



REGULAR MEETING MINUTES
Wednesday, March 4, 2015 at 7:00 p.m.
Eureka School District Office, Board Room, 5477 Eureka Road, Granite Bay, CA

1) Call to Order 7:00 PM

2) Pledge of Allegiance

The Board asked a present High School student to lead the pledge.

3) Introduction of MAC Members and Secretary

Bill Bowen, John Thacker, Virg Anderson, Suzanne Jones, Ken Prager, Eric Bose and Ashley Gibian, Secretary.

4) Approval of the Agenda

Motion was made to amend the agenda and add a short presentation after the Approval of the Minutes. Motion seconded and passed, 6-0.

5) Approval of the Minutes

- a) February 4, 2015

Motion was made, and seconded, to approve the minutes. Motion passed, 6-0.

Suzanne Jones announced tonight is Secretary Ashley Gibian's last meeting and presented her with a gift.

6) Public Safety Reports

- a) Placer County Sheriff

Activity has been very mild this month. Vehicle thefts are still the common theme. The vehicles are usually unlocked with valuables in plain sight. There have also been more catalytic converter thefts. Sierra College is hosting an "Etch to Catch" where you can have your license number etched into the converter to make it easier to trace back to you if it is found. Its tax season, so mail theft is on rise again. Try to retrieve your mail as soon as possible to prevent identity theft.

- 7) 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.

Anyone who has concerns about The Park development is encouraged to attend one of the remaining Open House events on March 18 and April 8, 7:00 PM at the Granite Bay Library.

A community member asked that zoning in the community be kept as is. A lot of people worked long and hard and it works for the community.

Community member, Victor shares over 500 feet with the lot that will be developed into The Park. He went to the Open House to gather more information. There are trees going into the plan but they won't help us for another 30-40 years. This lot was designed to have 13-14 homes and they are suggesting 84 homes. This is Granite Bay and the allure of Granite Bay is that people enjoy the country setting where we can raise our animals and grow our gardens and we pay a premium to live this way. Once they tear down the Community Plan, it will lead the way for others to do so. Please defend Granite Bay and our community.

Ignacio Cardenia works with IHSS, In Home Support Services. They are currently fighting for a wage increase for these workers. A provider makes around \$15,000 year, not enough to survive in our community. The County Public employees just received a 15% raise over 3 years. They are asking the Board of Supervisors to raise the wages to \$10.70 per hour. The State would pay 85 cents of that raise and the County pays 15 cents.

Another community member noticed in the last year there has been a lot of requests for variances and rezoning. The Granite Bay community is a unique community with a lot of open space and it was created to have this look. We would like to stay with our Granite Bay plan that we worked really hard on.

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

Supervisor Uhler wanted to clear up two things before starting the report. The latest contract with the public employees has a 5.5% increase, not 15%, over 3 years. Also, during the community plan update, we decided to put aside all land use change requests and focused just on policy changes. This was done because we did not have the time or resources to handle the 70+ land use change requests that came in. It was made clear that anyone who wanted to make a land use request would have to go through the process so that each project could be reviewed by the MAC and Planning Commission and judged on its own merits. That's why we're seeing so many of them now.

We have five interviews set up to fill the empty seat on the MAC board. Tonight is Ashley's last night, and the MAC secretary position is open. Applications are available, you must be at least 18 years old, and it does pay \$200 per meeting. Also, the gentleman who has been my appointee to the Assessment Appeals Board has to leave. Kirk is not sure if this is a paid position.

If you haven't seen the press announcements, Warwick University has accepted the donation of land for a campus here. It is a private 4-year university of international renown. Colleges in the area, such as Sierra College, CSU Sacramento, UC Davis and University of the Pacific, will share resources to offer more classes.

The Board has decided to move forward with a Homeless program in Auburn that will be run by Volunteers of America. South Placer County has the Gathering Inn, now the Auburn area will have a place as well. They have found that the majority of homeless are people who grew up here and went to school in Placer County. The homelessness is becoming chronic. A significant number have been homeless for more than a year and have been homeless at least four times in the past five years.

