

**GRANITE BAY MUNICIPAL ADVISORY COUNCIL
APPROVED MEETING MINUTES FOR
WEDNESDAY, September 1, 2010**

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

- 1. Call to Order: 7:08**
- 2. Pledge of Allegiance**
- 3. Introduction of MAC Members**
 - A. Vice-Chairman Eric J. Teed-Bose, Virg Anderson, Tom Habashi, Walt Pekarsky, and John Thacker (Secretary).
 - B. Also present was Brian Jagger, MAC administrator.
- 4. Approval of Agenda**

A motion was made (and seconded) to approve the September 2010 MAC Agenda. Approved, 4-0.
- 5. Approval of Minutes from August 4, 2010**

A motion was made (and seconded) to approve the August 4, 2010 MAC Minutes. Approved, 4-0.
- 6. Public Safety Report**

Wayne Linden of the CHP presented regarding traffic collisions within the Granite Bay area. He provided a memo highlighting these matters. Notably, there were several collisions on Auburn-Folsom. This situation is intolerable. Therefore, the radar trailer will be deployed. Lidar will be deployed as well. On a positive note, violations for texting and driving were down notably during August.

Deputy Lew of the Placer Sheriff's Department reported that calls are slowing down, which is likely because the kids are back in school. Once again, a big problem in this area involves entries into unlocked vehicles. This is frustrating because it is a problem that is very easily preventable. Also, there have been a couple of burglaries facilitated by entries through side garage doors, so again, a little precaution goes a long way. As these cases illustrate, theft is a big issue in Granite Bay, so we must protect ourselves.

In regard to the tragic situation involving the death of a toddler this morning in a neighboring swimming pool, Deputy Lew noted that there is a detection system that will set off an alarm if water is disrupted inexplicably. This is a relatively inexpensive solution to a catastrophic potentiality.

Captain Richardson presented for the South Placer Fire District. Last month, there were 66 incidents more than last year (a total of 167). There were two traffic

collisions involving pedestrians. He once again underscored that we must look out for bicycles, and bicyclists must be smart. Too many people are not paying adequate attention while driving, cycling, or walking near roadways.

Regarding vegetation, we've had a very light season Y-T-D. However, September and October can be difficult, so we should not celebrate yet. Nevertheless, Captain Richardson believes there is much improved awareness on this issue. Another positive has been the great cooperation of owners of commercial buildings in regard to code compliance.

South Placer Fire will be making two public presentations in the near future: first, at the Auburn Regional Fair, then on October 16 at Quarry Ponds.

7. Public Comment

A long-time resident spoke regarding the Placer Land Trust. This organization is sponsoring an open house at the Rickey Ranch on Saturday, September 18. This ranch is a seventh generation local operation.

Another long-time resident spoke regarding the proposed garage condos near Auburn-Folsom and Douglas. She researched the garagetown.com web site, to which we were all referred by the project's proponent. This resident noted that garage condo developments in Arizona, Alaska, and Washington were all in commercial/industrial areas. Her concern is for the people who live right next to the development proposed in Granite Bay. This concern is heightened by the fact that one garage condo project featured on the web site is open 24 hours. Moreover, she doesn't believe a 32' wall is appropriate in the midst of a residential area.

A resident of the area neighboring the garage condo site noted with interest the fact that the proponents don't have so much as an application pending with the Planning Department, yet they have a website up and running featuring expensive offerings.

Another long-time resident decried the poor attendance of some MAC members.

Another long-time resident spoke regarding the resurfacing of Barton Road. She asked that fog lines be painted because that road is awfully black, especially in the winter months.

8. Supervisor's Report.

Supervisor Uhler is traveling, thus Mr. Jagger presented in his stead. First, with respect to the Auburn-Folsom widening project, it must be noted that the detours are going to change literally every day, so they are going to impact severely residents of Auburn-Folsom Road during September.

A long-time resident inquired why so much dirt is being dumped in a location near the corner of Barton and Eureka. Mr. Jagger was not aware of this, but will look into the matter.

David Gravlin resigned from the MAC. There will be additional conversations with members concerning their attendance and continuing MAC membership. Mr. Jagger could not agree more with an earlier speaker concerning the importance of attendance. MAC members should not miss more than two meetings per year. In this regard, a resident in attendance asked whether a citizen committee should be involved in the selection process for new MAC members. Mr. Jagger acknowledged that some such arrangement is under consideration.

On August 18 and 19, the Board of Supervisors heard budget proposals. Placer County has a balanced budget, accomplished with fewer than ten layoffs. Further, there were no cuts in public safety.

A new jail scheduled to be opened in 2012. It will be filled to capacity on day one. Thus, there will be challenges regarding staffing. Mr. Teed-Bose asked about the jail facility. Yes, this is the one being built near the Santucci Justice Center.

A resident asked how the lack of a state budget affects the county's budget. Mr. Jagger noted first that the state hired away the county's budget director, so there is one potential effect. More specifically, the county is forced by the state's failure to simply guesstimate what the state will do in regard to funding. This problem is especially acute as it relates to HHS items. In any case, if funding from the state is slashed more than expected, Placer County will have to open up the budget again. Bottom line: to the present, the state's failure to pass a budget has not affected the county's ability to deliver services.

9. MAC Committee Reports

No Committee Reports.

10. Action Items

A. Gilbert Dental Office Design Review: The MAC is being asked to review and make a recommendation on the renovation of an existing 5,200 square foot medical office building (currently vacant) located at the northwest corner of Auburn-Folsom Road and Boardwalk Drive in Granite Bay.

