

Defend Granite Bay

PO Box 2706, Granite Bay, CA 95746

March 2, 2017

To the offices of State Senator Ted Gaines and Assemblyman Kevin Kiley,

Thank you again for taking the time to discuss additional concerns as a follow up to Senator Gaines and Assemblyman Kiley's meeting with Scott Vaughn and Bradley Cutler. I apologize for the delay in getting this summary to you, however Defend Granite Bay was inundated with archival documents to review for the Treelake Storage Facility expansion writ.

Defend Granite Bay was formed when an unprecedented number of higher-than-planned-for density projects sought entitlements such as rezones, general plan amendments and variances with no substantial or quantifiable overriding considerations.

Greyhawk III was approved by Placer County because "it could be worse", The Park at Granite Bay was approved "for the mix of houses" and no reason was given for Ovation Senior Living. Community feedback and statements given are to be considered as expert testimony based on **Pocket Protectors v. City of Sacramento** (2004) 124 Cal.App.4th 903, as well as legal letters requesting actions and consideration were completely ignored. These projects did not meet the County's own requirements for a rezone or general plan amendment of "public necessity and convenience and the general welfare".

At this time, there are 5 writs within the last 6 months against Placer County which highlight a pattern of practice of ignoring community comments, disregarding CEQA, using outdated testing methods for traffic, biological assessments, Phase I and II testing and for refusing to acknowledge cumulative impacts on greenhouse gases, traffic, emergency response, other public services and harm to sensitive environmental habitats. Residents raised well-founded questions and comments based on the County's own planning processes, yet not once in the process of approval were they considered, regarded or questioned. In Granite Bay, only the project proponent's legal counsel was given due credence. Certain members of the Placer County Board of Supervisors appear to have an agenda which does not match the feedback of residents nor does it appear to follow the due planning process of Placer County. Furthermore, Defend Granite Bay was even verbally attacked and mocked in an open forum by certain Supervisors for daring to stand up and question the methodologies and reasoning. As a means to circumvent CEQA, MND's are being prepared where clearly EIR's are required.

In Summary:

Martis Valley : Cumulative impacts of traffic, greenhouse gases, were ignored and appropriate mitigation as well as alternatives with less impact were not thoroughly investigated. Resident comments and a petition were ignored with the clear agenda of approval regardless of legal recourse. A "safe" fire evacuation plan was not available and safety concerns for the health and well-being of residents, tourists and the environment were not considered.

Squaw Valley : Cumulative impacts of traffic, greenhouse gases, were ignored and appropriate mitigation as well as alternatives with less impact were not thoroughly investigated. A fire evacuation plan of 10.7 hours was considered acceptable. Traffic studies stated that a 90,000 square foot water park would generate "12" additional trips per day during peak hours. This appears to be counter-intuitive. A developer would hardly consider a project of this scope with this level of projected tourism.

The Park at Granite Bay : This project re-worded the EIR to remove language regarding “grasslands” to become “rolling terrain” when there is CA legislation prohibiting this type of terrain to be converted to urban use. The EIR alternative analysis stated that the as zoned 16 homes + 16 granny units (32) would utilize more utilities than the proposed 56 unit proposed. (33 < 56 ?) and was therefore less desirable. A legal letter regarding a self-induced variance for 50% coverage provided to the BOS prior to approval was ignored. Documents acquired through the Public Records Act (PRA) indicate that the county was in full knowledge that the secondary Emergency Vehicle Access (EVA) and drainage easements were to be secured “before” project approval when they were in full knowledge that the homeowners would not provide these entitlements. A petition with over 800 signatures of adjacent residents in opposition to the project was ignored. This “mix” of housing was considered critical when the price range reflects the highest number of homes for sale in Granite Bay. Requests for impacts on our build-out number of 23,000 residents was ignored.

Ovation Senior Living : This 108,000 sq foot medical campus was approved in the midst of single family residential homes. There are currently FOUR such facilities proposed for Granite Bay. Residents’ request to MAC, Planning and BOS to provide a cumulative emergency response study in light of approximately 800 additional planned-for Emergency Response calls per year was ignored. The \$75,000 emergency response study funded by Placer County was never shared for public review because it was “a draft” and the County opted to not complete the analysis. Our community would like to know if this rapid increase of call rates can safely be provided.

Treelake Storage Expansion Project : Planning Commissioner Jeffrey Moss has received “priority treatment” as per PRA emails which clearly gave his project precedence because of his appointed County position. The project was originally approved for 3 building on 2.5 acres. Since that time, the facility has grown to cover almost 8 acres with 17 buildings, plus the current expansion increasing it to over 15 acres and almost 100,000 sq. feet of buildings with hundreds of parking spaces. The County has also gone on record that this project can continue full build-out and even further expansion as the developer sees fit without any further review. This could result in a total of 30 acres of RV storage behind a residential neighborhood. The County is unable to locate an EIR and once again documents on public record clearly state that the CUP had a 36 month lifetime and any expansions or improvements were to go through complete environmental review. The only traffic study which can be located is for the original 179 units on the 2.5 acres. Riparian Oak Habitat was completely decimated before a planning permit was even submitted through the County, and the Department of Fish and Wildlife has since issued a Notice of Violation for excessive grading and impacts on environmentally sensitive areas and is considering criminal charges. In addition, the project was signed off on during planning and environmental reviews, by the County, without any mention of the disruption and impacts to these protected wetlands. Placer County residents’ comments and requests for documentation were ignored.

This pattern of practice appears to be pervasive and it appears that Placer County has taken the stance that residents will not raise legal suits due to the high costs. I can assure you that “boots on the ground” are opposed to this alternate agenda, and that the residents of Granite Bay are fully vested in preserving its unique rural quality which maintains the desirability of this community.

Thank you,

Larissa Berry, President, Defend Granite Bay