The County is taking applications for a first-time home buyers' assistance program. The County is acting as a facilitator of this program; these dollars are made available through local public agencies.

9) Informational Items/Non-Action:

- a) **Little Sunshine Playhouse & Preschool:** Presented by: Stephen Brown, Buttry-Brown Development and Ron Wood, RFE (15 min.)

Little Sunshine Playhouse & Preschool is a proposal that is to be located at 5408 Douglas Boulevard, Granite Bay, CA. The project is located on the south side of Douglas Boulevard, south of Monterey Pine Place and southwest of Berg Street. The project has not submitted an application to Placer County Planning Division at this time.

Buttry-Brown Development met with the County back in November and met with the Granite Bay Community Association last week. There are certain criteria they have to meet but the renderings are just the type of facility you would see in Texas and other states across the country. The playgrounds either have solid fencing or wrought iron depending on the community. The play area is landscaped with turf and thick padding so there is minimal upkeep and watering. They would be open 6:00 AM – 6:00 PM, Monday through Friday and would have between 100-150 students. The typical building is 8,500-9,000 square feet. The main outdoor play time is from 10:00 AM – 11:00 AM and again from 4:00 PM – 5:00 PM. This is a franchise that is locally owned and operated. The franchisee for this location is from Granite Bay. They have done competitive analysis done and it is clear that there is a need for childcare in the community. Most places are maxed out with a long wait list. Little Sunshine has cameras in every room and parents can dial in to see their child. They do LuvNotes for each child every day so parents can see what their child did that day. They provide “Red Carpet service” where a staff member meets each child at the car to help them get out and this helps with the flow of getting people in and out. Most families have multiple children and employees usually have kids too so we would be looking at closer to 100 cars in and out at full capacity. Pick up is typically between 3:00 PM- 6:00 PM. The initial meeting with the County had feedback to possibly use an adjacent property to help get cars in and out. There are 14-18 employees on site and it is in the parking ratio to have one parking spot for each staff plus one for every 10 students. This is all just a “first go” and when they go back to the County, Fire Department, etc., they will be able to draw a more developed plan. They will need a minor use permit for the amount of students but this is an allowed usage under zoning.

Little Sunshine has been around for 15 years and was started by a young woman who opened her first daycare at 18 years old and her first facility at 20 years old. She lives in Springfield, MO which is where Little Sunshine is still headquartered. They are looking to do between three and five facilities in the greater Sacramento area. They currently have 12 preschools in business with two more coming online, five more this coming year and another five the following year. It is not a very aggressive growth plan as they want to make sure each location is set up and running properly.

The community expressed concerns about traffic and the castle-like design. A traffic study will be done and they will take design comments into consideration when drawing up this particular building.

- b) **2015 Water Supply Reliability Barton Road Intertie Project:** Presented by: David Petty, Project Manager C & D Contractors, Inc.

This is a joint project between Placer County Water Agency (PCWA) and San Juan Water District (SJWD) to upgrade and install a 12” pipeline in the Barton Rd. roadway to provide improved transport of water. The project contractor is requesting Public Works Department approve a soft closure on Barton Road between Cavitt Stallman Road and Indian Springs Road. The contractor has submitted a Traffic Control Plan. The soft closure will require a total of 18 working days. It will require an additional soft closure at the end of the project to do the final overlay on the road. The contractor is requesting the MACs comments on the soft road closure.

This is an emergency water works project, so when one system is low the two districts can back fill each other. They are looking to do a soft closure of the road during this work where the road is not completely closed. It will be open to residents, emergency vehicles, etc. and will just be closed to through traffic. The closure would be in effect for 18 working days. There are fairly deep ditches on both sides of the road with very little shoulder and they felt there was some benefit to the community. If they do a one lane closure instead, the community would be looking at a 10-15

minute wait in each direction. A proposed detour at Laird would only add about five minutes to the drive. There is a benefit to a marked detour. For people living in the work zone, they'll be able to get through without waiting.

