



COUNTY OF PLACER  
**GRANITE BAY MUNICIPAL ADVISORY COUNCIL**  
175 Fulweiler Avenue ▪ Auburn, CA 95603 ▪ (530) 889-4010  
County Contact: Ashley Brown (916) 787-8954

**NOTE: DATE CHANGE DUE TO LACK OF QUORUM**

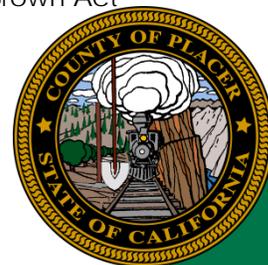
**REGULAR MEETING Minutes**

Monday, August 8, 2016 7:00 PM  
Eureka School District Office, Board Room  
5455 Eureka Road, Granite Bay, CA

1. **Call to Order & Pledge of Allegiance** 7:04PM
2. **Welcome, Introduction of Members & Statement of Meeting Procedures**  
Bill Bowen, Barbara Singleterry, Ken Prager, Eric Bose and Te Iwi Boyd, Secretary. (Virg Anderson, and John Thacker were absent)
3. **Approval of August 8, 2016 Agenda**  
Member Singleterry made a motion to move Action Items to Item 8 and move the Information Items to Items 9a and 9b. Motion was made to approve the Agenda. Motion seconded and passed, 4-0.
4. **Approval of July 11, 2016 Minutes**  
Motion was made to approve the Minutes. Motion was seconded and passed, 3-0.
5. **Public Safety Reports:**
  - A. Placer County Sheriff's Office  
No report given.
  - B. California Highway Patrol  
No report given.
  - C. South Placer Fire District  
A report on the various fires occurring throughout California was provided. South Placer Fire District did provide support, but at this time all resources have returned safely. It was also reported that there have recently been a couple of suspicious fires. Attendees were reminded that school will be back in session soon and to stay safe, slow down and buckle up. Attendees were also reminded when barbecuing, to allow coals to cool completely before disposing of them. The next South Placer Fire District Board meeting will be held on the 3<sup>rd</sup> Wednesday of the month, if any residents would like to attend.
6. **Public Comment:** Let us hear from you! Do you wish to share something that's NOT already on this agenda? We welcome your input at this time and kindly ask that you keep your comments to 3 minutes or less (or as determined by the chairman).

Harrison Clark wanted to remind the MAC Members and attendees of the Brown Act with regard to response times and secret deliberations.

The MAC is composed of appointed community members whose purpose is to advise the Board of Supervisors about activities and problems of the area represented. Residents are encouraged to attend and talk about issues important to them. More info at [www.placer.ca.gov/bos/mac](http://www.placer.ca.gov/bos/mac). Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in public meeting. 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 Supervisor's Office.



Sheryl Berkelman read a statement regarding process and thanked Chris Schmidt, stating that he had been very helpful. She requested that there be a map provided to residents containing all proposed projects in the Granite Bay area. She expressed her concern that there is not a calendar available and feels that people are being left out because the information isn't available. She went on to say that she doesn't feel that the current process is working for residents relating to the current rezone process.

Larissa Berry expressed her feelings that changes that are happening to the community are not working and that what is going on is zip code exploitation.

Kris Johnson read the following statement. "The majority of the people in this room and the majority of the people living in Granite Bay are homeowners. They have invested their hard earned capital into a home, a valuable property in a community that values a semi-rural area, abundant in natural landscaping. These homeowners have invested in their community's premier schools, infrastructure, roads and parks. Property taxes are high here, reflecting the value of the developed properties and need to cover the costs of these community assets. If you live here, like the resident Dave Harris discussed last month, you have probably worked and saved for over a decade to be able to invest in a home here. It isn't an entitlement easy to attain, it isn't your first home. As a homeowner you are a stakeholder, invested in this community. You had to come up with some significant cash up front to buy in. The cost of leaving is also significant as compared to someone who is simply a tenant, who at the end of their lease period can simply move out without having to worry about the resale value of their home. Property values are extremely important to homeowners, not so to tenants. The majority of our homes are custom or semi-custom, not cookie cutter production houses. Land use decisions are important to us because they affect our lives, the community we have chosen to live in.

