



COUNTY OF PLACER  
**GRANITE BAY MUNICIPAL ADVISORY COUNCIL**

175 Fulweiler Avenue ▪ Auburn, CA 95603 ▪ (530) 889-4010  
County Contact: Ashley Brown (916) 787-8954

**REGULAR MEETING AGENDA**

Wednesday, September 7, 2016 7:00 PM  
Eureka School District Office, BIG GYM  
5455 Eureka Road, Granite Bay, CA

1. **Call to Order & Pledge of Allegiance**
2. **Welcome, Introduction of Members & Statement of Meeting Procedures**
3. **Approval of September 7, 2016 Agenda**
4. **Approval of August 8, 2016 Minutes**
5. **Public Safety Reports:**
  - A. Placer County Sheriff's Office
  - B. California Highway Patrol
  - C. South Placer Fire District
6. **Public Comment:** Let us hear from you! Do you wish to share something that's NOT already on this agenda? We welcome your input at this time and kindly ask that you keep your comments to 3 minutes or less (or as determined by the chairman).
7. **Information Item:**
  - A. **PCWA Water Update**  
PCWA District 4 Representative, Robert Dugan, will present an update on water in the area. (15 minutes)
  - B. **Hawk Homestead**  
Hawk Homestead is a proposal by GBD Communities to develop a 109-lot Planned Residential Development (PD) at the northwest corner of Cavitt Stallman and Barton roads in Granite Bay. The site encompasses one parcel, APN 046-050-002-510, comprising 243.373 acres. The project would include detached single-family residential home sites ranging in size from 0.5 to 6.46 acres situated along private roads accessed from Cavitt Stallman Road on the south and Barton Road on the east. Approximately 57 percent of the project site would remain as open space and approximately six miles of multi-purpose trails are planned throughout the open space preserves and road frontages. (20 minutes)
8. **Action Item:**
  - A. **Ovation Senior Living**  
The project proposes a Rezone from Residential-Single-Family, combining Agriculture, and combining a 40,000 square foot minimum building site to Residential Agriculture, combining a 40,000 square foot minimum building site (RS-AG-B-40 to RA-B-40). In addition, there is a Tentative Parcel Map, and a Minor Use Permit (MUP) to allow for the construction and operation of the 108,000 square foot, two-



The MAC is composed of appointed community members whose purpose is to advise the Board of Supervisors about activities and problems of the area represented. Residents are encouraged to attend and talk about issues important to them. More info at [www.placer.ca.gov/bos/mac](http://www.placer.ca.gov/bos/mac). Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in public meeting. 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 Supervisor's Office.

story Ovation Senior Living Facility. This proposal is for an assisted living and memory care facility that would be classified as a residential care home. A total of 4.5 acres (western portion of site) of the 6.9 acre site would be developed for this project and approximately 2.5 acres (eastern portion of site) would be set aside for future development.

Requested entitlements include the following: Rezone of Assessor's Parcel Number 466-030-050-000 from RS-AG-B-40 (Residential-Single-Family, combining Agriculture, and combining building site minimum of 40,000 square foot) to RA-B-40 (Residential Agriculture, combining building site minimum of 40,000 square foot); Tentative Parcel Map to subdivide the ±6.9 acre property into a 4.5 acre parcel and 2.5 acre parcel; Minor Use Permit to allow a ±108,000 square foot Ovation Senior Living residential care facility to be constructed and operated on the 4.5-acre western parcel of the project site. Presenter: Roy Schaefer (20 minutes)

9. **Adjournment** to next regular meeting on October 3, 2016