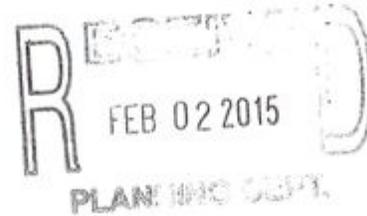


February 1, 2015

Kathi Heckert, Senior Board & Commission Clerk
Placer County Planning Commission
3091 County Center Drive
Auburn, CA 95603



RE: Pond Pavilion & Lofts – PGPA T20120354

We have reviewed the information about the project above and strongly oppose the rezoning of the parcel for the following reasons:

1. The zoning for this 5.5 acre property according to the Granite Bay Community Plan Section 3.4 is RA-B which is Residential Agricultural. Along with rezoning, several variances are being requested:
 - a. Conditional use permit to allow a commercial event center – the noise and traffic accompanied with an event center on weekends and evenings completely go against the “rural lifestyle and quality of life to be preserved and fostered within the community” as stated on Page 1 of the Community Plan. This also creates unknown consequences of events serving alcohol and could have tremendous adverse effects to our community (i.e., impaired drivers on our roads as well as vandalism).
 - b. Vesting parcel map to create two parcels – what purpose does this serve the community?
 - c. Reduce the pond setback for building D – the pond setback was created for a purpose to not encroach on the existing wetlands and causing potential concerns with the natural flow of the water drainage. How will this decision adversely affect the preservation of the pond and neighboring drainage?
 - d. Allow additional on-site parking and valet parking – This will allow 52 on-site parking spots and 57 off-site parking spaces. Where exactly would these ‘off-site’ spaces be located? Quarry Ponds currently is at capacity with parking most of the time. Would overflow parking need to be created on other existing property? This could cause major congestion on Douglas Blvd. with valet vehicles going up and down the corridor making u-turns potentially twice for each event. This is already a highly used corridor with traffic flowing at very high speeds.
 - e. A multi-tenant monument sign at the entry – This was a problem with Lisa Powers with her original development at Quarry Ponds and it was made abundantly clear that there were specifications for commercial signage and lighting on Douglas Blvd. The perimeters should not vary from existing ordinances.

The members of the community and planning commission spent countless hours on the Community Plan which was adopted just a few years ago in 2012. There were very specific reasons for the type of zoning along the Douglas Corridor, many of which would be compromised if this development was approved. The increased traffic, noise and unknown consequences of events serving alcohol could have tremendous adverse effects to our community. The sheer number of patrons all leaving at one time from an event making left turns on and off of Douglas Blvd will definitely cause hazardous situations; a potential requirement of a stop light at Berg which would go against the ‘corridor’ design of Douglas Blvd. which is to keep traffic flowing from Sierra College to Auburn Folsom Road. An event center of this type would be more suited near a larger commercialized area with an accessible location to allow plenty of parking and not affect the noise levels to the surrounding neighbors.

2. Lisa Powers, the developer of this project, filed bankruptcy on the current Quarry Pond. Why would you even consider her for another development in our community? We are fortunate the new owners of Quarry Pond were able to continue the level of quality to enhance our community. This could have been a disaster with another vacant shopping center sitting in our community similar to the center on the southeast corner of Douglas and Auburn Folsom.

3. Consider the 'need' for this type of commercial 'loft' building. There are already an abundance of commercial buildings vacant within a few miles of this proposed development. The high vacancy of commercial property exists at both ends of the corridor (Sierra College and Auburn Folsom Rd.). What is the purpose of adding more unused commercial property?
4. According to Page 4 of The Granite Bay Community Plan, the primary focus is to "offer a rural lifestyle characterized by the predominance of large lots in the northern section of the community, limited commercial development, high-quality schools, proximity to Folsom Lake and the prevalence of small agriculture and animal raising uses in the area". Building an event center in the middle of this corridor would directly affect the 'rural' lifestyle along Douglas Blvd. as well as the limited commercial development.
5. The Waterford Development sits on the north side of Quarry Pond on the opposite side of Douglas Blvd. All of the outdoor events held at the current Quarry Pond are heard very clearly by our neighborhood. So there is no doubt that any noise that will occur at the event center will be disruptive to the surrounding neighborhoods.

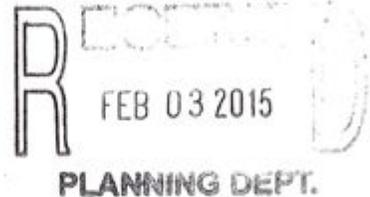
In conclusion, please take into consideration that the Granite Bay Community Plan was recently updated and no land use changes along Douglas Blvd. were adopted. Of the 5 current projects proposed along Douglas Blvd. two are for "memory care" communities and three are for medical offices. They all require some type of land use revision. These changes have the ability to completely change the overall goals and policies of the newly adopted Plan that was supported and adopted by the community, MAC, Planning Commission and Board of Supervisors. Please stand true to your word.

If this development is approved, we would appreciate in writing, an explanation of why it was approved.

Monica Sandgathe, President
Waterford Homeowners Association
5513 Granite Falls Way, Granite Bay, CA 95746

Kathi Heckert

From: Tish Santor <trsantor@surewest.net>
Sent: Monday, February 02, 2015 7:45 PM
To: Maywan Krach; Kirk Uhler; Kathi Heckert
Subject: letter re: PGPA T20120354



February 1, 2015

Placer County Planning Commission

3091 County Center Drive

Auburn, CA 95603

RE: Pond Pavilion & Lofts – PGPA T20120354

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 - b. Vesting parcel map to create two parcels – what purpose does this serve the community?
 - c. Reduce the pond setback for building D – the pond setback was created for a purpose to not encroach on the existing wetlands and causing potential concerns with the natural flow of the water drainage. How will this decision adversely affect the preservation of the pond and neighboring drainage?
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 - e. A multi-tenant monument sign at the entry – This was a problem with Lisa Powers with her original development at Quarry Ponds and it was made abundantly clear that there were specifications for

commercial signage and lighting on Douglas Blvd. The perimeters should not vary from existing ordinances.

The members of the community and planning commission spent countless hours on the Community Plan which was adopted just a few years ago in 2012. There were very specific reasons for the type of zoning along the Douglas Corridor, many of which would be **compromised** if this development was approved. The increased traffic, noise and unknown consequences of events serving alcohol could have **tremendous adverse effects to our community**. The sheer number of patrons all leaving at one time from an event making left turns on and off of Douglas Blvd will definitely cause hazardous situations; a potential requirement of a stop light at Berg which would go against the 'corridor' design of Douglas Blvd. which is to keep traffic flowing from Sierra College to Auburn Folsom Road. An event center of this type would be more suited near a larger commercialized area with an accessible location to allow plenty of parking and not affect the noise levels to the surrounding neighbors.