I also wish to point out that, not all or maybe NONE of the final decisions makers, that is the Board of Supervisors, are stakeholders/homeowners in Granite Bay, so they really have nothing to lose, but we homeowners do.

Land use decisions are long lasting; pretty much forever. We are fortunate in Granite Bay to still have open space and agricultural land producing food for our tables. Especially today, with the growing trend of farm to fork where people can consume food that is grown within a very short distance of their home. Once large rural and agricultural plots are cut up into little, tiny pieces, there is no reassembling them; the natural landscape is destroyed and gone forever. The tiniest pieces; that is; minimally sized lots that are consumed by what the developer calls "housing product" have no room left for any significant landscape or external improvements and are the most egregious in terms of destruction of landscape with little gain in value. The Park Project described last month is a prime example of such a development that once it is built cannot be improved over time. These projects become rental communities, where properties are maintained in accordance with regulations or in the absence of regulation, good enough for the landlord to rent to the next tenant. The Granite Bay Village near Fuller and Auburn Folsom is a comparable example. That development

was built in the 1990's, is still well maintained and has a few more amenities that the Park proposes, and it also represents the lowest valued property in the community, with the lowest level of appreciation since they were built. Granite Bay Village is dominated by renters; not homeowners. You can verify what I am saying by studying Zillow and the county tax assessment records.

Last month's narrow decision by this commission to reject the high density Part at Granite Bay proposal, is concerning because it was not unanimous. For those in favor of the Park project, I ask: what would motivate you to carve out a slice of agriculturally zoned land to approve a project that would represent the lowest standard of housing built since the 1990s? Disrupting agricultural homeowners and neighbors? Adding significant traffic, water runoff and safety impacts?

We need housing for actual homeowners who are invested in our community for the long haul, who literally want to plant roots here, not to just stay to the end of a lease period, or until they can afford something better. We need housing that can appreciate over time through continued improvement via landscaping and exterior architectural features. After reading the studies prepared by the State of California Department of Finance and other economic study groups, there is no compelling reason to be found that indicates a need for high density housing, rental or transitional housing here, requiring the rezoning and degradation of the Granite Bay Community Plan. Please do not give into the wants of developers sacrificing the needs and desires of our community."

Supervisor Uhler clarified for residents that his is not currently a homeowner in Granite Bay. That he and his family are renting a home in Granite Bay but he has lived in Granite Bay, the majority of the time since 1970 and that he has owned several home in Granite Bay during this time. It just so happens that he sold his home and has not yet purchases another home.

**7. Supervisor Report** (If Supervisor Kirk Uhler is not present, Ashley Brown will present)

Supervisor Uhler discussed the Sierra College & Douglas overlay project. The stretch of Sierra College between Eureka Road and Olympus Drive received new, rubberized pavement. The project was part of three contracts approved in June that will pave the way for repair and resurfacing of some 75 miles of roadway in unincorporated areas of the county.

An update on Placer Ranch & SIA was given. The Board of Supervisors approved several items that will allow county staff to proceed with preparation of environmental and planning documents for the Placer Ranch project, in addition to an agreement with the Placer Ranch property owner. The Board of Supervisors approved a \$791,140 contract with Ascent Environmental to prepare the

environmental impact report for the Sunset Area Plan update and the Placer Ranch Specific Plan. The Sunset Area is an 8,900 acre area in unincorporated western Placer County and Placer Ranch is 2,213 acres of land that is entirely within the Sunset Area Plan. The objective of the Sunset Area Plan update is to implement the county's long-term vision to create a plan that helps drive the county's economic engine.

The University of Warwick updated Placer County officials as the U.K. based institution moves forward with plans for a campus in Placer County and unveiled a study that estimates the campus would have an annual economic impact of nearly \$600 million by its 10<sup>th</sup> year of operation. The University is working on building research partnerships and anticipates offering two graduate programs in 2018. The university is working to secure a location in Roseville for those programs. A new report commissioned by the Greater Sacramento Area Economic Council about the impact of a University of Warwick campus. The proposed university could have an economic impact of \$582.4 million on the greater Sacramento economy in its 10<sup>th</sup> year of operations. The university could directly support an estimated 1,250 jobs and \$110 million in payroll in addition to supporting about 2,300 jobs and \$74.8 million in payroll at other local businesses. University spending for purchases of goods and services could generate annual economic impact of \$96.1 million in the region by year 10 and student spending could support another 1,100 jobs in the region.

