

County of Placer
GRANITE BAY MUNICIPAL ADVISORY COUNCIL

175 Fulweiler Avenue

Auburn, CA 95603

County Contact: Ashley Brown 916-787-8954



MEETING MINUTES

Wednesday, January 6, 2016 at 7:00 p.m.

Eureka School District Office, Board Room 5477 Eureka Road, Granite Bay, CA

1) Call to Order 7:05PM

2) Pledge of Allegiance

Suzanne Jones asked Eric Bose to lead the pledge.

3) Introduction of MAC Members and Secretary

Suzanne Jones, Ken Prager, Virg Anderson, Barbara Singleterry, Eric Bose, John Thacker and Te Iwi Boyd, Secretary. (Bill Bowen absent)

4) Approval of the Agenda

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

5) Approval of the Minutes

a) November 4, 2015 (Barbara Singleterry absent)

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

6) Public Safety Reports

a) Placer County Sheriff

Deputy Chris Carlton introduced himself and informed community members about Operation Identification. Operation Identification is nationally recognized by law enforcement as a citizen's burglary prevention program for use in the home or business. This program has existed for over 30 years. The program allows law enforcement to detect, identify, and return stolen or lost property to its rightful owner. The Sheriff's Department provided flyers for Operation Identification, the flyers are available at the back of the room. Deputy Carlton works the day shift and can be reached at the Loomis Substation.

b) South Placer Fire District

No report given.

c) California Highway Patrol

No report given.

- 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.

No public comments.

- 8) **Supervisor Report** (If Supervisor Kirk Uhler is not present, Ashley Brown will present)

Supervisor Uhler reported that the Board of Supervisors approved a Quality of Life Ordinance. Placer County now has a 24-hour homeless shelter operating in North Auburn. With a warm and safe place for homeless individuals to stay and a host of social services designed to get the homeless reintegrated into society. The county supervisors turned their attention to offensive and illegal behaviors often associated with vagrancy such as spray paint and graffiti prohibition, aggressive panhandling and urinating or defecating in public places.

Additionally, the Board approved a Medical Marijuana "Placeholder" Ordinance. Staff was directed to develop an ordinance that asserts local control by the March 1, 2016 deadline. The county has identified a series of broad goals for staff to consider as it moves forward with developing the framework. Those goals include: promoting public health and safety, reducing the size of the illicit market for cultivation and retail sale, preventing non-medical access and use by youth, reducing environmental harm to water, habitat and wildlife, providing clear criteria for responsible businesses and patients who wish to operate within the law, developing a fair system of regulation and taxation that supports public purposes, and providing flexibility and authority for modification or adoption of additional measures into the regulatory process to ensure effective implementation. The county will host a series of public meetings in the coming months and seek broad community input to help shape the future regulations.

Supervisor Uhler reported to attendees that there will be a Planning Commission Hearing for the Winery Ordinance January 14, 2016 10:10 am. The Notice of Public Hearing is available at the back of the room.

Community members were notified that the Draft EIR for The Park at Granite Bay is available online for public comment through February 16, 2016. Copies of the Notice were made available to community members at the back of the room.

- 9) **Informational Items/Non-Action:**

- a) **Proposed Residential Project, Greyhawk III:** Presented by: Marcus Lo Duca on behalf of Patterson Properties (30 min.)

Greyhawk III is a proposal by Patterson Properties to develop a 72-unit residential development on a 17.5 –acre site at the northeast corner of Sierra College and Eureka Road. The project would include detached, single-story, single-family residences on the eastern portion of the site and attached residential "halfplex" units on the western portion. Private roads accessed from a gated entryway off of Eureka Road is proposed. The applicant is also requesting a rezoning of the eastern portion of the site from RS-B-40 PD = 2.0 to RS-B-18 PD = 2.8.