2. Lisa Powers, the developer of this project, filed bankruptcy on the current Quarry Pond. Why would you even consider her for another development in our community? We are fortunate the new owners of Quarry Pond were able to continue the level of quality to enhance our community. This could have been a disaster with another vacant shopping center sitting in our community similar to the center on the southeast corner of Douglas and Auburn Folsom.
3. Consider the 'need' for this type of commercial 'loft' building. There are already an abundance of commercial buildings vacant within a few miles of this proposed development. The high vacancy of commercial property exists at both ends of the corridor (Sierra College and Auburn Folsom Rd.). What is the purpose of adding more unused commercial property?
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In conclusion, please take into consideration that the **Granite Bay Community Plan was recently updated and no land use changes along Douglas Blvd.** were adopted. Of the 5 current projects proposed along Douglas Blvd. two are for "memory care" communities and three are for medical offices. They all require some type of land use revision. These changes have the ability to completely change the overall goals and policies of the newly adopted Plan that was supported and adopted by the community, MAC, Planning Commission and Board of Supervisors. Please stand true to your word.

With our strongest and most empathic voice we request that you represent our community by voting down this proposal.

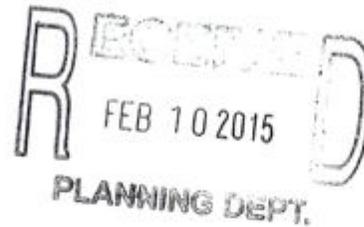
Mark and Tish Santor

Waterford Homeowners Association

5525 Granite Falls Way, Granite Bay, CA 95746

February 3, 2015

Placer County Planning Commission
3091 County Center Drive
Auburn, CA 95603



RE: Pond Pavilion & Lofts – PGPA T20120354

We have reviewed the information about the project above and strongly oppose the rezoning of the parcel for the following reasons:

1. The zoning for this 5.5 acre property according to the Granite Bay Community Plan Section 3.4 is RA-B which is Residential Agricultural. Along with rezoning, several variances are being requested:
 - a. Conditional use permit to allow a commercial event center – the noise and traffic accompanied with an event center on weekends and evenings completely go against the “rural lifestyle and quality of life to be preserved and fostered within the community” as stated on Page 1 of the Community Plan. This also creates unknown consequences of events serving alcohol and could have tremendous adverse effects on our community (i.e., impaired drivers on our roads as well as vandalism).
 - b. Vesting parcel map to create two parcels – what purpose does this serve the community?
 - c. Reduce the pond setback for building D – the pond setback was created to prevent encroachment upon the existing wetland habitats and dependent wildlife and to prevent interference with the natural drainage flows. How will this decision adversely affect the preservation of the pond and neighboring drainage?
 - d. Allow additional on-site parking and valet parking – This will allow 52 on-site parking spots and 57 off-site parking spaces. Where exactly would these ‘off-site’ spaces be located? Quarry Ponds currently is at capacity with parking most of the time. Would overflow parking need to be created on other existing properties? This could cause major congestion on Douglas Blvd. with valet vehicles going up and down the corridor making u-turns potentially twice for each event. This is already a highly used corridor with traffic flowing at very high speeds.
 - e. A multi-tenant monument sign at the entry – This problem was encountered with the original development at Quarry Ponds. Consequently it became clear that appropriate specifications for commercial signage and lighting on Douglas Blvd existed and new developments should not be allowed to vary from them

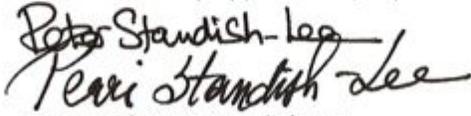
The members of the community and planning commission spent countless hours on the Community Plan which was adopted just a few years ago in 2012. There were very specific reasons for the type of zoning along the Douglas Corridor, many of which would be compromised if this development was approved. The increased traffic, noise and unknown consequences of events serving alcohol could have tremendous adverse effects to our community. The sheer number of patrons all leaving at one time from an event making left turns on and off of Douglas Blvd will definitely cause hazardous situations; a potential requirement of a stop light at Berg which would go against the ‘corridor’ design of Douglas Blvd. which is to keep traffic flowing from Sierra College to Auburn Folsom Road. An event center of this type would be more suited near a larger commercialized area with an accessible location to allow plenty of parking and not affect the noise levels to the surrounding neighbors.

2. Ms. Powers, the developer of this project, filed for bankruptcy on the current Quarry Pond. We are fortunate that the new owners were able to continue some level of quality appropriate to our community, however there has been a reduction in overall quality and there is still much unoccupied space.
3. Please reconsider the ‘need’ for this type of commercial ‘loft’ building. There are already many vacant commercial buildings within a few miles of the proposed development. The high vacancy rate of commercial property exists at both ends of the corridor (Sierra College and Auburn Folsom Rd).

4. According to Page 4 of The Granite Bay Community Plan, the primary focus is to “offer a rural lifestyle characterized by the predominance of large lots in the northern section of the community, limited commercial development, high-quality schools, proximity to Folsom Lake and the prevalence of small agriculture and animal raising uses in the area”. Building an event center in the middle of this corridor would adversely affect the ‘rural’ lifestyle along Douglas Blvd. The excessive noise levels that are likely to occur at the event center will be disruptive to the surrounding neighborhoods.

Please take into consideration the fact that the Granite Bay Community Plan was recently updated and no land use changes along Douglas Blvd. were adopted. Each of the five projects now being proposed along Douglas Blvd involve some type of land use changes. These changes have the capability individually and in combination to defeat the overall goals and policies of the new Plan that was supported and adopted by the community, MAC, Planning Commission and Board of Supervisors. Please do not ruin the intent, goals and fabric of the Plan by so flagrantly disregarding its principles.

We vehemently oppose the proposed rezoning,

Handwritten signatures of Peter and Perri Standish-Lee in black ink. The signature 'Peter Standish-Lee' is written above 'Perri Standish-Lee'.

Peter and Perri Standish-Lee

6240 Barcelona Ct.

Granite Bay, CA 95746



To: Placer County Planning Commission

From: Craig Lyman
CEO Douglas Feed and Pet Supply
5460 Douglas Blvd
Granite Bay, CA 95746

Re: Pond Pavilion and Lofts

Date: February 6th

As a business owner I am encouraged by both the new development and growth that are taking place in Granite Bay. After 35 years in the community, our business still continues to grow and support the county as well as many of the churches and schools surrounding us. I am proud to be a longtime ESF Board member and equally as honored to work closely with Bayside Church in helping our community outreach. With that said, I have read the Notice of Intent (Negative Declarations) regarding the Pond Pavilion & Lofts project. I would like to address some concerns that appear to remain unanswered. Please refer to the attached and marked up pages of the Declaration.

1. Declaration indicates there are 290 stalls required of which their site designates only 181 stalls.
2. The site plan does not show how or where the 52 valet parking slots will occur without impacting the 181 stalls.
3. The 57 off-site stalls are not identified as to their proposed location. Please clarify so we may determine the level of impact.
4. The environmental document indicates Quarry Ponds currently has the right to park on the west 1/3 of the Pond Pavilion project site. Will this continued overflow parking from Quarry Ponds reduce the capacity of the Pond and Pavilion provided parking down to 120 (181 less 30%)?