Commercial medical marijuana cultivation and sale will not be allowed in unincorporated Placer County. The Board of Supervisors voted 3-2 to limit marijuana cultivation to small, indoor grows by medical marijuana patients only. The board directed county staff to return with an ordinance codifying the approach they approved today for their consideration in the coming weeks.

Supervisor Uhler also provided an update on the Statewide Communities Infrastructure Program. It was reported that community development and public works project in Placer County will soon be cheaper and faster after BOS voted unanimously to join the Statewide Communities Infrastructure Program. SCIP offers a number of features to reduce the time and cost of project financing to developers, and benefits local government agencies by more quickly making development fees available for their use. Several other local agencies, including El Dorado County and the Placer County cities of Roseville, Rocklin and Lincoln, also use the program. Development impact fees are a major source of funding for local public works and infrastructure maintenance projects. SCIP can finance impact fees for developers, while making those fees immediately available to local agencies to use for infrastructure projects. The SCIP program has assisted communities and developers throughout California to finance over \$150.2 million in impact fees and issued more than \$200 million in bonds since 2003.

**89. Action Item:**

**A. Proposed Whitehawk I Project**

Whitehawk I is a proposal to develop a 24-unit Planned Residential Development on an 18.1-acre site (APN 048-151-001-000) located on the south side of Douglas Boulevard, east of Woodgrove Way in Granite Bay. The project would include 24 single-family detached residential units on private streets accessed from Douglas Boulevard. Approximately sixty-five percent of the site would remain as common area and open space.

The applicant, Meritage Homes, is requesting a Community Plan Amendment to change the land use designation of the site from Rural Low Density Residential (.9 to 2.3 acres per dwelling unit) and Rural Residential (2.3 to 4.6 acres per dwelling unit) to Low Density Residential (0.4 to .9 acres per dwelling unit) and Open Space. Also proposed is a rezoning from RA-B-100 PD = 0.5 (Residential Agricultural, minimum Building Site of 100,000 square feet combining Planned Residential Development of 0.5 units per acre) to RA-B-20 PD = 1.4 (Residential Agricultural, minimum Building Site of 20,000 square feet combining Planned Residential Development of 1.4 units per acre) and O (Open Space).

Presented by: Chris Schmidt, Placer County Senior Planner

Chris Schmidt, Senior Planner explained to attendees that the Whitehawk 1 and Whitehawk II are being processed as two separate applications even though they are similar projects.

Slides of the project sites were shown. The project is located just east of Woodgrove, Douglas and Sierra College. The two projects are separated by 19-acre parcel. The layout of both projects was shown, depicting the sewer easement from Whitehawk I through the 19-acre parcel all the way to Whitehawk II. Area Zoning was discussed.

Whitehawk I consists of 18.1 acres. Additional photos of the property were shown. It was explained that the property was mined during the 40's and 50's and is not as nice as it looks from the street, this portion of the property has more of a moon scape appearance as a result of the mining.

Site history was provided. The property has been undeveloped since at least 1944.

The project Site Plan was discussed, proposing 24 detached units. These units will be single story, cluster homes. A Site Coverage summary was provided.

The entitlements requested for Whitehawk I are a General Plan Amendment, Rezone, Conditional Use Permit and Vesting Tentative Subdivision Map.

The Residence Layout was discussed. Building envelopes will be between 4500 sf.- 4875 sf. Each unit will have a partially covered rear patio and exclusive use private rear courtyard of 1200 to 1300 square feet. An overhead view of residence was

provided. HOA maintained areas were discussed and other elevations were shown. Landscaping and parks and trails were discussed.

There will be 11.79 acres of open space, or 65% of the project site. An open space rezoning is required. Tree impacts were discussed and the project entryway was shown.

The fencing plan was shown. Fencing for the project will be split rail, an entry gate, guard rail and post & cable.

Parking requirements for this project were explained and discussed. The Traffic Study, trip generation rates and forecasts were shown and explained.