Marcus Lo Duca provided attendees of the Granite Bay MAC Meeting a description of the Greyhawk III proposed project. The Greyhawk III project is on a 20.55 gross acre parcel, which has split zoning, with the western nearly 9 gross acres having commercial zoning, and the eastern 11.65 gross acres having single family zoning with a planned development overlay. They are proposing a mix of single family homes, with 44 duet homes proposed on the western portion of the site adjacent to Sierra College Boulevard, and 28 clustered homes on the eastern portion of the overall project site. 7.06 acres are in open space (35%), mostly in the eastern portion of the project, including 2.0 acres of a wetland preserve permitted by the U.S. Army Corps of Engineers, 1.18 acres of an oak tree preserve (outside of the wetland preserve), 2.67 acres of other open space, and 1.21 acres of landscaped areas. Lot sizes for the duet home portion of the project average nearly 3,700 square feet, and 3,900 square feet for the cluster home portion. Home sizes will range from approximately 2,600 to 3,400 square feet for the cluster homes, and approximately 2,100 to 2,650 square feet for the duet homes. A multi-use trail to the rear of the project consistent with the Granite Bay Community Plan, which is not yet shown on the plans, and is being worked on with County Staff regarding the alignment.

The concept behind the project is to create an integrated and connected neighborhood. The duet homes portion of the project looks not to maximize density but instead to provide for well sized starter homes and move down homes in a well landscaped neighborhood. Parking would be provided with 2 car garages, on-street parking, and 30 guest parking spaces located in 4 parking bays off the loop street. Such housing is allowed in the commercial zone with approval of a Conditional Use Permit. The 28 lot eastern cluster home component is modeled after the Greyhawk II project adjacent to the project site to the north. The cluster homes will have 3 car garages, with 28 guest parking spaces in 3 parking bays off the internal loop street. They are proposing to utilize smaller road sections within the project to allow for less impervious surface and greater open space within the project, which utilizes low impact development features to be able to reduce water quality impacts. With a PD designation already on the eastern portion of the property and such a significant percentage of the cluster homes portion of the site in open space, they are seeking an adjustment of the PD density from 2.0 to 2.8 which yields the 28 lots on those 11.65 gross acres.

Mr. Lo Duca showed attendees how the two portions of the project are linked internally by a private roadway. Recognizing the amount of traffic on Sierra College Boulevard, the project proposes only a gated emergency vehicle access along that frontage, with the main project access on Eureka Road across from the Pavilions shopping center and office park. All county requirements for operation of the gate, including stacking, emergency vehicle access, and pedestrian and cyclist access will be met.

By proposing an all-residential project on the property rather than having the western portion developed with commercial uses, the Grayhawk III project will generate significantly less traffic, both daily, AM peak and PM peak, than developing the commercially zoned property with commercial uses. Specifically, the traffic study found that the duet home portion of the project alone generated 30% fewer daily trips compared to what commercial uses would generate (256 v. 890), 83% fewer AM peak hour trips (19 v. 114), and 79% fewer PM peak hour trips than what commercial uses would generate on the same roughly 9 acre portion of the site. The traffic study also found that traffic was not worsened at any intersections or roadways studied, and actually in the cumulative study, the project would improve the level of service at the Eureka Road/Pavilions Driveway and Eureka Road/Hillsborough Drive intersection in the PM peak hour due to the lower trips generated

by the proposed project compared to what the property would generate with a commercial component. If the property were developed with commercial uses, the General Plan's level of service for unsignalized intersections along Eureka Road east of Sierra College Boulevard in the project vicinity would not be met.

Project entitlements include a tentative subdivision map, a conditional use permit, and the rezoning of the eastern portion of the site not for a change in use but for modification in the PD allowed density, while still remaining within the density allowed by the property's land use designation under the Granite Bay Community Plan.

Ken Graham from Placer County Public Works provided additional information regarding traffic and the proposed project. Mr. Graham explained to attendees that a cumulative traffic study had been prepared by the County for the Granite Bay area as a response to ongoing community concerns. Mr. Graham additionally explained what aspects were looked at when preparing the cumulative traffic study. The cumulative traffic study was able to identify five areas that could in the future have minor issues, however it was pointed out that the cumulative traffic study didn't find any substantial issues.

Chairperson Jones then asked for questions from the MAC members.

Member Bose requested clarification on the acreage for the western 9 acre portion of the project as well as clarification of the primary egress for the project and clarification of the channelization and the installation of the medians. Mr. Lo Duca and the project team provided clarification

Member Prager asked for clarification of the current land use designation. Mr. Lo Duca clarified the current land use designation.