5. Although the plan indicates the employee parking would be limited to only 4 employees, this figure does not appear to be reasonable. A more accurate estimate to support 500 guests may need to include the following in a staff parking calculation:
 - a. band and entertainment staff
 - b. food servers
 - c. bartenders
 - d. cooks
 - e. dishwashers
 - f. janitorial staff
 - g. photographers
 - h. vehicle valets (as mention as part of the parking solution)
 - i. clergy
 - j. event planner
 - k. security
 - l. event center management and receptionist
 - m. makeup and hair stylist

Although I am no expert, maybe a number of 40 (if not more) be used to accommodate 500 guests verses the proposed 4.

6. Can you please address how overflow parking will be addressed and managed? Patrons attending Quarry Ponds currently overflow occasionally into the Douglas Feed parking lot with no process in place. Although the impact is currently limited, the proposed plan of adding in excess of 290 vehicles and respectively only documenting 120 parking spaces is a concern. I would ask the plan be complete and therefore able to be properly evaluated.
7. At times of peak attendance at Quarry Ponds, individuals and families have been observed parking in the Fellowship Church parking lot (5635 Douglas Blvd) located across the street. Then they walk from the church parking lot across Douglas Blvd (speed limit of 55mph) to their destination in Quarry Ponds. Although this was only observed during the daylight hours. Weddings ending as late as 11: pm in the evening when alcohol may have been consumed could have life ending consequences.
8. Based on the 30% overflow of Quarry ponds, potential 40 member event staff needs, undefined valet and unclear offsite parking, I request a thorough review of the actual parking solution please be addressed.
9. Request a mitigation measure to require the Pond Pavilion project to have a Parking Management Plan to assure adjacent business are not negatively impacted by overflow parking.
10. Request a clear plan of recourse (prior to approval of any conditional use permit) that is both timely and effective when or if existing long time community businesses (or any business) are negatively affected by a successful event center. This plan should include and provide compensation for the loss of income and the interruption of a business.



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

Crystal Jacobsen, Coordinator

3091 County Center Drive, Suite 190 • Auburn • California 95603 • 530-745-3132 • fax 530-745-3080 • www.placer.ca.gov

INITIAL STUDY & CHECKLIST

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the following described project application. The document may rely on previous environmental documents (see Section C) and site-specific studies (see Section I) prepared to address in detail the effects or impacts associated with the project.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.) CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an EIR, use a previously-prepared EIR and supplement that EIR, or prepare a Subsequent EIR to analyze the project at hand. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a Negative Declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect, a Mitigated Negative Declaration shall be prepared.

Project Title: Pond Pavilion & Lofts	Plus# PGPA 20120354
Entitlement(s): Community Plan Amendment, Rezone, Conditional Use Permit, Vesting Tentative Parcel Map, and Variances	
Site Area: 5.2 acres	APN: 048-142-036-000
Location: 5630 Douglas Boulevard, on the south side of Douglas Boulevard immediately east of the Quarry Ponds Town Center, Granite Bay, Placer County	

A. BACKGROUND:

Project Description:

The applicant is requesting approval of the Pond Pavilion and Lofts proposal to rezone and develop a 5.2-acre parcel with a 7,500-square-foot event pavilion (2,717 square feet of indoor administration and catering kitchen space, and 4,783 square feet of interior event space). This proposal also includes two craftsman loft buildings totaling 23,662 square feet (Building A totals 12,000 square feet and Building B totals 11,662 square feet). The craftsman lofts would accommodate uses permitted within the Office and Professional zone district (e.g., medical services, personal services, mail order and vending, restaurants, etc.). The commercial event pavilion (inside and outside areas) would accommodate up to a maximum of 500 people for various events (parties, weddings, receptions, dances, etc.) and would be utilized in a manner that is consistent with the commercial event center definition in the Placer County Zoning Ordinance.

Project description only envisions parking for 4 catering staff?

The commercial event pavilion would operate within the following timeframes: Outside – Weekends Only 9:00 AM – 10:30 PM; Inside – Weekends Only 9:00 AM – 11:00 PM; Outside – Weekdays 9:00 AM – 9:30 PM; Inside – Weekdays 9:00 AM – 10:00 PM. Events would be catered by outside sourced catering services. The number of catering staff would vary with the size and scope of the event. Catering staff would only be on site during events and with a set-up and tear down time on either end of the event. Business hours for the craftsman lofts would be

from 6:00 AM – 9:00 PM on a daily basis and enforcement would be governed by the tenant lease agreement. A Commercial Event Center requires a parking ratio of one parking space for every 2.5 guests and one parking space for every permanent employee (based on 500 guests and four permanent employees a total of 204 parking spaces would be required). The parking requirements for the craftsman lofts based on the proposed uses would be 86 spaces. Therefore, the total parking spaces required would be 290. A total of 233 on-site parking spaces (181 parking spaces and 52 additional valet parking spaces) would be provided and in addition 57 off-site parking spaces would need to be made available on an as-needed basis depending upon the number of guests attending the Commercial Event Center.

Project Entitlements

The proposed project will require approval of a Community Plan Amendment, Rezone, Conditional Use Permit, Tentative Parcel Map, and Variances by the Placer County Board of Supervisors and the Placer County Planning Commission.

The General Plan/Community Plan amendment is to change the Zone District category from Residential to Commercial District and specifically include a Rezone from Residential Agriculture, combining a Building Site of 2.3-acre minimum, and Planned Development 0.44 Dwelling Units per acre (RA-B-100 PD=0.44) to Office and Professional District (OP). The Conditional Use Permit is to allow for a Commercial Event Center (Pond Pavilion) to be developed and operate on the project site. A Minor Land Division is proposed to create a Tentative Parcel Map with Parcel 1 (2.495 acres gross / 2.354 acres net) and Parcel 2 (2.671 acres gross / 2.626 acres net). Other entitlements include a Variance request for a reduced pond setback (50 foot from the high water mark) for Building D, the Pond Pavilion building and exterior open area, and for the southwest corner of the parking lot. A Variance is requested to the on-site parking standards to allow for 52 on-site valet parking spaces and 57 off-site parking on a nearby parking lot that can be utilized by this project. Also, a Variance is requested for a multi-tenant monument sign at the entry to the site.

Project Site (Background/Existing Setting):

The 5.2-acre undeveloped parcel is bound by Douglas Boulevard and existing development to the north, and an existing abandoned quarry pond to the south. The quarry pond is a remnant of historic placer mining in Strap Ravine. Portions of the property have been disturbed by grading activities associated with construction on the adjacent property (Quarry Ponds); these disturbed areas support mostly ruderal vegetation. The perimeter of the property is mostly undisturbed. Two small drainages flow north to south through the property and outlet in to the quarry pond. These drainages support a moderate riparian canopy consisting of mostly native species such as Fremont cottonwood, arroyo, and narrow-leaved willow.

