

County of Placer

GRANITE BAY MUNICIPAL ADVISORY COUNCIL

8789 Auburn Folsom Blvd., Suite C-214

Granite Bay, CA 95746

County Contact: Linda Brown 916-787-8954



REGULAR MEETING AGENDA

Wednesday, April 1, 2015 at 7:00 p.m.

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

- 1) **Call to Order**
- 2) **Pledge of Allegiance**
- 3) **Introduction of MAC Members and Secretary**
- 4) **Approval of the Agenda**
- 5) **Approval of the Minutes**
 - a) March 4, 2015
- 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 Items/Non-Action:**
 - 1.

The Middle Fork Project - Overview: Presented by: Brett Storey, Senior management analyst, Placer County Planning Department

The Middle Fork Project (MFP) is a multi-purpose water supply and hydro-generation project designed to conserve and control waters of the Middle Fork American River, the Rubicon River, and several associated tributary streams in order to meet municipal, industrial, and agricultural demands within western Placer County, to provide recreational experiences, to contribute to the natural resource preservation and enhancement of the river and to generate power for the California electrical grid. In 2006, the Placer County Water Agency (PCWA) and the County of Placer entered in to a Joint Powers Agreement (JPA) in order to obtain a new Federal Energy Regulatory Commission (FERC) license to approve Future Electrical Energy Sales, fund the necessary operational costs and to distribute revenues from Future Electrical Energy Sales to both PCWA and Placer County. The presentation will provide an overview of the project, the re-license process and the policies (financial, administrative and operational) and potential revenues involved. Get a more detailed description of the project at <http://www.placer.ca.gov/projects/middle-fork-project>.

10) Action Items:

The Grove at Granite Bay Subdivision and Conditional Use Permit Modification: Presented by: Sherri Conway, Senior Planner, Placer County Planning Services Division (15 min.)

The project, the Grove at Granite Bay, is located on the west side of Berg Street, south of Olive Ranch Road and north of Douglas Boulevard, in the Granite Bay area. The applicant is seeking a modification to the Conditional Use Permit for The Grove at Granite Bay (PSGC 2004-0294) regarding the setback requirements on several lots.

Six (6) specific lots that are bordered by Berg Street to the south (APNs : 460-260-001, 460-260-008, 460-260-009, 460-270-002, 460-270-009, 460-280-009) , the applicant is requesting to modify the following Conditions of Approval:

- 82: Notification to future owners of Lots 1, 8, 9, 24, 25, and 32 that solid fencing on any type is prohibited within the “front” setback along Berg Street.
- 85. Notification to the future owners that no structures, including sold fencing over 3’ in heights may be installed in front setback areas, including any property frontages along roadways.
- 97. Other than approved entry features, solid walls, solid wood fencing, and any other solid features are prohibited along the Berg Street and Olive Ranch Road frontages. Open fencing (i.e. wrought iron) is allowed, subject to review and approval by the DRC.

The project was approved to include a 30-foot landscaped corridor from the edge of the easement of Berg Street, in addition to a 25-foot landscape easement, and a building setback requirement of 50 feet from the property line. The applicant is requesting the modification to allow property owners the option to construct full or partial solid fencing at the edge of the 25-foot landscape easement to allow for greater privacy in the backyards of these lots that front on Berg Street. The required 50-foot building setback from the project boundary would remain unchanged.

Additionally, the applicant is requesting to modify the following Condition:

- 12 – Show the limits of the future, unmitigated, fully developed, 100-year flood plain (after grading) for the on-site marsh and wetland areas on the Improvement Plans and Informational Sheet(s) filed with the Final Map(s) and designate same as a building setback line unless greater setbacks are required by other conditions contained herein. Show a 30’ rear setback line for Lots 10 and 11 due to the close proximity of the 100-year post-development ponding limit.

The applicant is requesting reductions in the front setback to lot 12 (APN 460-260-012) and to the front and rear setbacks to lots 10 and 11 (APNs 460-260-020 and 460-260-011). The front setback reduction requested for these three lots would be modified from 35’ to 25’ to allow for more flexibility in home plotting, a reasonable useable yard area and to avoid impacting trees. The rear yard setbacks backs requested for lots 10 and 11 are currently 30’. The developer requests a reduction to the rear setback for lots 10 and 11 to the standard 10’ or to the flood elevation of 313, whichever is more restrictive.

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

12) Next Regular Meeting – May 6, 2015

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.