The trenching will run with the road, not tearing it up in a perpendicular direction. The trench is on the West side in one lane and will be about four feet deep. Bicycles will not be allowed in. They are posting notices to all affected residences with all information. It will be closed from 8:30 AM -3:30 PM, Monday through Friday. Outside of those hours, both lanes would open. They will have changeable message boards set out to update daily. If it rained they could update the signs to let the community know there will be no closure. They also have an email blast going out on a daily basis for anyone who is interested. In the past, they have done a website but this project is so short and small, they may not. The work will mostly take place this month. There are five residences in the work zone and a horse boarding business. The greater impact would probably be closer to 30 homes. They do alert all emergency agencies in the area. Placer County has approved the one lane closure and approved the new plan in concept but wanted them to present to the Granite Bay MAC. If there are no major concerns, they would approve the soft closure, officially. Signs would be up seven days before the project starts. If there is no negative feedback tonight, the signs will be up tomorrow. Placer County Water Agencies and San Juan Water are sharing the cost of this project and C&D Contractors are doing the work.

c) **Country House Memory Care Facility:** Presented by: Forrest Westin, Agemark (20 min.)

The Country House Memory Care Facility is proposed to be located on two parcels, totaling 1.7 acres, located at the northeast corner of Barton and Douglas Boulevard. The project proposes an extended care medical facility for patients suffering from Alzheimer's and other forms of dementia. The 32,400 square foot building will include 45 rooms with 48 beds, a commercial kitchen and dining area, offices and stations for 24/7 staff.

Country House is strictly a memory care home. The average resident is 80 years old and lived within three miles of the location. They usually come in at a mid-stage and stay through the end of their lives. They feel there is a strong and demonstrated need for this service in the area. What distinguishes their company is that they treat everyone with respect and care, like family. They have assembled a team of professionals here to help explain the design.

Chelsea Richardson, an Associate with Architects and Planners, is passionate about this project because we will be looking at it every day from their nearby office. It is designed to preserve the rural character of the area and to give the patients freedom in a safe and secure environment.

When they met with the neighborhood committee, one question they received was about the roofing material so we brought a sample of the composite type roof they plan to use. It is a popular material if you drive around the neighboring communities. There will be three neighborhoods within the facility. When you get to a stage where you need more care, you will change communities. Individuals will have private space and the ability to congregate in community areas to stay active. The one story portion of the building will be adjacent to Douglas and the two story element will be further back. The peak of their roof will be about equal to the neighboring building. Rather than one large building, it was designed to look like a series of cottages with a lot of articulation and they pulled a lot of inspiration from other buildings in the area. Outdoor courtyard in the center of the building will give residents the ability to enjoy the outdoors but still be in a safe environment. This is an allowed use per the current zoning and the community plan. During their peak hour, they will have 11 vehicles per hour. You could not find a lesser commercial use in terms of traffic. The site is completely fenced with wrought iron fence, with the exception of an opening for cars to go in and out. They utilize a program called Wanderguard to help keep the residents safe. All doors go to the courtyard except for the single front door. When a door opens it triggers a notice to all workers. They can also put a pendant on individuals so it will tell them who goes out and where. There are panic buttons in every room and bathroom and they lock the front door after dinner. There are no

limitations on family visiting. They will have 45 rooms and 48 beds. This includes three companion rooms. Certain people benefit from having a companion and sometimes they even have a couple with dementia.

The Board commented that the corner they want to build on is currently very unattractive. Generally speaking, this looks to be a very attractive building and compliments the neighbors. They don't think there are any neighbors this use will really affect and feel this is a respectful start to the project. The houses nearby sit higher so this will most likely be a better view for them with all the landscaping they are proposing. They are saving as many trees as possible and made a plan with an arborist to get the trees in the best health possible. This is an approved use that requires no special consideration.

One member was concerned how the project would look from the neighbor's point of view. The removal of existing plant material would remove the screening that the site enjoys. He suggests the applicant meet with each of the neighbors to the north to get their comments.