Chairperson Jones then asked for public comments.

A member of the community asked how many houses can be designated under the current PD. Mr. Lo Duca explained that the current number of units allowed would be between 20-22 units and that the rezone would allow approximately 28 units.

Community member Shannon Quinn asked if the portion of the project currently zoned commercial were to remain commercial, would the project front Sierra College Boulevard. Using a site plan, Mr. Lo Duca explained all of the different access points, if the property remained commercial.

Chris Quinn, a resident of Granite Bay, expressed his concerns that the improved traffic LOS presented based on the property being rezoned from commercial to residential are disingenuous. Mr. Lo Duca explained that the county prepared the traffic study. Mr. Quinn went on to give his background and explained his fear of this project is becoming duplexes and that this type of product will be or will become income properties. Mr. Quinn opposed the idea of starter homes.

Community member Patricia McKinney asked for proposed house sizes and expressed her concern that she feels this project will still generate a lot of traffic as well as her concerns over this being a gated development.

Community member Joan Jackson lives across from Hillsborough and expressed her traffic concerns regarding the commercial vs. residential zoning of the property.

Another community member wanted the developer to consult with the Fire Department regarding how narrow the proposed roads are in the development. Mr. Lo Duca explained that the Fire Department has to sign off on the plan as a condition of the project.

Community member Dave Jackson asked if there was any way to reopen the right turn lane at Sierra College and Eureka Road until it can be properly paved. Mr. Bardini, project engineer said that they would look into it and see if it was a possibility.

Community member BJ Baker was happy to see a proposed residential project instead of commercial but expressed concerns that the proposed home types were not suitable for the Granite Bay area.

Community member Sandy Harris was not sure this project meets the definition of a planned development based on language provided in the initial notice for the tentative map. Ms. Harris requested an explanation of requirements of detached vs. attached homes and wanted to know if the proposed homes would be owner occupied or rentals. Mr. Lo Duca explained that there is not a home builder at this time so that is unknown. He also explained that it is a requirement for the homes to be attached when rezoning from commercial to residential.

Community member Paul Hart explained that their home is close to the project and had a question regarding the building set-back for the property. He further inquired if there was something that is recorded on the property. Mr. Bardini, the project engineer explained the history of the set back that was originally tied to a creek that no longer exists. Mr. Hart then asked if a recommendation could be made to limit the project to single story homes. It was explained to Mr. Hart that any recommendation can be made, but that doesn't mean it would happen.

MAC Member Prager asked how many trees were removed. Mr. Lo Duca explained the process of the removal of the trees on the property, the wetlands permit, and the improvements that were required.

Community member Dave Harrison also with the South Placer Fire Department and the Treelake HOA feels this project is an embarrassment to Granite Bay and expressed his concerns about reduced response time for medical emergencies/fires by gated communities.

Several questions were asked by community members regarding the grading of the property. It was explained that the drainage improvements lead to the requirement of the grading of the property. Questions regarding the flood plain were asked and clarification was provided as to where the flood plain is located. Mr. Bardini further explained the topography of the property and the open space area.

It was clarified that the gates are to be open during the day for pedestrian traffic, not vehicle traffic. The setback for the gate is per the standard established by the County.

Member Bose asked if there is a height requirement for residential units. It was explained that there is a 50ft. requirement and that it would be addressed in the Conditional Use Permit.

Member Anderson asked if on street parking would be allowed, how wide are the streets and is there room for parking in the driveway. Some have on street parking some do not. There is room for parking in the driveway. It was clarified that there would be on street parking allowed on the western portion of the project and it was shown on the site map the proposed width of the streets. It was further explained that the trail access is currently being worked on and that there is potential to use the sewer easement to avoid a long process with the Army Corps of Engineers.

10) Action Items: (NONE)

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

12) Next Regular Meeting – February 3, 2016

13) ADJOURNMENT 8:33PM

For additional information and calendar for Supervisor Uhler see his website at:
<http://www.placer.ca.gov/bos/District4.aspx>

Placer County is committed to assuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you require disability related modifications or accommodations, including auxiliary aid or services, to attend or participate in this meeting, please contact the Board of Supervisors' office at 530-889-4010/530-889-4009 (fax) or email at bos@placer.ca.gov.