

**GRANITE BAY MUNICIPAL ADVISORY COUNCIL**  
**MEETING MINUTES FOR**  
**Wednesday, March 02, 2011**

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

**1. Call to Order: 6:56pm**

**2. Pledge of Allegiance**

**3. Introduction of MAC Members**

**A.** Vice-Chairman Eric Teed-Bose, Virg Anderson, Dr. Gloria Freeman, Walt Pekarsky, John Thatcher, Suzanne Jones and Secretary Ashley Gibian. (Don DeSantis arrived after selection of chair and vice chair)

**B.** Also present, Field Representative Linda Brown

**C. Announcement-** read by Secretary, Ashley Gibian

**4. Approval of the Agenda**

A motion was made (and seconded) to approve the March 2011 MAC Agenda and was approved, 6-0

**5. Review of MAC Handbook and Parliamentary Procedures (Linda Brown – 10 min.)**

Requested to review items in MAC Handbook on pages 8, 10, 16, 24, 25 and 26. Also reviewed conflicts of interest, and who can make a motion. The chair can only make a motion if no one else is willing and the chair believes a motion should be made.

**6. Selection of MAC Chair, Vice Chair and Committees**

A motion was made (and seconded) to select Eric Teed-Bose MAC Chair and was approved, 6-0

A motion was made (and seconded) to select John Thacker MAC Vice Chair and was approved, 6-0

**7. Approval of the Minutes - February 2, 2010**

A motion was made (and seconded) to approve the February 2011 MAC Minutes and was approved, 7-0

**8. Public Safety Reports**

Deputy R. Bryant spoke on behalf of the Sheriff's Department. He only patrols Granite Bay at times, but in the crime reports there was an increase in vehicle burglaries. They are concentrated around school and commercial areas. All efforts are made to return recovered property to their rightful owners. If you are a victim of burglary, keep an eye on Craigslist for your stolen items.

Ike Spears, a CHP volunteer from Newcastle area reported an increase in accidents relating to yield and right-of-way violations. There have been 5 fatalities in Auburn & on Highway 49. There have been 20 DUI arrests this month. Also, Oakmont High School has "Every 15 Minutes" this month.

Placer Fire Marshall, Bob Richardson reported that there have been 138 calls this month and an increase in collisions with injuries; 83 needed medical aide. Pay attention to burning requirements in regard to emissions. Wanted to give a reminder on vertical clearance; you need 15ft clearance from the road. Stay on top of vegetation management now to help prevent fires later. There have not been any cycling accidents this month. Fire Marshall Richardson also took a complaint regarding a house that burned down and said he would report it to code enforcement.

## **9. Public Comments:**

A long time community member filed a complaint a month ago against Carls Jr regarding the giant hamburger on the roof and the change in paint color (doesn't match the scheme of the shopping center.) The hamburger was taken down and they are discussing options about the paint color. The community member wanted to say thank you for dealing with her complaint promptly.

## **10. Supervisor Report**

Given by Field Representative, Linda Brown

The last two Board of Supervisor meetings discussed 2011-2012 budgets with a \$2.8 million deficit. Due to 5% decrease in property tax, loss of one-time funding, the rise of health care premium costs, and CalPers retirement cost. Budget workshops will be in March/April, a budget will be drafted in May, more workshops in August and final budget approved in September. The 2007 hiring freeze has resulted in 320 fewer positions and a number of cost savings has been implemented to save \$1.1 million.

State Budget impact on Placer County- roughly 374 inmates will be moved to our jails from state prison, 620 additional parolees, and 10 additional juvenile offenders. There will be a loss of \$1.9 million in funds if the state votes to not extend the vehicle license fee increase. State would also give the county complete responsibility for mental health, child welfare, foster care and adoption programs, adult protective services and substance abuse treatments. Proposed shift in fire safety responsibility, to undeveloped areas (state) and developed areas (local). Placer County Library would lose \$85 thousand. Governor wants to defer \$8.5 million in payments to the county.

Supervisor Weygandt, Supervisor Holmes, and Tom Miller visited a dozen legislators to discuss the Regional Sewer Plant, Lake Tahoe restoration, Biomass Utilization, Placer Parkway and the radio network project.

Construction on Auburn-Folsom will resume when weather dries and they have a two week warm/dry period to continue. The second phase scheduled to be finished the end of summer, with the third and final phase starting summer 2012 if funding is available.

The Roseville Press Tribune did a story on "Draft plan for Granite Bay's future moving forward."

March 16<sup>th</sup> at Ronald Feist Park the refurbished baseball field will hold a re-opening ceremony.

