



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, June 1, 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 June 1, 2016 Agenda**
4. **Approval of May 4, 2016 Minutes** (Suzanne Jones and Barbara Singletery absent)
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. Hawthorn Retirement Residence

Hawthorn Retirement Residence is a 3 story, 145-suite facility for seniors located on the corner of Sierra College and Old Auburn Road. APN 468-060-038-000 and 468-060-019-000. The senior housing concept is designed for those who are still ambulatory, but in need of some support. The private suites include studio, one, and two bedroom versions. Each is similar to a conventional dwelling unit except a kitchen is not included. Total building population will be roughly 147. Fewer than 25% of the residents will be driving their own cars.

Presenter: Mark Lowen, Lenity Architecture (15 minutes)

B. Quarry Ridge Professional Center

This is a request for General Plan Amendment to change the land use from Low Density Residential to Commercial, a Rezone to change the zoning from RS-B-20 to OP, four lot parcel map and a development plan review for an office park. The Office Park would include one 3,200 sq ft office building, and three-one story medical offices (4,020 - 4,530 - and 5,510 sq ft, respectively - total 17,260 sq ft) and 91 parking stalls. Project located on the NE corner of Douglas Blvd and Berg St.

APN 048-084-030-000

Presenter: Neil Doerhoff (15 Minutes)



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/macs. 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.

8. Action Item:

A. Lake Vista Estates

The project proposes a Vesting Tentative Subdivision Map and a Conditional Use Permit to subdivide the approximately 35.8-acre property into 15 single-family residential lots at Boulder Road near the intersection with Walden Woods Way in Granite Bay. The project site, consisting of two parcels, is currently vacant and surrounds an existing equestrian facility. Future single-family residences would consist of custom homes which would be constructed by individual land owners. Access to the site would be from Boulder Road, and circulation within the project would consist of two private cul-de-sac roads. The project would also provide a secondary emergency access point from Boulder Road to Barcelona Court (a part of the Los Lagos subdivision) at the northwestern edge of the project site. This secondary emergency access point would be gated and for the exclusive use of emergency vehicles.

Presenter: George Rosasco (15 Minutes)

9. Adjournment to next regular meeting on July 6, 2016