Adam Lovern of the Borges Architectural Group of Roseville presented for the proponent, Dr. Gilbert, who is in the process of acquiring the property. The building is not currently occupied. Dr. Gilbert has been practicing dentistry for 23 years in Granite Bay. Simply put, he's tired of being a renter, thus this project. He is proposing minor exterior changes only. He would like to expand the courtyard in the back, thereby reducing the existing square footage of the building slightly. Apart from a new paint job, and handicap access modifications, the site itself will be virtually untouched. NOTE: Mr. Ivaldi did not present on this project because it would not normally be a MAC action item – it is only at the request of the proponent.

Mr. Pekarsky expressed concern whether the parking will prove adequate for Dr. Gilbert's practice. He would not like to see the proponent returning in a couple of years asking for more parking. Mr. Ivaldi noted that this is an issue that will be dealt with during design review.

Mr. Anderson inquired concerning signage. The proponent has not submitted a signage application as yet. However, with reference to the existing sign (a brick monument), Dr. Gilbert proposes simply to clean this up, and there will be a maximum of three tenants listed (Dr. Gilbert plus two tenants, at most). The signage is intended to be "pretty basic".

Mr. Teed-Bose asked about the materials. They will not be changed. This includes the glazing (the current glazing will be matched).

A long-time resident stated that she really likes the proposal. Another long-time resident is curious whether the traditional resistance of Planning to monuments listing tenants will apply. Mr. Ivaldi indicated that the applicant might be required to seek a variance.

Marlene wonders if the MAC could adopt a "good neighbor" policy. She wants the developers to be encouraged to actually meet with neighbors.

Another resident indicated favor for the project; however, she hates the current vegetation.

Mr. Teed-Bose said he believes the minor modifications actually create a "great improvement" in the aesthetics.

Mr. Habashi moved to approve the item as proposed. Mr. Habashi seconded the motion. The motion passed 4-0, by roll call vote.

11. Informational Non-Action Items

A. Update on Granite Bay Community Plan Review – Placer County Planning staff provided an update on the Granite Bay Community Plan Review process and reported on the outcome of the discussion at the August 19th Board of Supervisor's meeting. Also, the next steps the MAC will take, including the possibility of establishing a special subcommittee, was discussed.

Mr. Ivaldi presented for the Planning Department. Following a discussion concerning budgeting, the Board of Supervisors adopted "Option 4". This means that only changes to policy will be contemplated. There will not be changes to the land use element. This adoption of option 4 will not require any additional funding over and above baseline Planning budgeting. Planning will notify all those who sought land use changes through the update process of this posture. They may then seek zoning changes at their pleasure per the usual process.

Adoption of Option 4 also raises the question whether there should be a MAC subcommittee to discuss the policy element. Mr. Jagger notes that such a subcommittee would be looking for input, and also working as a group to distill all information and develop recommendations. Mr. Habashi noted that he is quite familiar with “blue ribbon” committees. Therefore he is concerned that a special subcommittee could turn into an open forum, or that those in attendance would be so different from month-to-month as to disrupt the continuity of the process. He thinks people should be appointed to such a subcommittee in order to form a cross section of the community.

Mr. Teed-Bose also would like to see an identified group of people, because the product of any subcommittee could be questioned if the composition of the contributors is too chaotic. Mr. Anderson wonders if this subcommittee would offer reports at the MAC meetings. Mr. Jagger offered that such would occur, but not in the form of an agenda item until there is a check-in with Planning. In other words, there would not necessarily be a report to the MAC every month.

One long-time resident expressed approval of such a concept because, for other reasons, she wanted something like this all along. Also, she likes the concept of mandating regular attendance from a defined core body. She “happily” volunteered for duty.

Another long-time resident added her agreement. She also agreed with what Mr. Habashi described. She expressed understanding of Mr. Uhler’s reluctance to exclude anyone, but agrees with Mr. Habashi’s concerns and concept. She also “happily” volunteered for duty.

Another long-time resident expressed delight at the prospect of a subcommittee, since, he asserted, he has been advocating the same from the beginning. He thinks a workable compromise between chaos and closed meetings would be to alternate between “closed” subcommittee meetings, and “open houses”. He further advocates appointing representatives from the various community associations. He notes that when the transportation element was updated, a representative of the county was always present.

Yet another long-time resident urged caution with respect to limiting participation in this effort. He notes that these types of undertakings tend to self-regulate with respect to attendance.

Another long-time resident volunteers for subcommittee service.

Yet another long-time resident agreed with Mr. Habashi. He noted that in his experience one problem with such citizen committees is that some people will ask questions as to which the people who do their homework already know the answers. The material to be covered can get fairly complex. Given that the meetings would likely last only sixty minutes, efficiency and practicality are paramount. He thinks

subcommittee membership should be limited to nine people.

A very long-time resident noted that in her experience, turnout at these events is big at first, then declines to a very manageable number.

Another alternative would be to put an attendance restriction on membership so that people who stop showing up will be out.

Yet another very long-time resident noted that when he was on the East Bay MUD advisory board some years ago, the EBMUD board gave them an agenda, and the members nominated two citizens. And the member would dump anyone he picked who didn't show up.

A final long-time resident wondered about option 4. What happens to projects such as the Enclave? Mr. Teed-Bose clarifies that they can just pursue zoning changes as before, per statute.

The next steps in the update process will be to verify data, as well as develop the suggestions from the community regarding non-land use items. Next month, Planning expects to be able to present comprehensively a plan for the completion of the process.

Mr. Jagger provided a quick summary of the state of the update. He will work with Mr. Ivaldi to present next month a proposal for the development and composition of the subcommittee.

- 12. Correspondence – Found on Table at the rear of the room.**
- 13. Next Meeting: GB MAC October 6, 2010 @ 7:00 p.m.**
Subcommittee meetings: (Held at the Eureka Union School District Office)
- 14. Adjournment: 8:29.**