



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, October 5, 2016 7:00 PM
Eureka School District Office, Board Room
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 October 5, 2016 Agenda**
4. **Approval of September 7, 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. **Supervisor Report** (If Supervisor Kirk Uhler is not present, Ashley Brown will present)
8. **Information Item: (NONE)**
9. **Action Item:**
 - A. **Granite Bay Medical Offices**

The project proposes the construction of two medical office buildings with 91 parking spaces on 2.13 acres at the north side of Douglas Boulevard, on the northwest corner of the intersection of Berg Street and Douglas Boulevard. Each of the two buildings would be 7,955 square feet. The project proposes a General Plan Amendment to change the land use designation from Rural Low Density Residential, .9 – 2.3 Acres Per Dwelling Unit to Commercial; a rezone from RS-B-20 (Residential Single Family, Combining Minimum Building Site of 20,000 Square Feet) to OP-Dc (Office Professional, Combining Design Corridor); a Minor Boundary Line Adjustment so each building will be on its own lot; a Design Review to be approved at the staff-level; and a Variance to construct a 12-foot high retaining wall at the northwest corner where six feet is normally required. (15 minutes)
Presented by: Kally Keding-Cecil, Assistant Planner
 - B. **Barton Ranch Planned Residential Development**

The applicant is requesting approval of a Rezone and a Planned Residential Development (Tentative Subdivision Map and Conditional Use Permit). The Rezone would modify the existing zoning of RS-AG-B-40 (Residential Single-family, combining Agriculture, combining minimum Building Site designation of

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. 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.



40,000 square feet) to include a combining district designation of PD=1 (Planned Residential Development, 1 unit per acre). The rezone would allow a 10-unit Planned Residential Development (PD) on the project site. The PD would create ten residential parcels ranging in size from 21,849 square feet to 34,000 square feet and would include two open space areas consisting of 79,981 square feet (Lot A) and 24,200 square feet (Lot B). Lot A would be located on the northwest portion of the property and Lot B would be located on the southeast corner of the property. (20 minutes)
Presented by: Melanie Jackson, Associate Planner

10. **Adjournment** to next regular meeting on November 2, 2016