### **B. Proposed Whitehawk II Project**

Whitehawk II is a proposal to develop a 55-unit Planned Residential Development on a 32.97-acre site (APN 048-151-061-000) located on the south side of Douglas Boulevard at Seeno Avenue in Granite Bay. The project would include 55 single-family detached residential units on private streets accessed from Douglas Boulevard. Approximately sixty-two percent of the site would remain as common area and open space.

The applicant, Meritage Homes, is requesting a Community Plan Amendment to change the land use designation of the site from Rural Low Density Residential (.9 to 2.3 acres per dwelling unit) and Rural Residential (2.3 to 4.6 acres per dwelling unit) to Low Density Residential (0.4 to .9 acres per dwelling unit) and Open Space. Also proposed is a rezoning from RA-B-100 (Residential Agricultural, minimum Building Site of 100,000 square feet) to RA-B-20 PD = 1.75 (Residential Agricultural, minimum Building Site of 20,000 square feet combining Planned Residential Development of 1.75 units per acre) and O (Open Space).

Presented by: Chris Schmidt, Placer County Senior Planner

Mr. Schmidt began his presentation by providing some project background, project size as well as the current zoning and proposed zoning. Photos of the project site were shown from different vantage points and included views of the property from Seeno, photos of the wetland areas that will be preserved and photos of the southern property line. The project Site Plan was shown and discussed. This project is proposed to have 55 detached units.

The design of the residence's; landscaping; parks and trails; and the neighborhood park located at the center of the project were discussed, as were the future connections to trail systems. Potential, conceptual, future trail alignments were shown and discussed.

Conceptual Lotting Studies were passed out to MAC. The Whitehawk II project will have 62% open space and requires an open space rezone.

Tree impacts, the project entryway, fencing and parking requirements were explained.

The Traffic Study results were discussed and shown in graph to residents.

A summary of requested entitlements for the proposed project were explained.

Community Plan consistency and alignment with those goals was discussed at length. The projects are consistent with many key goals of the Community Plan including the Land Use Chapter.

It was explained that the proposed land use changes are consistent with Community Plan policies for such changes including Land Use Policy #11 a, b, c and d and Housing Policy #3, Land use Goal 8 and Land Use Policy 3. Other PD Policies, specific policies for planned residential developments 1, 2, 3 and 4 were discussed. Item 1 is inconsistent with PD and what a PD is. Zoning Ordinance, PD Rules and Minimum Lot Area was discussed and explained.

It was explained that in the GBCP, the project sites were identified as a "mixed residential opportunity". The opportunity areas were envisioned as allowing a variety of housing types including apartments, lofts, townhomes, live/work units, condominiums, and clustered units (Page 38). The Plan recognized that a higher density along the Douglas Boulevard corridor, near services and adequate infrastructure, was appropriate.

The comment period on Mitigated Negative Declaration (Neg. Dec.) will end September 2, 2016 at 5pm. This project should go before the Planning Commission September 22, 2016 and will go before the Board of Supervisors sometime in late October or early November 2016.

The Affordable Housing requirement, Housing Element Policy B-14 and mitigation for this requirement were discussed.

Dave Cook requested to hear questions from the MAC and Community members before making a presentation.

MAC Questions:

Member Bowen asked for clarification of the building envelope sizes. Building envelopes will be between 4500-4875sf. With home sizes in the 2700-3200 sf. Range. Member Bowen verified that the parking doesn't meet the minimum requirement. Chris confirmed that is correct.

Member Bose asked if the existing traffic is operating at LOS at F currently? It was explained that the Douglas/Quail Woodgrove area is currently operating at LOS F. It

was further explained that development will create a delay, however the proposed improvements/mitigation for this intersection will actually improve the flow of traffic. Despite LOS and traffic counts a signal is not warranted and not recommended.

Member Bose went on to thank staff and Supervisor Uhler for a much more in-depth presentation, and the through explaining of the policies and consistencies and inconsistencies associated with this project.

Chairman Prager asked if the courtyards can be fenced or are they fenced. It was explained that there is typically a knee wall with stone/stucco and wrought iron fencing.

