) Introduction of New MAC Member William Bowen, MAC Members and Secretary Ashley Gibian**

- a) Ashley Gibian- secretary, Eric Bose, Ken Prager, Suzanne Jones, John Thacker, Bill Bowen, Virg Anderson and Walt Pekarsky.

**7) Selection of Chair and Vice Chair for the remainder of 2014 (Due to the recent resignation of the Chair):**

- a) Chair
  - i) Motion was made, and seconded, to elect Suzanne Jones as Chair. Motion passed, 7-0
- b) Vice Chair
  - i) Motion was made, and seconded, to elect Ken Pager as Vice Chair. Motion passed, 7-0.

**8) Public Safety Reports**

- a) None Present

**9) Public Comments:** 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 per person at the discretion of the Chairperson.

No Comments

**10) Supervisor Report** (If Supervisor Kirk Uhler is not present, Linda Brown will present)

- a) Linda Brown presented on behalf of Supervisor Kirk Uhler who is in Washington, DC for Placer County business regarding the Placer County Conservation Plan.

King Fire is currently effecting over 97,000 acres with 94% containment. At the height of the fire, there were 8,000 firefighters. Currently there are still over 2,300. The CA State Association of Counties (CSAC) Challenge Awards Competition gives unique awards that recognize the creative spirit of California County governments. Placer County received Merit Awards for Co-Occurring Full-Service

Partnership, Improving Service to Our Community and Integration of Older Adult Services. The Board will be meeting in Tahoe on October 20 and 21.

Supervisor Uhler has been appointed the new CEO of the Sacramento Regional Technology Alliance.

#### 11) Informational Item/Non-Action:

- a) **Presentation of Proposed Memory Care Center:** Presented by, Bob Keil, FCM Capital Partners Vice President Land Acquisitions & Entitlements and Granite Bay resident (20 min.)

The proposed project is a one story 60 room memory care only center located across from the Granite Bay Public Library on Douglas Boulevard, APN: 048-132-069-000. It is referred to as Granite Bay Memory Care.

They are proposing Memory Care only because Eskaton already provides assisted living care in the area. There will be an enclosed courtyard in the center for residents who will not have access to outside areas around the perimeter of the building. There is approximately 3.47 acres and they are proposing a 33,000 square foot building and 33 parking spaces. There is a natural buffer of trees when looking at Douglas Boulevard. The property is sheltered in every direction from the surrounding properties with mature trees. You can see no structures from the property and no structures will be able to see them when it is built. This site is the least impactful of all the sites they looked at. This is a quiet operation with minimal traffic. We have professional monitoring technology and people who are used to working with this type of facility and have a record of no one ever leaving.

There are 15 employees, maximum, on at any one time. In terms of parking, they are well within County requirements and National standards for this type of use. They believe this is a complementary use to Eskaton. They have independent and assisted living but no Memory Care. At the closest point, the building is 150 feet from Douglas Boulevard. The building will be about 16 feet at the top of the roofline. Standing on the ground of the yards, the developer is not sure you will not be able to see the roofline. In terms of lighting, there has been some advancements. They plan on working with the neighbors so that there is enough lighting to make it safe but it does not affect the neighbors. They are also concerned that there is naturally a bit of congestion right in front of their property. They will have a slowdown or turn out lane on Douglas Boulevard. One of the things they are looking at proposing is removing the left turn to the library simply because it is a dangerous turn. A biologist has inspected the property and there are four trees about in the courtyard that need to come down. They have plans for a Fire consult and will comply with all fire safety standards. There is a hammerhead turn around at the back of the property already planned for fire safety. The closest home development is Princeton Reach which does have a berm built for sound and visual that does add to the setback. The driveway to the property will be right turn in and right turn out only. There is a U-turn only 200-300 yards away. There will be a sign on Douglas Boulevard that says "turn right" similar to the one by the library. Once the center is occupied it is very low profile. They do not need to advertise, there will be low level lighting and low traffic. They are required to do a traffic study and it is their intention to leave all the trees in the wetlands area. They are allowed to go in and maintain the trees but they have no plans to remove them. They are not far enough along in the planning stages to have elevations but it is expected to be very low profile and will have a Ranch style silhouette.

Concern from the neighbors were raised about the safety of the children in the area. One family stated that they are only 60 feet from the proposed location. Her father was in a memory care facility and she knows this is not a quiet operation. Patients would scream because they did not recognize the nurse helping them.

- b) **Presentation of Proposed Granite Estates Professional Center:** Presented by, Jeff Stowell, Silva Stowell Architects – Project Architect and Ron Wood, PD, QSD, RFE Engineering, Inc.- Project Civil Engineer (15 min.)