There are two openings on the Placer County Older Adult Advisory Commission.

Placer County Mosquito and Vector Control District will has a public meeting at 1:00pm on March 16<sup>th</sup> to discuss adopting Mosquito Reduction Best Management Practices.

Board Question- will there be funding for deferral period for the shift in fire safety responsibility? They'll have a transition period of five years.

## 11. MAC Committee Reports

Granite Bay Community Plan policy review committee- There are various differing opinions and they've only covered 6 items so far. One was unanimously deleted and they came up with rewording on the others. Overall they are not very far into the process and are trying to make a new plan to speed the process up. Reminder-meetings are open to public and are generally one and a half to two hours long at Eureka Union School District.

## 12. Action Item:

- A. Enclave at Granite Bay:** Presented by E.J. Ivaldi, Planning Services Division of the Community Development/Resource Agency; Applicant: Camille Courtney, Rancho Cortina Properties (5 min.)  
The proposed project is a 12-lot planned residential development on 12.07 acres, with approximately 46% of the site dedicated to open space including natural wetland areas. The project is located on the North Side of Elmhurst Drive, at the intersection of Swan Lake Drive, in the Granite Bay area.

Recommendations on this project were denied May 2009. The number of lots was reduced by about half and in December 2010 the general plan amendment and rezone was approved. They are now proposing 12 single family lots 15,000-27,000 square feet with the same amount of open space (5.6 acres.) Access at Elmhurst has been closed off and replaced with EVA access. Community members may use this path for recreational purposes (walk, bike, etc.) but vehicles will not have access. The landmark Cottonwood trees are still proposed to be removed for EVA access and utilities. They are designated landmark trees by the BOS, but there is danger associated if the trees stay and are not properly maintained (branches could fall). Also, utilities put in underground would compromise the root systems of the trees. Right now the County is responsible for the maintenance of these trees. It would be difficult to relocate the EVA access as it is between wetlands. The rear setbacks have been increased to 35 feet with a landscape buffer of evergreens along the back of the lots. Minimum setback to meet zoning requirements is five feet for side yards, ten feet for single story backyards and twenty feet for two story backyards. Pools can be within three feet of setbacks and equipment can be within five feet. Applicant is requesting a tentative map, and tree permit to remove Cottonwood trees. Impacts have been minimized.

- B.** Any member of public like to address MAC

Lisa Erickson and Marlene George are long time residents and represent neighbors of the Enclave project. At the January 27th neighbors meeting they presented an alternate map. Their intent was to allow the developer to build up to 13 homes but for it to feel like 6 homes. They requested setbacks along entire perimeter of the project that would consist of ONLY landscaping (no play areas, pools, sheds, etc.) The current map was new to them, and they love the path area. They did request additional trees be planted on the south side of property (willow or oak) in open space, and would like to require every lot owner to plant and maintain evergreen trees to use as a screen (preferably Redwood.) They would also like a signed agreement for this purpose. They perceived the Supervisor Uhler thought requests were reasonable. Camille Courtney was not present at the last meeting. They have been coming before the MAC for 9 years, and want their suggestions included in what is recommended to the planning commission.

- C.** Close Public Comment, Bring back to MAC for discussion

Freeman liked the input on using evergreens as screening trees, but didn't like the idea of losing the cotton willows. Freeman acknowledged that they do have a limited lifespan and are a bit like weeds.

Anderson- Noted that Redwoods grow fast and require a lot of water; he suggested evergreens be used for the landscape easement but the property owners should choose the breed of evergreen. The Cottonwoods are

beautiful, but they are not in an open area where they won't hurt anyone if they drop a branch. The walkway provides children a safe route to school.

Thacker- commended all involved for their efforts. The project has come a long way from 48 units to 12. He is not a fan of the cottonwoods

Motion- Move to approve the Conditional Use Permit and Tree Permit for the Enclave at Granite Bay Project with the following conditions: create landscape easement and structural setback of 35 feet on East and West of the present lots with trees present prior to final, and the removal of the cottonwood trees. Approved, 7-0

### **13. Informational Items (non-action):**

**A. Douglas Boulevard Self Storage & Granite Bay Garage Condos:** Presented by Al Johnson – Al Johnson Consulting; Applicant: Al Johnson, Al Johnson Consulting (10 min.) This project consists of two phases – 73,975 sq. ft. of Self Storage Units on the western parcel (APN: 047-060-016) and 74,902 sq. ft. of Garage Condos on the eastern parcel (APN: 047-060-033). The Self Storage portion includes a two-story office with a sales/rental area and a residence for the manager. The Garage Condos include a two-story club house with restrooms, lounge area, meeting rooms, and kitchen space for condo owners. The Garage Condos would also include a self service vehicle wash area. The project is located on the north side of Douglas Boulevard, approximately 0.08 miles east of its intersection with Auburn-Folsom Road.