Public Questions:

John Milburn had a questions for Chris regarding zoning changes and density changes. Mr. Milburn asked for clarification and an explanation of how they got to that number. Mr. Milburn wanted to know if there are any other projects like this? He expressed his concerned about the 19-acre undeveloped site in-between these two proposed projects. He expressed his concern with the affordable housing requirement and smaller lot sizes associated with these projects as well as his concerns regarding the zoning change to open space, the traffic impacts at Barton, and parking at the proposed project. He asked if the traffic mitigation fees are going to pay for widening roads in the future?

Bert, the trustee for property located in between the two proposed project stated that this piece of property is not intended to be for sale. He would request the sewer easement not be used for a pedestrian access. He also expressed his concerns regarding traffic and the landscaping buffers, the grading that needs to occur to the property, the proximity of the new homes to his existing home and his concerns regarding the gate.

Larissa Berry expressed her concerns with another area of green being lost.

Katie Demar expressed her concerns regarding the traffic impacts. She is concerned with the current traffic back-ups without additional development.

Ward Hous expressed his appreciation that Dave Cook kept them informed and listened to their input. He however, doesn't think there is adequate buffering. He would like to see houses on the perimeter go away.

Resident Diane asked why these project don't require an EIR.

Resident Bob complimented staff of their analysis and thinks that Granite Bay lacks housing for residents who want to downsize.

Sherry Muscgrove asked what the plans are for the multi-use trail and why they chose the path shown as opposed to following Strap Ravine, she wanted to know if the pedestrian gate will accommodate a horse and wanted to know how/if the traffic impacts relate to a fire.

Whitney Nicholas asked if the project took into account seasonal flooding.

Shannon Quinn asked for clarification on the LOS F.

Resident Gary asked if the meandering trail will be crushed granite or paved. He also asked if there will be changes made to the median on Douglas and if so, would these changes be paid for by the developer or by tax payers?

Response from Dave Cook:

Mr. Cook told residents that he is a 24-year resident of Granite Bay and spent time working on the Community Plan with other members of the community. Mr. Cook went on to explain that he reached out and approached Meritage Homes because the land required a unique product. Mr. Cook provided a brief history of Meritage Homes. He explained that this location was chosen because of its proximity to services. There is a signal at Seeno, there are commercial centers available that residents can walk to, there is sewer available (they will be improving the sewer to some extent as well). Mr. Cook clarified that Army Corps doesn't want them near Strat Ravine, therefore they had to come up with an alternative path(s) for the multi-use trail. The gated entry concept was discussed as it will provide for the homes to be sheltered from the roadway. Mr. Cook went on to discuss the infill and impacting residents and they have tried to be sensitive to locations and cross sections whether it is landscaping or fencing that help preserve privacy. Mr. Cook went on to say that Chris did a great job preparing the presentation. Quality of life is subjective. Existing and future development approach.

It was then confirmed that the setback is a 10-foot minimum. It was clarified that the Use Permit specifies the size of the homes and that the courtyards and fencing for these project was originally assumed to be open iron fencing, however based on feedback, and enhanced wood fence might be a better alternative. It was explained that the Strap Ravine landscaping will be left natural. It was confirmed that the operation of the gates is that they will be closed and that the pedestrian gate will be open during daylight hours.

Rezoning "math" was explained and the 10-foot setback requirement was discussed further. It was explained that the open space rezoning was being requested to both enhance and memorialize the properties open space areas.

It was explained that the traffic impacts were evaluated in a cumulative study.

There was clarification provided regarding the neighboring private road that has been granted to the public for an emergency easement. The project team feels this is a benefit to that neighborhood in the event of an emergency as well.

It was explained that an EIR was not required for these projects as these projects met the CEQA requirements allowing for a Negative Declaration. It was further explained that the criteria aren't related to the project size but rather the impact.

It was clarified that the pedestrian gate is 5ft wide and was not designed or intended for horse use.

The estimated housing price is somewhere in the \$750,000-\$850,000 range. At this time there is no estimate as to what the HOA dues will be.

Member Bowen asked if there is a lighting plan. It was explained that there will be no street lights and no sidewalks associated with these projects. Member Bowen also asked what type of fencing would be around the perimeter of the project. It was explained that this will be split rail fencing or post and cable and that it is only being fenced for privacy and screening purposes.

It was then explained that the building envelope is the HOA's responsibility and that individuals don't own the driveway or patio areas. It is intended for these home to be low maintenance, "lock and leave".