The project site has a large flattened, graveled area where large trucks and heavy equipment were parked (with the exception of a small strip of land adjacent to Douglas Boulevard as well as a narrow strip along the pond) prior to the development of the Quarry Ponds shopping center to the west. Subsequent to the Quarry Ponds development a paved parking lot was constructed within the northern end of the project site. The project site is zoned Residential Agriculture (RA-B-100 PD=0.44), combining a minimum building site of 2.3 acres and combining Planned Development 0.44 dwelling units per acre. The site is designated Rural Residential 2.3 to 4.6 acre minimum parcel size in the Granite Bay Community Plan. The property is located on the south side of Douglas Boulevard immediately east of the Quarry Ponds Town Center. The property address is 5630 Douglas Boulevard, Granite Bay.

B. ENVIRONMENTAL SETTING:

Location	Zoning	Granite Bay Community Plan Designations	Existing Conditions and Improvements
Site	Residential Agriculture, combining a Building Site of 2.3-acre minimum, and Planned Development 0.44 Dwelling Units per acre (RA-B-100 PD=0.44)	Rural Residential (2.3 – 4.6-acre minimum)	Parking lot at north end of the parcel, undeveloped in the remaining areas of the parcel
North	Residential Single-Family, combining Building Site of 20,000-square-foot (RS-B-20)	Low Density Residential (0.4 - 0.9-acre minimum)	Shadowridge Community Church
South	Same as Project Site	Same as Project Site	Residential Development
East	Residential Agriculture, combining a Building Site of 2.3-acre minimum,	Same as Project Site	Residential Development

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Seems like they may be misusing the word "permanent" for employees. The Event Center will need employees to park during events. Not just set up, deliver and leave.

If Quarry Ponds has the right to park on the Pond Pavilion project site isn't it reasonable to assume Quarry Ponds will continue to use some of the Pond Pavilion provided parking thereby reducing the capacity of parking for the Pond Pavilion project?

Discussion- Item XVI-5:

There is an existing parking easement agreement that is recorded on the subject parcel and identified in the Preliminary Title Report. The parking easement agreement is for the benefit of the Quarry Pond Shopping Center immediately to the west of the subject parcel and the agreement identifies the right of the Quarry Pond project to park on the northern 1/3 portion of the Pond Pavilion and Lofts project site.

A Commercial Event Center requires a parking ratio of one parking space for every 2.5 guests and one parking space for every permanent employees (based on 500 guests and four permanent employees a total of 204 parking spaces would be required). The parking requirements for the craftsman lofts based on the proposed uses would be 86 spaces. Therefore, the total parking spaces required would be 290. A total of 233 on-site parking spaces (181 parking spaces and 52 additional valet parking spaces) would be provided and in addition 57 off-site parking spaces (57 spaces – actual versus required) would need to be made available on an as needed basis depending upon the number of guests attending the Commercial Event Center. A mitigation measure is required.

Mitigation Measures- Item XVI-5:

MM XVI.4 Provide an off-site parking agreement in the amount of 57 spaces. The off-site parking agreement shall be in place prior to Improvement Plan approval and/or recordation of the Parcel Map for the Pond Pavilion and Lofts proposed development.

Identify where the 52 valet spaces will be located on the site plan and how they will function without impacting the proposed 181 spaces.

Need to identify where these additional 57 spaces will be provided for appropriate environmental review purposes.

Maywan Krach

From: Harrison Clark <hkclark41@gmail.com>
Sent: Thursday, February 05, 2015 7:20 PM
To: Maywan Krach
Cc: Brian Keeley; Sandy Harris; Monica Sandgathe; Bjmakesithappen@aol.com; Merrill Furlow; Tim Darcey
Subject: Ponds Pavilion re-zone - A bad idea

COMMENTS for **The Ponds Pavilion and Lofts PGPA 20120354:**

Placer County Planning Commission
3091 County Center Drive
Auburn, CA 95603

RE: Pond Pavilion & Lofts – PGPA T20120354

When the GB Community plan was updated a couple of years ago our Supervisor promised there would be no piecemeal re-zoning. He promised that the new plan would be respected. But, here it is, more piecemeal re-zoning just like the senseless seven acre re-zone on Douglas to the west of Quarry Ponds (for the benefit of Uhler's friend Morehouse) prior to the Plan update.

This re-zone will create traffic and sound and other issues in an area that was not designed for urban development.

It also may hasten a traffic light at Berg which most of the community has long opposed. The new owner of Quarry Ponds wants a light at Berg ostensibly to improve safety for his customers. Lisa Powers made the same bogus argument. An intersection with a light will be far more dangerous to his customers and all users of Douglas and Berg than the current situation. Minimal understanding of traffic hazards shows that. This was addressed by the Traffic Study some years ago and that committee recommended no light at Berg. The Quarry Ponds owner simply wants slower traffic in front of his establishment -- which he does not need with a parking lot that is rarely not overflowing. Residents of Macargo want the light because they think it will reduce traffic on Macargo, but they don't realize that another light on Berg will push more traffic onto parallel roads including Macargo. Again, that side effect was revealed by the Traffic Study of some years ago.

Creating an urban area along what is essentially a Sacramento outer beltway would increase what is already untenable traffic congestion on Douglas. The Traffic Study brought out that Eureka will be made four-lane before Douglas goes six-lane because that is cheaper and more efficient. A light at Berg will hasten the advent of four lanes on Eureka, something Eureka property owners have long worried about.

Urbanization along Douglas through re-zoning is a bad idea and one that has long been resisted by the community. The re-zone application should be rejected.

Harrison Clark
8261 Berg Street
Granite Bay, CA 95746

Maywan Krach

From: M. Furlow <mfurlow@quiknet.com>
Sent: Thursday, February 05, 2015 8:46 PM
To: Maywan Krach
Subject: Pond Pavilion & Lofts - PGPA T20120354

RE: Pond Pavilion & Lofts – PGPA T20120354

I oppose the rezoning and variances of the parcel for the following reasons:

1. Current zoning for this parcel per GBCP Section 3.4 is RA-B, Residential Agricultural. The GBCP envisioned commercial development on Douglas to be centered at Auburn/Folsom and Sierra College so as to avoid the commercial strip atmosphere of Douglas Blvd in Roseville. The adjacent parcels to the west (Quarry Ponds and its boat lot predecessor, feed store etc) were long developed commercial properties whose zoning was grandfathered in the GBCP. Good planning usually buffers residential with low intensity office/professional rather than a noise generating event center. Further commercial development is not consistent with the vision of the GBCP and offers no benefits to the local community for this change.
2. There is not a need for additional commercial office space. There are numerous existing vacant spaces within close proximity to this proposed project.
3. The GBCP says businesses should serve the needs of the local community (as opposed to a wider regional audience). This event center targets people from out of the area. There is already an existing event center at the Lutheran Church less than a mile away on Douglas Blvd. as well as numerous others in Roseville, Rocklin, Loomis and Newcastle.
4. The conditional use permit needed for the operation of a commercial event center will allow noise levels that will exceed Placer County sound limits for residences surrounding the lake and adjacent to this property and mitigation efforts are inadequate to give neighbors the quiet that they are entitled to. There are inadequate mitigations for **night time** noise and there is no definition of what timeframe constitutes a weekend.
5. This project requires a variance to reduce the pond setback. Setbacks have a purpose such as to not encroach on existing wetlands, control erosion, protect the natural flow of the water. Reducing the setback will likely have an adverse impact on the preservation of the pond and may cause drainage issues. How is this mitigated?