The Applicant came before board about 6 months ago and wanted to update the MAC. They are trying to move to next step by revising the application to address comments received and then bring it back to MAC for action. They have increased setbacks on North property line from 10 feet to 20 feet, 10 feet to 22 feet on East, the front 10 feet to 13 feet and reduced building height all around. The project is 47 feet from the edge of Millwood Lane. The overall coverage of project was reduced from 76,700 to 74,900 square feet. Noted a correction to the model, on the East it shows "open view" fencing, their intention is for that to be solid fencing. The project is currently approved for 52-53 condos.

EJ Ivaldi explained the process and requests being made. There was a previous project approved for this site. It was a community of 52 premier homes. This is a new application as of the beginning of year. It is currently in environmental review. It is zoned as neighborhood commercial. It needs a Use Permit to allow storage/garage condos, subdivision map and a design review, but no rezone is required.

#### **B. Public Questions/Comments**

A long time neighbor of this property was concerned that an 18 foot to 21foot high wall will look very tall from their yards. She was also concerned about noise and all the trees that are currently on the property. It meets zoning but she doesn't know that it's appropriate for this location.

Another neighbor asked a few questions and learned the setbacks have been increased, and the density of units has been lowered for both phases of the project. She also noted that 95% of site would be graded for this project meaning that 400 trees will be removed along with most existing vegetation. The prior plan, by Premier Homes, was going to save 100 trees. She felt this was an inferior plan to that one. This location is the gateway to some of the nicest homes in the community and is the center of the community. She feels this project is totally incompatible.

Another community member wanted to know the reasoning behind the half and half plan, how will hazardous waste would be handled and had questions about noise, traffic and safety? These types of projects are usually in outlying areas. She also wanted to know who this project was intended to serve, residents of Granite Bay or people from a wider regional area.

A community member who lives on Douglas was concerned about having a 20 ft. wall next to her house. She compared it to the Great Wall of China, which on average is 21 feet. She was also concerned about the noise of 24 hour access, and the water that currently runs through the property.

A Millwood Lane resident shared all of the concerns of the previous speakers. Her home sits lower than the property in question, so the wall would seem even higher. She also asked about noise, CC&R's, the water runoff, and boats backing up traffic in the summertime.

Another community member has been buying storage lockers for years and noted that they are not usually in residential areas, or near schools. They are usually on the side of freeways. He felt this is not good for the entrance of Granite Bay.

Another community member is completely against the project and feels it is inappropriate for the neighborhood.

### C. Board Comments/Questions:

The board asked for clarification on several issues which are summarized here. The water that currently runs through the property will be piped underground with three pipes and metered out to leave at the same rate it is leaving now to avoid any flooding or back up. No trees will be left on the property. It is possible to save some along the East side of Millwood Lane. Nothing will be allowed in the garages that are not allowed in your neighbor's garage. A cleansing process to clean out foreign substances (oil etc.) from storm water is mandatory. One manager for both projects will live on the property to be sure all rules are enforced and cameras will be watching both areas. There is no overnight camping allowed but there will be an RV dump. Traffic from self storage facilities is very low. The walls must be 20 feet for access, to accommodate the doors and allow for boat/RV storage. The garage condos can be accessed 24/7. For CC&Rs, they've looked at similar projects and figured out what others have done wrong so that they can fix it. The previous project was abandoned because it had different owners. They believe this plan is superior to that one, but it is still approved. The property owners are willing to work with the neighbors and county on landscaping to mitigate the effect of the wall. The Sheriff's report on crime rates is available for review. An additional turn lane is not currently proposed.

Teed-Bose has many concerns about this project. It is important to understand what is allowed, the developers rights etc.

Freeman- wanted to keep in mind the passive use of storage vs. the active use of condos. There will be less traffic in this plan than the Premier homes plan.

DeSantis- asked "How do you feel that this project will improve the Identity or Brand Name of Granite Bay?" The condos that were already approved were high priced condos that would be good for Granite Bay.

Thatcher- encouraged meetings with neighbors to continue and for adjoining landowners to speak their concerns. He believes it is incompatible use no matter how lawful, but that doesn't mean the project won't receive his support. It will take a lot of mitigation.

### **14. Correspondence – Found on Table at the rear of the room.**

### **15. Next Regular Meeting – Wednesday, April 6, 2011**

**ADJOURNMENT: 9:43pm**