They do not take bed-ridden patients but they do accept patients in wheelchairs or walkers. They also get hospice wavers and from time to time they do have up to a few people on hospice. They will hire 45-50 people and there will be three shifts. There will be as few as four people on the late night shift and up to ten people at the busiest time of day. They will be planting large trees, not tiny saplings. They have a relationship with a local physician but there is not one on site. They do have a licensed nurse. Historically, the cost per patient is \$6,000 - \$7,000 per month. They budget 18 months to fill the facility but they have filled a facility in as little as three months

10) Action Items:

- a) **Placer County Winery Ordinance:** Presented by: George Rosasco, Supervising Planner, Placer County Planning Services Division (30 min.)

In 2013, at the direction of the Board of Supervisors, staff initiated preparation of a revision to the Placer County Winery Ordinance. It was determined that the wine industry was burgeoning and that the Winery Ordinance needed to address the unique land use issues associated with wineries, such as access requirements, wine tasting rooms, and private functions in predominantly rural areas. Staff has conducted five workshops before the Planning Commission which has resulted in the proposed Draft Ordinance before you today as an action item.

The primary issues they are dealing with are the number of events per year, tasting room regulations, noise regulations and the number of temporary outdoor events allowed per year. In regards to the number of events allowed per year, the existing Winery Ordinance allows six promotional events and 2 temporary outdoor events. The proposed Winery Ordinance Revision (per the Planning Commission) would allow unlimited events of 20 people or less, six events of more than 20 and six temporary outdoor events. The Vintner's' Association Proposed Revisions ask for unlimited routine activities and events and 12 special activities or events. In regards to tasting rooms, the existing winery ordinance allows wine sampling, marketing and sale of winery products and incidental sales of merchandise and food in accordance with State Law. The proposed Winery Ordinance Revision (per the Planning Commission) allows on-site consumption be glass or bottle per the winery's liquor license, for marketing and sale of winery products and incidental sales of merchandise and food in accordance with State Law. The Vintner's' Association Proposed Revisions ask for the same changes. For noise regulations, the proposed Winery Ordinance Revision (per the Planning Commission) suggests stricter noise rules where the Vintner's want to stick to the existing Ordinance noise levels. They have also hired a third code enforcement officer who will be available nights and weekends. Next steps. This has been an 18 month process so far and they are hoping to be done this coming June or July. Next they will present to the rest of the area MAC and do their final revisions. They will then work on preparation and circulation of the Environmental document. Then they will have a Planning Commission

Hearing and then a Board of Supervisors Hearing for final approval. The Planning Commission has done five workshops to put together the proposed ordinance you see here.

Mora Roe with Destination Placer feels this limits what she can do to promote our County. Tourism and Travel is a top California industry making \$100 billion per year for California businesses. California has the highest tourism market of any other state. Leisure and hospitality is the third biggest employer in Placer County. Destination Placer found our assets to be our agricultural resources, like wineries. California is top of mind for food and wine events with 20 million tourists visiting wineries each year. The Gold Country is emerging as a new premium wine area. Many people have said they do not want our areas to become tourist destinations like Napa and Sonoma. She believes we can compete with those areas and focus on authenticity and quality or quantity. She feels tourist destinations are able to retain their charm.

The wineries in the area are already having these activities and have been for years. There was only one resident who has made a complaint. There has been no one else. In the last year there has been one noise complaint in regard to a winery. None of the wineries have an event permit at this time and only one has submitted an application.

Carol, who lives in Newcastle, just went through a two year event center process to solve these kinds of problems. She wants events to stay in commercial areas. This is agricultural zoning and they should have to apply to have an event center permit like anyone else.

A local vintner commented that his neighbors don't care about his winery or activities. He maintains the road and they are the only fire safe residence on the road. The county plan supports agriculture. An event center sells events. "We are small farmers making a product and selling that product."

After much discussion the MAC decided on a motion. Motion was made to accept the proposed winery ordinance revision with the exception that planning look at the administrative review permit process to determine the acceptable amount of events per year, with more than 20 people, on a property by property basis. Motion seconded.

Roll call:

Bill Bowen - aye

John Thacker - aye

Virg Anderson - aye

Suzanne Jones - aye

Ken Prager - aye

Eric Bose – aye

Motion passed, 6-0.

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

12) Next Regular Meeting – April 1, 2015

13) ADJOURNMENT – 10:00 PM