6. This project requires a variance to construct a multi-tenant monument sign at the entry. This is inconsistent with the GBCP and unfair to other commercial property owners who comply with sign standards. This issue is a repeat with this applicant (Lisa Powers applied for the same variance with her development at Quarry Ponds, and at that time the specs for commercial signage and lighting along Douglas Blvd was made clear to her).

7. This project is not able to construct a deceleration/acceleration lane that safely serves the speed of traffic due to inadequate frontage -- the proposed lane is not long enough to accommodate vehicles exiting/entering traffic traveling 55mph. Douglas Blvd, the main corridor designed to move non-local traffic through Granite Bay efficiently so non-local traffic will not use neighborhood streets, will become significantly congested at peak drive times (evening events) due to this flaw.

8. The project is not able to construct adequate on-site parking to accommodate the number of patrons it intends to serve -- the proposed mitigation ...secure off-site valet parking will cause back-up along Douglas Blvd, as patrons of events arrive primarily within a 30 min window of event start time. The back-up of vehicles waiting for valets and the increased driving on Douglas Blvd during peak drive time from the valets will cause significant congestion, hazardous driving movements, and non-local traffic using neighborhood streets leading to accidents involving pedestrians at sunset (compromised vision due to setting sun). Valets will have to enter Douglas Blvd (probably make a u- or left-turn, travel to off-site parking site, park vehicle and get into another vehicle, re-enter Douglas Blvd, and travel to the subject property (making another u- or left-turn) in order to valet park -- this process to be repeated again, and again, and again. This valet parking is proposed to accommodate the arrival of 200+ cars within a 30 minute window, at peak drive times (5:30p-7:30p). In addition, this process will be repeated at the end of the event when Douglas Blvd is dark and departing patrons' driving ability may be impaired due to alcohol consumption.

This project is inconsistent with the Community Plan, which was recently updated in 2012, that addressed the issues this project challenges. There were very specific reasons to uphold the zoning along the Douglas Corridor, which would be compromised if this project were approved. The increased traffic, heightened noise levels, indifference to the policies and goals of the Plan will have adverse effects on our community. Even though the report finds impacts can be mitigated it appears the measures are too broad, ineffective or unenforceable.

According to Page 4 of The Granite Bay Community Plan, the primary focus is to "offer a rural lifestyle characterized by the predominance of large lots in the northern section of the community, limited commercial development, high-quality schools, proximity to Folsom Lake and the prevalence of small agriculture and animal raising uses in the area". This project is in direct contrast to this intent.

Maywan Krach

From: Brian Keeley <brianjkeeley@gmail.com>
Sent: Thursday, February 05, 2015 8:50 AM
To: Maywan Krach
Subject: Comments regarding Ponds Pavilion

Per GB MAC the public can email comments to county.

If you're not the right contact, could you please forward to the Planner, or the appropriate recipient for this project?

What is his email?

Thanks so much,
Arlene Keeley

COMMENTS for **The Ponds Pavilion and Lofts PGPA 20120354:**

Placer County Planning Commission

3091 County Center Drive

Auburn, CA 95603

RE: Pond Pavilion & Lofts – PGPA T20120354

I strongly oppose the rezoning and variances of the parcel for the following reasons:

1. The project requires rezoning, because the current zoning for this parcel per GB Community Plan Section 3.4 is RA-B is Residential Agricultural.
2. The conditional use permit needed for the operation of a commercial event center will create noise levels that are illegal because they exceed the Placer County Code 9.36.060, Sound Limits, for residences surrounding the lake and adjacent to this property.
3. This project is not able to construct a deceleration/acceleration lane that safely serves the speed of traffic due to inadequate frontage -- the proposed lane is not long enough to accommodate vehicles exiting traffic traveling @ 55mph. Douglas Blvd, the main corridor designed to move non-local traffic through Granite Bay efficiently so non-local traffic will not use neighborhood streets, will become significantly congested at peak drive times (evening events) due to this flaw.
4. The project is not able to construct adequate on-site parking to accommodate the number of patrons it regularly intends to serve -- the proposed mitigation ...secure off-site valet parking will cause back-up along Douglas Blvd, as patrons of events arrive primarily within a 30 min window of event start time (per Lisa Powers @ GB Mac 1/7/15 meeting). The back-up of vehicles waiting for valets and the increased driving on Douglas Blvd during peak drive time from the valets will cause significant congestion, hazardous driving movements, and non-local traffic using neighborhood streets leading to accidents involving pedestrians at sunset (compromised vision due to setting sun). Valets will have to

enter Douglas Blvd (probably make a u- or left-turn, travel to off-site parking site, park vehicle and get into another vehicle, re-enter Douglas Blvd, and travel to the subject property (making another u- or left-turn) in order to valet park -- this process to be repeated again, and again, and again. This valet parking is proposed to accommodate the arrival of 200+ cars within a 30 minute window, at peak drive times (5:30p-7:30p). In addition, this process will be repeated at the end of the event when Douglas Blvd is dark and departing patrons' driving ability may be impaired due to alcohol consumption.

5. The project proposes to use the existing Quarry Pond's parking lot for overflow parking. This will not work. The tenancy at QP's center is currently not at capacity -- there are unleased units, however, at peak times, the parking lot is already full to capacity, plus employees of QP tenants currently use the temporary parking lot located on this subject property to park their cars for an extended period of time.
6. This project requires a variance to reduce the pond setback. Setbacks have a purpose such as to not encroach on existing wetlands, control erosion, protect the natural flow of the water (drainage). Reducing the setback will likely have an adverse affect to the preservation of the pond and may likely cause drainage issues.
7. This project requires a vesting parcel map to create two parcels -- there is no benefit to the community. There may be ulterior motives such as the applicant plans to secure the entitlements and subsequently sell the parcel. A new owner may feel the entitlements are a starting point and may likely propose additional, more significant changes.
8. This project requires a variance to construct a multi-tenant monument sign at the entry. Please note, this issue is a repeat with this applicant (Lisa Powers applied for the same variance with her original development at Quarry Ponds, and at that time the specs for commercial signage and lighting along Douglas Blvd was made clear to her, however she's ignoring them, again, and proposes the same variances).
9. There is an existing event center at the Lutheran Church, less than a mile away on Douglas Blvd.
10. There isn't a need for additional commercial office space. There are numerous, existing, vacant space within close proximity to this proposed project.

