County of Placer

GRANITE BAY MUNICIPAL ADVISORY COUNCIL

8789 Auburn Folsom Blvd., Suite C-214

Granite Bay, CA 95746

County Contact: Linda Brown 916-787-8950



REGULAR MEETING AGENDA Wednesday, October 3, 2012 at 7:00 p.m. 5455 Eureka Road, Granite Bay, CA

- 1) Call to Order
- 2) Pledge of Allegiance
- 3) Approval of the Agenda
- 4) Introduction of MAC Members
- 5) Approval of the Minutes
 - a) September 5, 2012 (absent Gloria Freeman, Ph.D.)
- 6) Public Safety Reports
 - a) Placer County Sheriff
 - b) South Placer Fire District
 - c) California Highway Patrol
- 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.
- 8) Supervisor Report (If Supervisor Kirk Uhler is not present, Linda Brown will present)
- 9) Informational Item/Non-Action:
 - a) ENCLAVE AT GRANITE BAY: Presented by E.J. Ivaldi, Placer County Planning Division (5 min.) Modification of an approved 12-lot Planned Residential Development to allow for the relocation of an emergency vehicle access (EVA) and removal of a cul-de-sac that served only one lot. The project site is located on the north side of Elmhurst Drive, east of the Ridgeview Elementary and Oakhills schools, and west of Pastor Drive.

10) Action Item:

a) <u>Greyhawk II Subdivision:</u> Presented by: Roy Schaefer, Placer County Planning Division (15 min.)
Greyhawk II is a proposal to develop a 21-lot planned residential development on a 10.3-acre infill site in Granite Bay. The project would include 21 single-family residential home sites situated along a private internal loop road that runs through the community. Over 70% of the project site would remain as open space and/or common areas. There would be a central common open space area (Lot A) internal to the lots and the southern portion of the site (Lot B – 3.8 acres) would be preserved to protect natural resources (100-year floodplain and Strap Ravine).

Project entitlements requested include a Rezone, Vesting Tentative Subdivision Map, Conditional Use Permit and a Variance. The project site is proposed to be rezoned from RS-B-40 PD 2 (Residential Single-Family, combining Building Site of 40,000 square feet, combining Planned Residential Development 2 units per acre) to RS-B-X-18,000 PD 2.8 (Residential Single-Family, combining Building Site of 18,000 square feet, combining Planned Residential Development 2.8 units per acre), consistent with the Granite Bay Community Plan land use designation for the site of "Low Density Residential (0.4-0.9 acres per dwelling unit)". The Vesting Tentative Subdivision Map and Conditional Use Permit are required for the subdivision of 10.3 acres into a 21-lot residential Planned Development. There is a Variance request to constructing the County minimum length of 20-foot driveways in front of garages per Zoning Ordinance Sections 17.54.070.A and 17.54.140.4.E; the project requires a minimum driveway apron of 8 feet. There is also a Variance request to the minimum Open Space and maximum coverage standards in Section 17.54.100.A.3.; the project has 61% (6.3 acres) of Open Space where 71% (7.3 acres) is required and the project has 24.5% maximum coverage where 15% is allowed by the Zoning Ordinance.

Staff is requesting a recommendation for the project.

- 11) Correspondence Found on Table at the rear of the room.
- 12) Next Regular Meeting November 7, 2012

13) ADJOURNMENT

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.