



COUNTY OF PLACER
GRANITE BAY MUNICIPAL ADVISORY COUNCIL
175 Fulweiler Avenue ▪ Auburn, CA 95603 ▪ (530) 889-4010
County Contact: Ashley Brown (916) 787-8954

NOTE: DATE CHANGE DUE TO LACK OF QUORUM

REGULAR MEETING AGENDA

Monday, August 8, 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 August 8, 2016 Agenda**
4. **Approval of July 11, 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:**
 - A. **Pondview Project Update**

The Pondview Project was approved by the MAC in January 2015 and subsequently approved by the Board of Supervisors. The applicant has been approved for a change in build-out of the pondfront parcel from the event pavilion to future office/professional. The applicant has also requested a change in design of the Pondview Office parcel to a more Craftsman style and would include four 5,100 SF office buildings with a pedestrian commons. The project has completed the design review process.
Presented by: Lisa Powers
 - B. **HAWK Signal**

The recently installed pedestrian signal known as a HAWK (High-intensity Activated crossWalk) on Auburn Folsom Road between Robin Hood Way and Cedar Oaks Drive is scheduled to be turned on August 9th. Richard Moorehead with the Department of Public Works and Facilities will attend to discuss how the signal operates and can answer questions.

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.



9. Action Item:

A. Proposed Whitehawk I Project

Whitehawk I is a proposal to develop a 24-unit Planned Residential Development on an 18.1-acre site (APN 048-151-001-000) located on the south side of Douglas Boulevard, east of Woodgrove Way in Granite Bay. The project would include 24 single-family detached residential units on private streets accessed from Douglas Boulevard. Approximately sixty-five percent of the site would remain as common area and open space.

The applicant, Meritage Homes, is requesting a Community Plan Amendment to change the land use designation of the site from Rural Low Density Residential (.9 to 2.3 acres per dwelling unit) and Rural Residential (2.3 to 4.6 acres per dwelling unit) to Low Density Residential (0.4 to .9 acres per dwelling unit) and Open Space. Also proposed is a rezoning from RA-B-100 PD = 0.5 (Residential Agricultural, minimum Building Site of 100,000 square feet combining Planned Residential Development of 0.5 units per acre) to RA-B-20 PD = 1.4 (Residential Agricultural, minimum Building Site of 20,000 square feet combining Planned Residential Development of 1.4 units per acre) and O (Open Space).

Presented by: Chris Schmidt, Placer County Senior Planner

Applicant:

B. Proposed Whitehawk II Project

Whitehawk II is a proposal to develop a 55-unit Planned Residential Development on a 32.97-acre site (APN 048-151-061-000) located on the south side of Douglas Boulevard at Seeno Avenue in Granite Bay. The project would include 55 single-family detached residential units on private streets accessed from Douglas Boulevard. Approximately sixty-two percent of the site would remain as common area and open space.

The applicant, Meritage Homes, is requesting a Community Plan Amendment to change the land use designation of the site from Rural Low Density Residential (.9 to 2.3 acres per dwelling unit) and Rural Residential (2.3 to 4.6 acres per dwelling unit) to Low Density Residential (0.4 to .9 acres per dwelling unit) and Open Space. Also proposed is a rezoning from RA-B-100 (Residential Agricultural, minimum Building Site of 100,000 square feet) to RA-B-20 PD = 1.75 (Residential Agricultural, minimum Building Site of 20,000 square feet combining Planned Residential Development of 1.75 units per acre) and O (Open Space).

Presented by: Chris Schmidt, Placer County Senior Planner

Applicant:

10. Adjournment to next regular meeting on September 7, 2016