This project goes against the Community Plan, which was recently updated in 2012, that addressed the issues this project challenges. There were very specific reasons to uphold the zoning along the Douglas Corridor, which would be compromised if this project were approved. The increased traffic, heightened noise levels, indifference to the policies and goals of the Plan will have adverse effects to our community. This may also trigger the installation of a traffic light at Berg which goes against the corridor design of Douglas Blvd -- to keep non-local traffic moving efficiently through our community, keeping that traffic outside of our neighborhood streets.

According to Page 4 of The Granite Bay Community Plan, the primary focus is to "offer a rural lifestyle characterized by the predominance of large lots in the northern section of the community, limited commercial development, high-quality schools, proximity to Folsom Lake and the prevalence of small agriculture and animal raising uses in the area". This project is in direct contrast to this intent.

In conclusion, this project should not be approved due to its incompatible design for the parcel, the traffic hazards and noise problems it will create, the predominance of existing, vacant commercial space, an existing event center located less than a mile away, and the indifference towards the policies sanctioned in our community plan.

GRANITE BAY COMMUNITY ASSOCIATION
P.O. BOX 2704
Granite Bay, CA 05746

February 4, 2015

Maywan Krach
Community Development Technician
3091 County Center Drive #190
Auburn, CA 95603

Re: Notice of Intent to Adopt a Mitigated Negative Declaration – Ponds/Pavilion and Lofts (PGPA 20120354)

Please consider the following comments on the above project:

It is inconceivable that a project that requests a GPA, CUP, Vesting Parcel Map, and numerous variations in order to develop a commercial project does not have impacts that are significant and need specific, enforceable measures beyond what is suggested in report.

GPA – To change from residential to commercial zoning. This project is in the heart of low density residential with some grandfathered commercial to the west. Good planning usually buffers residential with low intensity office/professional not a noise generating event center.

Variations – NOISE - The event center design is such that much of the activity will take place on the outdoor terrace. Neighbors of the existing Quarry Ponds are already disturbed by outdoor dining facilities on weekends and at night. The mitigations given are unsatisfactory and unenforceable.

1. Outdoor noise shall be completed by 10 p.m. – Even if this were to happen does this include time when parking lots are vacated at night?
2. Orient speakers to north with particular care not to aim at existing restaurant in Quarry Ponds. What about homes to north? Who enforces?
3. Management shall have sound level meter to ensure levels satisfied during event – once again who enforces this? Who gets notified when violations occur? Does County have enforcer on duty on weekends? Will there be a number to call? Will it be posted on site?
4. Facility representatives are encouraged to work with neighborhood to develop procedures for addressing noise concerns. This has really worked in past with same operator when involved with Quarry Ponds. Same question – who enforces?

The study found noise generated during operation of event center is predicted to satisfy Placer County DAYTIME noise standards. The concern is noise generated at NIGHT.

These concerns should be mitigated by strict conditions on project and numbers to contact with complaints that can be addressed in real time. They must be specific and enforceable with no wiggle room.

Variations – PARKING– There is grave concern regarding the vague parking for events. How is overflow parking for existing Quarry Ponds on the one-third of the east parcel affected? Attendees to event center will not be able to use Quarry Ponds lot as their busy time is also on weekends. The loft hours go to 9:00 p.m. Squeezing in valet parked cars could create a problem for emergency vehicles – SPFD has very large vehicles. Parking off site for 57 is unrealistic. Where will this be provided? How will people get to event center? This inconvenience alone will make the event center very unattractive when there are other facilities in the area with much better accommodations and in locations where noise and parking aren't a problem. This parking plan must have very

specific conditions and written long term contracts for parking off site. Under no circumstances should pedestrians be permitted to walk along the south side of Douglas where there are no sidewalks or try to cross Douglas from the north side where there are no signal lights, lighting, or crosswalks to ensure safety.

Variances – Multi-tenant monument sign – The sign should be in conformance with the GBCP which is adequate.

Hours of Operation - What is definition of weekends? Friday, Saturday? Friday, Saturday, Sunday? Saturday, Sunday?

Project Site - The only commercial is directly adjacent to proposed project. The nursery is agriculture, the church on north is very low key, and zoning south, north, east and west is low density residential. The existing commercial was grandfathered in and has been there for decades. Generally, it is considered good planning when residential is buffered by offices which usually close by 6:00 p.m. on weekends; not event centers that by their nature attract large out-of-area crowds and are used mostly at night and on weekends. The GBCP envisions commercial zoning on Douglas at Auburn-Folsom and Sierra College. The commercial zoning requested is an impact to numerous goals and policies in the Granite Bay Community Plan.

Even though the document points out that there are conflicts between the project and land use and zoning designations and the design guidelines set forth in the GBCP, no mitigation measures are required. It is also pointed out that due to the proximity of the proposed project to adjacent residential uses, the project could create an incompatible use or land use conflicts, but no mitigation measures are required. WHY??

The document goes on to state that even though “the project will result in substantial alteration of the present or planned land use of a parcel... the overall effect of the project will not result in the substantial alteration of the land use in area and no mitigation is required.” WHAT??

Aesthetics – Mitigation 2.2 – No lighting is permitted on top of structures. Does this include lights similar to those that outline the existing Quarry Ponds building which were installed one Christmas season many years ago and despite complaints were never removed?

Traffic – It is unclear about left turns from project. Traffic exiting right from existing Quarry Ponds makes U turn at church. Will this still be permitted or will that traffic also be required to turn at Barton? Would it be possible for new project to use existing access at Quarry Ponds to avoid problems? Apparently there can be 200+ events a year. If this happens, there has to be some very clear traffic patterns for people unfamiliar with area to exit safely.

Traffic at Douglas/Barton intersection is projected to eventually be LOS F. According to GBCP, Douglas is designed for 4 lanes. Do we deliberately disregard the GBCP and good planning and allow more commercial development along Douglas and put the residential development along that roadway in a very urban situation? If Douglas becomes clogged with signal lights and traffic, pass through motorists will seek less congested interior residential roads such as Eureka. Does the cost of improving Douglas with additional traffic lanes and traffic signals in the future offset the cost to the residential community in order to allow this change to the Plan?

In summary even though the report finds impacts can be mitigated, many feel the mitigation measures are too broad, not specific enough, and ineffective.

Sandra H. Harris, Secretary
Granite Bay Community Association

Maywan Krach

From: The Fays <fays@surewest.net>
Sent: Wednesday, February 04, 2015 11:07 AM
To: Maywan Krach
Cc: lzberry@peoplepc.com
Subject: FW: Development Projects in Granite Bay - MAC response

Dear Mr. Krach,

Thank you for your response to my previous email concerning the development projects in Granite Bay. This forwarded message is also in regards to the Folsom Lake Estates traffic calming concerns. Mrs. Berry requested that I forward her comments to you, to give you more information on our neighborhood's struggle with speed, as well as number of vehicles, traversing our Folsom Lake Estates daily.

Thank you,

Pat Fay

Dear Mr Uhler,

At the request of a number of individuals who received the email below, I am forwarding it onto you so that you have a better idea of how MANY residents in Granite Bay feel in regards to further expansion of Granite Bay without adequate traffic planning. I am a resident and long acting member of the Folsom Lakes Community and Traffic Calming Committee.