Member Singleterry asked for clarification regarding the affordable housing requirement. It was explained that this project does not intended not to provide affordable housing, that for this project the developer will pay a fee where affordable housing can be obtained elsewhere in the county of through a down payment assistance program that the county administers.

Answers from Chris:

PD calculations were further clarified. An explanation of current zoning and the requested zoning for this project were discussed.

The conditions where gates would be allowed were discussed. It was explained that gates are specifically avoided except under certain conditions. The 9 design requirements for the gates were discussed.

Chris clarified that the 19-acre parcel between the two proposed projects has no plans to develop. The references to this property were made looking 30 years down the road and are included in the community plan.

It was explained that this development is outside the 100 year FEMA Floodplain.

All traffic comments and questions were answered and discussed. It was explained that this was an extensive traffic study. The traffic study, traffic impact fees, etc. were discussed and explained by the traffic consultant.

Member Singleterry asked if there are any plans for public transportation to mitigate some of the traffic. It was explained that at this time there were not.

It was explained that the traffic studies did not include emergency evacuation plans.

Chairman Prager reminded residents what the MAC does, and that it is an advisory council.

Motions:

Whitehawk I:

Member Bose made a motion to recommend the Planning Commission approve this project subject to the project developing reasonable transitional areas on the edges of the property adjacent to residences subject to Section 3.2 11 a and b of the Granite Bay Community Plan. Member Singleterry seconded the motion. Motion passed, 3-1.

Roll Call:

Member Bowen – Nay  
Member Singleterry – Yay  
Chairman Prager – Yay  
Member Bose – Yay

Whitehawk II:

Member Bose made a motion to recommend the Planning Commission approve this project subject to the project developing reasonable transitional areas on the edges of the property adjacent to residences subject to Section 3.2 11 a and b of the Granite Bay Community Plan. Member Singleterry seconded the motion. Motion passed, 3-1.

Roll Call:

Member Bowen – Nay  
Member Singleterry – Yay  
Chairman Prager – Yay  
Member Bose – Yay

**98- Information Item:**

**A. Pondview Project Update**

The Pondview Project was approved by the MAC in January 2015 and subsequently approved by the Board of Supervisors. The applicant has been approved for a change in build-out of the pond front parcel from the event pavilion to future office/professional. The applicant has also requested a change in design of the Pondview Office parcel to a more Craftsman style and would include four 5,100 SF office buildings with pedestrian common areas. The project has completed the design review process.

Presented by: Lisa Powers

Elevations of the proposed project were shown. It was explained that Lenders don't want to do special project loans, and as a result she abandoned the project. The initial design was changed to a more customary design. This project will be for professional offices, as well as for medical and dental offices. Rob Osborn with TRI will be listing.

Phase II consists of 2 buildings, for a total of 20,400SF. Ms. Powers is trying to keep the footprint similar to what it was previously.

Parking requirements were discussed.

Member Bose asked if the parking to the right would be triggered with Phase II. It was explained that the project is currently over parked.

Resident Sandy Harris asked where in the process this project is. Ms. Powers explained that this project is ready to get construction permits. It has already gone through design review.

**B. HAWK Signal**

The recently installed pedestrian signal known as a HAWK (High-intensity Activated crosswalk) on Auburn Folsom Road between Robin Hood Way and Cedar Oaks Drive is scheduled to be turned on August 9th. Richard Moorhead with the Department of Public Works and Facilities will attend to discuss how the signal operates and can answer questions.

It was explained that this signal will be activated tomorrow (8/9). It was further explained that the HAWK signal is technically not a signal, but more of a pedestrian hybrid stop. This signal looks like regular signal from pedestrian stand point. As soon as the button is pushed the vehicle/driver see yellow light, then double red, the stop, proceed through, treat it like a stop sign and then no indication and proceed as normal.

This is the first installation of the HAWK signal in the county.

Chairman Prager thought this would have been good in front of Granite Bay High School as they don't create as much of a traffic delay.

A resident asked how drivers are being educated. It was explained that education on these types of signals occurs through outreach, multimedia, and can be found on Supervisor Uhler's website.

10. **Adjournment** to next regular meeting on September 7, 2016  
Meeting adjourned at 10:22PM.