The Granite Estates Professional Center is a new professional medical office development on the Douglas Boulevard corridor at Granite Estates Drive, West of Quarry Ponds Town Center. The proposed center is comprised of four new single-story structures totaling approximately, 20,000 SF of health and wellness-oriented space and the associated site improvements. CJC Investment Properties, LLC, proposing the first 8,000 SF structure to be built, will operate a plastic surgery clinic and medical spa.

They have met with the County for a predevelopment meeting. There are in the very early steps and looking to submit an official application in the next couple weeks. They wanted to meet with the MAC prior to submitting the application and they will also be meeting with the Granite Bay Community Association next month. They are planning four buildings, one of which will be for surgery. The buildings will be less than 20,000 square feet total. The parking meets the standards for this square footage. First they will build the plastic surgery center with a med spa. Med spas provide non-invasive procedures such as Botox. The other three buildings will come later and there will be no new curb cuts to Douglas Boulevard. All access to the project will be through the existing Granite Estates Drive. They will have a patient waiting area overlooking the existing vegetation with bi-folding doors and a patio. They want to create a nice indoor/outdoor space. Lighting on the patio will be low level, and they're looking at "up lighting" in the oak trees. Lighting in the parking lot will be lower but still needs to reach standards. In terms of architecture, the community plan speaks to earth tones and they are looking to Quarry Ponds for inspiration in colors and finishes. They are looking to do clean, modern lines with some details to break up the building. The plastic surgery building will be the tallest building because of the nature of the work and the equipment needed; this is why it's tucked up on the west side. The top of the parapet is 16 feet and its 20 feet to the top of the mechanical screen. The mechanical screen will be in as small as a space as possible. The dirt berm on that side will help camouflage the building. Buildings 2-4 will be smaller than the first building.

Eric Bose thinks this project is beneficial and a positive change to previous projects suggested for this property. The only thing that got his attention on the architecture is the elevation that faces the street could be "dressed up" somehow. The board also asked them to be selective in lighting choices and thought some trees along the front would be nice.

They are hoping to come back next month with better elevations and landscape plans.

## 12) Action Item:

- a) **Traffic Safety Concerns at Granite Bay High School (Wellington Way and Copperwood Drive):**  
Presented by, Ken Grehm, Director of Public Works (15 min.)  
A follow up discussion from April Granite Bay MAC meeting for traffic safety options at the Wellington Way and Copperwood Drive intersection.

There was an accident awhile back that drove the concern over safety in front of Granite Bay High School. It is very unusual not to have issues in front of schools. They have tried to provide parking across the street and tried to direct the kids where to safely cross. They are currently looking at ways to make that cross walk brighter with pedestrian activated lights which would cost about \$10,000. Many people said they would prefer a stop sign but there was also concern with the stop sign because of the proximity to the driveway and the congestion. There has been talk about realigning the entryway to the school but it is a pretty pricey improvement at about \$300,000. They also talked about a speed hump or raising the crosswalk. Typically, they do not do them on this type of street, but they are not saying this cannot be a first. This improvement would run \$10,000 - \$15,000. When people obey the rules, there is adequate sight distance. However, everyone parks everywhere for an easy "getaway" and there are a lot of U-turns that make it a little more difficult. People commented that the marquee exasperates things. There is nothing that proves this is a problem in this particular circumstance.

They see two rational options at this point. First, a stop sign is always possible. The concern is that if they put in a stop sign that doesn't meet a standard and someone gets hurt, it could cause a lawsuit. However, if it is what the taxpayer really wants, there are ways to mitigate that risk. The second option is some form of an enhanced cross walk. It doesn't give everyone everything they were looking for but it is a step in the right direction and an improvement.

They have tried seeing if it is just an enforcement issue but at the end of the day, you can give someone a ticket but they will be back tomorrow to pick up their kid again. They collected some data on speeds and people do drive reasonable speeds for a "collector" street. It was agreed that if money were taken out the

equation, realignment is the best solution. It was also thought that in ground crosswalk lights would be much more desirable and effective than strobe light just to the side of the road.

The public thought that collectively, we have a great big plan and a means to make it happen but they would like to see a plan to implement immediately until this bigger plan can be executed. Perhaps do the lighting first and the realignment later. Another community member pointed out that for less than \$1,000 you can put up a stop sign that will help all the major issues.

A motion was made to turn the intersection into a 3-way stop at Wellington and Copperwood and work with the County to install proper lighting. Motion passes, 7-0.

**13) Correspondence – Found on Table at the rear of the room.**

**14) Next Regular Meeting – November 5, 2014**

**15) ADJOURNMENT- 10:00 pm**