

**MEMORANDUM
PLACER COUNTY
PLANNING DEPARTMENT**

TO: Board of Supervisors
FROM: Michael Johnson, Planning Director
DATE: December 5, 2006
SUBJECT: Beaver Creek Rezone – Granite Bay (PSUBT20050366)

ACTION REQUESTED

The Board is being asked to consider a request from Morton and Pitalo, on behalf of Parlin Development, for the approval of a Rezoning to change the zoning designation on the Beaver Creek property from RA-B-100 (Residential Agricultural, Combining Building Site Size of 100,000 Square Feet) and RS-Ag-B-100 PD-1 (Residential Single-Family, Combining Agriculture, Combining Building Site Size of 100,000 Square Feet, Planned Development of 1 Dwelling Unit per Acre) to RA-B-100 PD 0.5 (Residential Agricultural, Combining Building Site Size of 100,000 Square Feet, Planned Development of 0.5 Dwelling Units per Acre) in order to allow the entire Beaver Creek Subdivision to be developed as a Planned Development.

BACKGROUND

The site has been subject to dredging and past mining activities. Remnants of these past activities are evident within the ravine corridor. An Event Center was originally proposed on this site in 2004, but the applicant withdrew that request in response to the community's reaction to potential traffic and site disturbance impacts. The project site currently has two different zoning designations: RA-B100 and RS-Ag-B-100 PD-1

Planning Commission Action

On August 24, 2006, the Planning Commission considered the proposed rezoning request and unanimously made a motion to recommend that the Board of Supervisors approve the Rezoning request for the Beaver Creek residential project (5:0 with Commissioners Brentnall, Fierros absent). The Planning Commission did not discuss any issues associated with the proposed Rezoning and concluded that the rezone was an appropriate solution for the site.

DISCUSSION OF ISSUES

Rezoning

The proposed rezoning is a request to add a Planned Development (PD) designation of 0.5 units/acre to the existing RA-B-100 zone district and convert the RS-AG-B100 PD-1 to RA-B-100 PD 0.5 so that the entire project has the same zoning designation of RA-B-100-PD 0.5, thereby allowing the entire project to be developed as a Planned Development. This Rezoning request will not increase the density beyond that allowed under the current zoning designation, and will allow smaller minimum parcel sizes and greater open space opportunities. Approval of the

Rezoning will provide a more effective project design by preserving the sensitive biological features and providing flexibility in the project's development standards.

CEQA COMPLIANCE

A Mitigated Negative Declaration has been prepared and finalized pursuant to the requirements of the California Environmental Quality Act. The Mitigated Negative Declaration is attached and must be found adequate to satisfy the requirements of CEQA by the Board of Supervisors. A recommended finding for this purpose is attached.

RECOMMENDATION

Staff recommends that the Board of Supervisors approve the Mitigated Negative Declaration and the Rezoning subject to the attached recommended findings and Conditions of Approval.

FINDINGS

CEQA

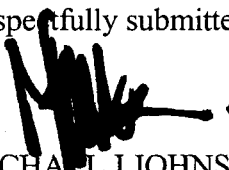
The Board of Supervisors has considered the proposed Mitigated Negative Declaration, the proposed mitigated measures, the staff report, and all comments thereto, and hereby adopts the Mitigated Negative Declaration for the project, based upon the following findings:

1. The Mitigated Negative Declaration has been prepared as required by law. With the incorporation of all mitigation measures, all identified impacts can be reduced to less than significant levels. Mitigation measures include, but are not limited to, the placement of Strap Ravine and its riparian vegetation and the 200-foot- wide existing floodplain into Open Space parcels.
2. There is no substantial evidence in the record as a whole that the project, as revised and mitigated, may have a significant effect on the environment.
3. The Mitigated Negative Declaration as adopted for the project reflects the independent judgment and analysis of Placer County, which has exercised overall control and direction of its preparation.
4. The custodian of records for the project is the Placer County Planning Director, 3091 County Center Drive, Suite 140, Auburn, CA 95603

REZONING

1. The proposed Rezoning is consistent with the Granite Bay Community Plan and does not increase the project's density beyond that allowed under the current zoning designation. The proposed Rezoning allows the entire parcel to be developed as a Planned Residential Development which will result in a superior project because it incorporates flexibility in design standards permitted by the PD ordinance by allowing a smaller minimum lot size than is permitted in the base zone district.

Respectfully submitted,



MICHAEL J JOHNSON, AICP
Planning Director

EXHIBITS:

- Exhibit A- Proposed Ordinance
- Exhibit B- Rezoning exhibit
- Exhibit C- Planning Commission staff report
 - Attachment A - Conditions of Approval
 - Attachment B - Vicinity Map
 - Attachment C - Site Plan
 - Attachment D – Rezone Exhibit
 - Attachment E – Mitigated Negative Declaration

cc: Granite Bay MAC

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Copies sent by Planning:

- Phil Frantz- Engineering and Surveying Division
- Dana Wynniger - Environmental Health Services
- Brent Backus - Air Pollution Control District
- Vance Kimbrell - Parks Department
- Scott Finley - County Counsel
- Michael Johnson - Planning Director
- Subject/chrono files