My family was moved to Granite Bay in 2006 and we purchased a house that we thought would be a wonderful home until our children graduated from Granite Bay High School. Since the onset of the Auburn Folsom construction project in 2007 and continued saturation of areas surrounding Granite Bay, our daily lives have become a nightmare. The traffic volumes racing through our streets during commute hours has become not only intolerable but dangerous. Completion of the Folsom Lake Crossing project added an additional 200+ left turns into our neighborhood from 7:00-9:00 am on weekdays. These cars are driving 40-45 mph (highs of 55+ have been recorded) past our children waiting at bus stops utilized by 3 schools. Posted speed are 25mph.

Google maps, unfortunately, has chosen our community as the fastest route to Folsom from anywhere North and West of Eureka, adding to already high traffic volumes. Our streets are narrow, the topography is challenging and homes are on large hidden lots. Many long term residents are having trouble exiting their driveways because of the excessive speeds of cut-through traffic.

Before the additional projects highlighted below are approved, PLEASE hear the voice of the community when we say we've had enough! Completion of the A-F may reduce a small fraction of traffic, however, will not absorb those cars travelling to East Roseville Parkway nor will it reduce the speeds are cars in our neighborhood. We are working with Placer County to install additional speed cushions on our streets to safeguard our children and plan on seeking mitigation funding from the County to help offset costs due to the impact of the above (and other) projects.

Attendees at the MAC meeting last month also noted dangerous speeds on East Roseville Parkway and Eureka. The CHP provides cars when available, however, they are understaffed and have more serious issues to deal with than our small community.

My request is that these and future projects be carefully reviewed to make sure that the negative impact does not drive the desirability of Granite Bay down to where it is no longer a wonderful place to raise our families. Traffic is an issue and planning by other communities such as Folsom, Roseville, and Rocklin impacts us as well. Our community needs by-pass routes.

Thank you for your attention to this matter

Larissa Berry

Folsom Lake Estates Traffic Calming Committee Member

----Once again, committee members, Board members and concerned residents have been Bcc'ed to protect their email privacy----

-----Forwarded Message-----

From: Larissa Berry

Sent: Jan 29, 2015 5:46 PM

To: gbca@granitebay.com

Subject: Development Projects in Granite Bay - MAC response

MAC Meeting Response:

I am a resident of Folsom Lake Estates; which lies in close proximity to the planned projects:

POND PAVILION & LOFTS - PGPA - T20120354 - BOS4 - MAJ250
GRANITE ESTATES PROFESSIONAL CENTER - PLN14-00169 - BOS4
GRANITE BAY MEDICAL OFFICE COMPLEX - PLN14-00152 - BOS4

Folsom Lake Estates is currently involved with the county to not only reduce vehicle counts but to reduce potentially deadly speeds in our neighborhood. Speeds and the number of vehicles cutting through our neighborhood have dramatically increased in the past few years. We have been working with Placer County and the CHP since 2007 to address speeds in excess of 70mph (posted speeds are 25mph) and have a clear picture of how expansion projects impact us directly.

FLE has been not only impacted by the Auburn-Folsom Construction project but also by completion of the Folsom Lake Crossing. Our once quite and lovely community has become a cut through to Barton/Douglas and East Roseville Parkway; putting our safety as well as our quality of living in jeopardy.

Many of us in this community adamantly oppose these projects due to the additional vehicle impact this will have on our neighborhood on a daily basis and ask what measures have been taken to account for added traffic? There appears to be an inadequate plan to accommodate the growth in the Granite Bay area. Any additional projects should include expansion of by-pass routes.

Respectfully,

Larissa Berry

A member of the Folsom Lake Estates Traffic Calming Committee

Other members of the Traffic Committee, Placer County Public Works and the CHP have been copied on this note (Bcc to protect the privacy of their email addresses)

Kathy McCarthy
8740 Golden Spur Drive
Granite Bay, CA 95746
916-847-8255

Comment Regarding Mitigated Negative Declaration for Pond Pavilion in Granite Bay

Imagine 500 people chatting in your back yard. Now add a band to that. Now add a loudspeaker system to that. Now see if you can sit on your back porch and enjoy a quiet evening at home. During the summer months our neighborhood is already bombarded with noise from the Quarry Ponds Shopping Center concerts that are a fraction of the size of the proposed Pond Pavilion event center capacity. The lake to the south of the proposed building site bounces sound directly towards our properties, and any hope of enjoying our "quiet, rural setting" (quote from www.sacbride.com/wedding-reception-venues/the-pond-pavillion) vanish with this project. This venue is already booking events for next year. Though this project seems to be green lighted even before the comment period has ended, I would still like to voice my concerns regarding this ill conceived project.

In the Mitigated Negative Declaration, there are several portions of the research that incorrectly determine that this project has little or no impact on the current residents. The areas of concern include incompatible use, substantial changes to the present planned land use, and overall adverse changes to the existing neighborhood.

Though I have grave concerns with all aspects of the project, I will focus my discussion on the Land Use and Planning section of the report beginning on page 21. The report grossly understates the effects of the following:

2. Conflict with General Plan/Community Plan . . .

When the project requires 7+ rezoning and variances to move the land use from quiet rural to a 500+ guest commercial event center, there is a significant impact to the Community Plan and the entire surrounding neighborhood. These variances bring with them lights, traffic and noise that completely change the rural tone of Granite Bay and are not in line with the current General Plan; and each time a residential parcel is converted to commercial, it sets a precedent making the commercial conversion of any future residential parcels just that much easier.

4. Result in the development of incompatible uses . . .

A 500+ guest commercial event center in a rural neighborhood has a significant impact on the existing residents' quality of life and negatively affects their ability to enjoy their property according to the General Plan. Adding an event center to an area that is primarily single family residences completely changes the tone of the neighborhood; and when considering that this neighborhood is also a quiet, rural community, the disruption to the existing neighborhood is even greater.

7. Result in a substantial alteration of the present or planned land use of an area . . .

Rezoning to allow an event center completely changes the profile of the existing neighborhood. After experiencing the amount of noise and disturbance that the existing Quarry Ponds Shopping Center's

events cause, adding a 500+ guest event center simply degrades the peace and quiet of the neighborhood that much further, which has a significantly negative impact on current residents.

8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration . . .

There are several points to be made here, all of which negatively impact the residents of the neighborhood quite significantly.

- This project does not need to cause urban decay to have a negative impact on the neighborhood. Simply by urbanizing a rural area, this project degrades the neighborhood.

- How many empty storefronts does the area need? Look next door to the existing Quarry Ponds Shopping Center, and it still has as many vacancies as tenants.

- As these commercial venues pull more random people into backyard areas, the incidents of trespassing and vandalism are increasing. Just a few years ago the rural nature of Granite Bay made it a really safe place to live. Even with the drug corridor heading into Folsom Lake, Granite Bay has managed to keep that traffic moving through and out of the community. With each project that chips away at the General Plan/Community Plan, Granite Bay becomes a little more congested taking on the profile of our neighbor Citrus Heights.

