

# ATTACHMENT F

County of Placer  
**GRANITE BAY MUNICIPAL ADVISORY COUNCIL**  
175 Fulweiler Avenue  
Auburn, CA 95603  
County Contact: Ashley Brown, District Director (916) 787-8954

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August 12, 2016

**Honorable Chairman Richard Rocucci**  
**Members of the Planning Commission**  
Placer County Planning Commission  
309 Count Center Drive, Suite 140  
Auburn, CA 95603

**RE: GBMAC Consideration and Recommendation regarding The Park at Granite Bay Project**

Chairman Rocucci:

On behalf of the Granite Bay Municipal Advisory Council (GBMAC) the purpose of this letter is to provide the Planning Commission with a summary of our deliberations and the resulting recommendation regarding The Park at Granite Bay Project.

The Park at Granite Bay is a proposal to develop a 56-unit single-family residential development on a 16.3-acre site at Sierra College Boulevard, between Annabelle Ave and Haskell Way, in Granite Bay. The site is comprised of seven parcels (Assessor's Parcels 468-050-016; -024; -026; 468-060-039; -040; -041; and -042) on approximately 16.3 acres. The project would include fifty-six detached, single-family residences that would be a mix of one- and two-story homes on lot sizes ranging from 7,150 square feet to 17,196 square feet.

George Rosasco provided a project overview to attendees of the meeting, with maps and photos showing the project site and its location, and flood plain area. Mr. Rosasco stated that he was new to the project and gave an adequate presentation.

Marcus Lo Duca, representing Maverick Partners, provided a brief summary of the proposed project and welcomed questions.

There were many Granite Bay residents in attendance that came to hear about this project. After hearing both Mr. Rosasco's and Mr. Lo Duca's presentations, GBMAC members asked a number of questions and also entertained both questions and comments from the residents. Answers were provided by a combination of county staff and Mr. Lo Duca. At the conclusion, a motion was made to deny recommendation to the Planning Commission of the project as currently proposed. This motion was passed by the GBMAC in a vote of 3-2.

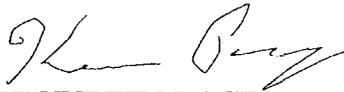
A summary of our main reasons is as follows:

1. Overall lack of consistency with the Community Plan, especially with regard to the percentage of medium density residential (MDR) beyond what is prescribed by the plan.
2. The project is too dense at its boundaries. While the applicant has deed restricted 14 lots to be single story, to minimize the impact on neighbors, the MAC members felt that this was not enough and additional changes needed to be made to satisfy the impact on neighboring residents.
3. The reliance on one access point off of Sierra College Blvd. and its impact on traffic to the area.

Thank you for the continued opportunity to review projects, work with the community and provide our input. Please contact me or any GBMAC Member if we can be of further assistance.

Warm Regards,

**GRANITE BAY MUNICIPAL ADVISORY COUNCIL**



**KENNETH PRAGER**  
**CHAIR**

**CC: Honorable Kirk Uhler, Supervisor, District 4**  
**Ms. Ashley Brown, District Director, District 4 and GBMAC Administrator**  
**Ms. Barbara Singleterry, Vice Chair, GBMAC**