

County of Placer
GRANITE BAY MUNICIPAL ADVISORY COUNCIL

175 Fulweiler Avenue

Auburn, CA 95603

County Contact: Linda Brown 916-787-8954



MEETING MINUTES

Wednesday, October 7, 2015 at 7:00 p.m.

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

- 1) **Call to Order** 7:00PM
- 2) **Pledge of Allegiance**
- 3) **Introduction of MAC Members and Secretary**
Suzanne Jones, Bill Bowen, Virg Anderson, Barbara Singleterry, Eric Bose, Ken Prager and Te Iwi Boyd, Secretary. (John Thacker 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) September 2, 2015
- 6) **Public Safety Reports**
 - a) Placer County Sheriff
Deputy Lou reported that in the past month activity has been quite reasonable. However, they are still seeing instances of petty theft. Deputy Lou reminded attendees not to leave anything in their vehicles, and to remain diligent in keeping doors locked.
 - b) South Placer Fire District
An update was provided by a representative of the South Placer Fire District. It has been a very busy fire season however, everyone is back from deployment to other fires and things are back to normal. Attendees of the meeting were reminded that the burn ban is still in effect.
 - c) California Highway Patrol
No report was provided.
- 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.

A resident wanted to alert the MAC about an ongoing issue he has been having. For the past 10 years his neighbor has been using the rear of his yard as auto dismantling area.

This neighbor has employees that work at the property and his work encroaches on the flood area. Placer County sent the neighbor to court. After a long battle, the Judge ordered the neighbor to stay out of the flood plain. The neighbor initially observed the court order but eventually began to run his business from that same location once again, only this time things got worse. Supervisor Uhler has agreed to meet with him. The resident is to contact Linda Brown to set up a meeting with Supervisor Uhler. Deputy Lou has offered to help this resident with a new program being offered through the Sheriff's Department.

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

The homeless population and the ongoing issues with this group were a large topic at the Board meeting. The Board decided that they are willing to provide a 24/7 facility, in partnership with Right Hand Auburn. The Board of Supervisors is committed to helping those homeless who are committed to getting out of that life style. The Board voted 4-1 to fund the shelter through March 2016. The operation has seen 8 people who are now in permanent housing.

Costco has expressed interest in placing one of its stores on the Dewitt Property. The Board has approved to proceed forward with discussions/negotiations with Costco. Costco would bring in approximately \$1.4M sales tax revenue and 107 jobs to the county.

Other items that will be addressed at future Board meeting are the Sunset Industrial Plan Update. The current plan was adopted 30 years ago. Industrial uses at that time were much different than today's needs. Topics for the update will include the need for more support services such as restaurants, gas stations, etc. Additional topics for future Board meetings will be: Marijuana grows/regulations, State of Jefferson and the Placer County Fair.

Supervisor Uhler reported that the Placer Ranch project application has been withdrawn.

There were no questions from the MAC.

A resident wanted to know if the County has the jurisdiction to deny growing marijuana. It was clarified that the county can set regulations especially when it has moved beyond personal use and has become a market product.

9) Informational Items/Non-Action:

- a) **Proposed Residential Project, Whitehawk I:** Presented by: Dave Cook, RCH Group on behalf of Meritage Homes (15 min.)

Whitehawk I is a proposal by Meritage Homes to develop a 24-unit Planned Residential Development on an 18.1-acre site on the south side of Douglas Boulevard 200 feet east of Woodgrove Way, outside of the 300 foot setback. The project would include detached, single-story, single-family residences situated along private roads accessed from a gated entryway off of Douglas Boulevard. Approximately sixty-two percent of the project site would remain as Open Space. A Community Plan amendment and rezoning have been requested.

- b) **Proposed Residential Project, Whitehawk II:** Presented by: Dave Cook, RCH Group on behalf of Meritage Homes (15 min.)

Whitehawk II is a proposal by Meritage Homes to develop a 56-unit Planned Residential Development on a 33-acre site on the south side of Douglas Boulevard at Seeno Avenue, outside of the 300 foot setback. The project would include detached, single-story, single-family residences situated along private roads accessed from a gated entryway off of Douglas Boulevard. Approximately fifty-eight percent of the project site would remain as Open Space. A Community Plan amendment and rezoning have been requested.

Due to technical problems, Whitehawk I and Whitehawk II were presented concurrently. Mr. Cook provided the attendees a brief history of the property and its ownership, as well as, their approach for reaching out to the neighbors. The goal of this project is to minimize the impact while maximizing space. These projects have 65% and 75% preserved open space. Approximately half of the trees for both of these projects have been recommended for removal because of poor tree health due to mining activities that have taken a toll on, not only the trees, but the soil.

A map of the project locations was shown as was an aerial view. Photos of the property were presented highlighting site features for the southern boundary, areas where BMX trespassers have built a track by hand, and an abandon mining shaft. Photos of the vegetation were presented as were additional site features.

The Community Plan Designations were explained to the MAC and the attendees as were current zoning designations.

A previous planning concept was shown and there was a discussion regarding how the project was laid out with minimal entry points onto Douglas Boulevard. Proposed building footprints were shown. Every home in this development will be single story, giving these projects a similar feeling to neighboring Greyhawk II.

The planning approach and proposed site plan for Whitehawk I includes: 24 homes ranging in size from 2760-3250SF, private streets/gated entry, private park and trails.

The planning approach and proposed site plan for Whitehawk II was also discussed and includes: 56 homes with private streets/gated entry, private park and trails.

The project team has been conducting ongoing neighborhood outreach and a map was shown of neighbors they have met with. The neighborhood outreach has included meetings and telephone conversations with neighbors. Various modifications to project plans have been made based on their feedback.

Some of the concerns, feedback and questions relate to the loss of privacy due to development and public trails, changed alignments, loss of mature oaks along property lines; street lighting/night sky impacts, fence lines v. property lines, paving of access road, home orientation/privacy screening design approach and single story, potential PG&E gas connections, drainage questions and wildfire concerns.

Member Anderson asked if Mr. Cook could show where the proposed trail is slated to go. Mr. Cook showed the alignment on the conceptual future connection plan slide. Mr. Cook also showed an alternate trail route that could be used if and when the center piece of the project area was ever developed.

Member Bose stated that he thought a lot of things were being done right with regard to this development and that this project appeared to be heading in the right direction. There was additional discussion regarding the proposed square footages of the proposed homes. Landscaping for this project will be native and is drought friendly.

Member Singleterry asked if there would be a perimeter fence. Mr. Cook confirmed there would not be a perimeter fence for this project.

Residents requested Mr. Cook point out specific streets. Emergency access to the project was also discussed.

A resident expressed his feelings that this project would have a severe/significant impact on his family and property because of the proposed density. He did say that Mr. Cook has been kind and has listened to his concerns and he would like to continue these discussions. There was continued discussion regarding the density of this project between Mr. Cook and the residents.

10) Action Items: (NONE)

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

12) Next Regular Meeting – November 4, 2015

13) ADJOURNMENT 8:58PM

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.