In the Granite Bay Community Plan the south side of Douglas has a 300 foot setback to provide a noise buffer. This project does nothing to buffer existing noise, and actually increases the noise factor exponentially by adding traffic, ambient noise from 500+ people, as well as noise from loudspeakers and bands. Page 22 claims that this project does not result in a significant environmental impact and recommends that no mitigation measures are required. It goes on to argue that because there is existing commercial property to the west, which was grandfathered into the Community Plan, that the parcel in question should also be zoned commercial allowing for the construction of the event center. A better argument would be that since this parcel is zoned residential, and there is residential land use to the south and east that this parcel's use should remain as close to residential as possible.

When granting variances to the General Plan/Community Plan, there should be great care given to keep the land use as close to the community plan as possible. The leap from rural residential to business/event center is not respecting the Granite Bay Community Plan. And, it's not like Granite Bay is short on event spaces. There are plenty of event venues already in Granite Bay including The Lutheran Church of the Resurrection, Bayside Church, Granite Bay Golf Club, Quarry Ponds Shopping Center, the library and Raley's just to name a few.

In all of the discussion of the noise levels that the event center creates there is no consideration given to how the sound travels to the south. The land is open and the lake's large expanse of water does nothing to block the sound. Residents know this because the existing Quarry Ponds Shopping Center's outdoor concerts have already disrupted their quiet, rural evenings in their Granite Bay homes. This proposed event center only promises to make this already untenable situation worse.

Building a commercial center adds considerably more light glare than a single family residence would, which further erodes Granite Bay's night sky. Bringing 200 – 300 additional cars into the neighborhood brings with it ambient noise and vehicle exhaust. Setting up loudspeakers and outdoor bands for 500 people to enjoy creates noise levels that disturb present residents. All of these things are the antithesis of the Granite Bay Community Plan.

We have lived in our home in Granite Bay for 20 years. Before settling here we took a hard look at the community plan, and we liked what we saw. We want to live in a community with a rural feel, and the last thing that we want to see as long time residents of the area is an event center built in our own back yard.

Maywan Krach

From: Tish Santor <trsantor@surewest.net>
Sent: Monday, February 02, 2015 7:44 PM
To: Maywan Krach; kuhker@placer.ca.gov; Kathi Heckert
Subject: Letter re: PLN 14-00169

February 1, 2015

Placer County Planning Commission

3091 County Center Drive

Auburn, CA 95603

RE: Granite Estates Professional Center – PLN 14-00169

We have reviewed the information about the project above and strongly oppose the variance of the parcel for the following reasons:

1. The zoning for this 4.4 acre property according to the Granite Bay Community Plan Section 3.4 is C2-UP. According to the Granite Bay Community Plan, Page 55, all development on the north and south side of Douglas Blvd. shall be required to dedicate 70 feet of right-of-way as measured from centerline and building setbacks from the edge of the road right-of-way shall be a minimum of 75 feet. The members of the community and planning commission spent countless hours constructing and adopting this Community Plan just a few years ago in 2012. There were very specific reasons for the zoning specifications along the Douglas Corridor, many of which would be compromised if this development received a variance to the zoning requirements.
2. Consider the 'need' for this type of commercial building. There are already an abundance of vacancies in current commercial buildings within a few miles of this proposed development. The high vacancy of commercial property exists at both ends of the corridor (Sierra College and Auburn Folsom Rd.). What is the purpose of adding more unused commercial property?
3. The developer's latest design proposes extending the turn lane onto Berg. There is a question of whether there is enough distance for vehicles exiting the project to quickly cross fast moving two lane traffic on Douglas Blvd. to access the turn lane and causing a hazardous situation. This would also increase the traffic in this already highly congested area and potentially require a stop light at Berg which would go against the 'corridor' design of Douglas Blvd. which is to keep traffic flowing from Sierra College to Auburn Folsom Road. A recommendation with or without the approval of this variance would be to make it illegal to make U-turns at Berg because of the safety hazards. U-turns can be made safely at the turn to the East of Quarry Pond or at the stop light on Barton.

In conclusion, please represent our community by upholding the integrity of the Granite Bay Community Plan with no land use changes along Douglas Blvd. Of the 5 current projects proposed along Douglas Blvd. two are for "memory care" communities and three are for medical offices. They all require some type of land use revision. These changes have the ability to completely change the overall goals and policies of the newly adopted Plan that was supported and adopted by the community, MAC, Planning Commission and Board of Supervisors. Please stand true to your word.

With our strongest and most empathic voice we request that you represent our community by voting down this proposal.

Mark and Tish Santor

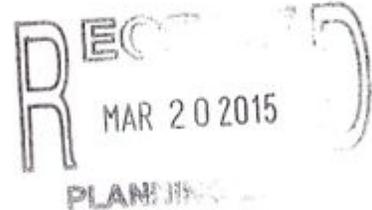
Waterford Homeowners Association

5525 Granite Falls Way, Granite Bay, CA 95746

LAW OFFICE OF
MARCUS J. LO DUCA
A Professional Corporation

MARCUS J. LO DUCA

March 17, 2015



Mr. E.J. Ivaldi
Deputy Director
Planning Services Division
County of Placer
3091 County Center Drive
Auburn, CA 95603

Re: Pond Pavilion and Lofts - T20120354

Dear Mr. Ivaldi:

As you know, this office represents the Lisa Powers Revocable Trust dated October 1, 1998 (the "Trust"), owner of the property for the Pond Pavilion and Lofts project in Granite Bay (the "Project"). As you are also aware, there is recorded against the property a parking easement agreement (Document No. 2007-0052073, recorded May 23, 2007) (hereafter the "Easement Agreement") by which the Trust granted to the Quarry Pond Retail Center a non-exclusive easement for parking in an area on the Pond Pavilion property called the "Parking Area" in the Easement Agreement. Under Section 1 of the Easement Agreement, the Trust has the right to relocate the Parking Area at any time.

This letter is to inform the Planning Department that the Trust, pursuant to its rights under the Easement Agreement, intends to relocate the Parking Area from the northern portion of the Trust's property to the southeastern portion of the property upon construction of the Project. A letter to the Quarry Ponds Retail Center owner will be forthcoming when the Project has been constructed.

In addition, since the County authority to use the temporary parking area in the northern portion of the Trust property has expired, my client will be immediately closing off that parking area to any further use by the adjacent property owner or any other member of the public.

Mr. E.J. Ivaldi
March 17, 2015
Page 2

If you have any questions, please do not hesitate to call.

Very truly yours,

LAW OFFICE OF MARCUS J. LO DUCA
A Professional Corporation

A handwritten signature in black ink, appearing to read "Marcus J. Lo Duca", written over a light blue horizontal line.

Marcus J. Lo Duca

MLD/jlf

cc: Lisa Powers, Trustee
Michael Johnson
Roy Schaeffer