

COUNTY OF PLACER
PLANNING COMMISSION



ACTION
AGENDA
DATE

January 28, 2016

Meeting was held in the Planning Commission Chambers, 3091 County Center Drive, Dewitt Center, located at the corner of Bell Road and Richardson Drive, Auburn CA 95603

10:00 am **FLAG SALUTE**

ROLL CALL: Richard Roccucci, District 1 (Chairman); Wayne Nader, At-Large West of Sierra Crest, (Vice Chairman); Richard Johnson, District 3 (Secretary); Jeffrey Moss, District 4; Miner “Mickey” Gray, District 5; Larry Sevison, At-Large East of Sierra Crest; Fred Arcuri, District 2. [*All Commissioners present*]

REPORT FROM THE PLANNING DIRECTOR - EJ Ivaldi, Deputy Director of Planning, reported on the following updates to the Commission:

A list of 2016 scheduled meeting dates for next year was provided to the Planning Commissioners. Plan on maintaining the 2nd and 4th Thursday of the month. No special hearings have been scheduled at this time. Tahoe meeting most likely will take place towards the end of March and the beginning or late spring.

Next Planning Commission hearing will be February 11, 2016 to hear the Schaefer Mill Subdivision Map/Conditional Use Permit modification regarding a condition of approval and an update on the Tahoe area projects. On February 25, 2016, there will be a Planning Commission hearing to accept comments on the Draft EIR for the Auburn Creekside Center.

PUBLIC COMMENT - *The opportunity was given to discuss with the Planning Commission, matters not included on the current agenda. There were no comments.*

TIMED ITEMS: The following timed items are to be discussed at the time indicated.

1) 10:05 am **THE PARK AT GRANITE BAY**
10:05a-11:11a **DRAFT ENVIRONMENTAL IMPACT REPORT – PUBLIC REVIEW AND COMMENT (PSUB 20140145)**
 SUPERVISOR DISTRICT 4 (UHLER)

Conduct a public hearing to receive comments on the Draft Environmental Impact Report (EIR) for The Park at Granite Bay Project. The opportunity to discuss the merits of the project will occur at subsequent hearings on the project entitlements. The project applicant, Maverick Partners West, is proposing to develop a residential subdivision of 56



single-family residential units on a 16.3-acre project site in the community of Granite Bay. Ingress/egress to the project site would be provided by a single gated access at the project's midpoint along Sierra College Boulevard. The gate would remain open from dawn to dusk in order to allow public access to the 0.81-acre neighborhood park proposed as part of the project. There would also be a gated secondary access point to Eckerman Road that that would be available for use only by emergency vehicles or by area residents during an emergency. The 56 residential units would be a mix of one- and two-story homes on lot sizes ranging from 7,150 square feet to 17,196 square feet.

Requested entitlements include a General Plan Amendment (Granite Bay Community Plan), Rezone, Variance, and Vesting Tentative Subdivision Map. The proposed General Plan Amendment would change the project site's land use from Rural Low Density Residential (RLDR) to Medium Density Residential (MDR), and the proposed rezone would change the project site from Residential-Single-Family, combining Agriculture, combining Building Site with a minimum lot area of 40,000 square feet (RS-AG-B-40) to Residential Single-Family, combining Building Site (B-X) with a minimum lot area of 7,000 square feet (RS-B-X 7,000). The requested Variance would allow for an increase in the maximum lot coverage (the area covered by buildings and other structures) currently allowed per single story residence within the residential single-family zone district from 40 percent to approximately 50 percent on lots within the proposed project of less than 8,000 square feet.

A copy of the Draft EIR and Technical Appendices are available for review (public review period is open from December 31, 2015 through February 16, 2016) during normal business hours at the Community Development Resource Agency public counter (3091 County Center Drive in Auburn), at the County Clerk, Granite Bay Public Library (6475 Douglas Blvd, Granite Bay), Loomis Public Library (6050 Library Drive, Loomis), Rocklin Public Library (4890 Granite Drive, Rocklin), and the Roseville Public Library (225 Taylor Street, Roseville).

The complete Draft EIR can also be accessed through the County's website at:
<http://www.placer.ca.gov/departments/communitydevelopment/envcoordsvcs/eir/parkatgranitebay>

Project Location: The project site is located west of Sierra College Boulevard, east of Eckerman Road, south of Annabelle Avenue and north of Haskell Way, in the Granite Bay area.

APN's: 468-050-016; 468-050-024; 468-050-026; 468-060-039; 468-060-040; 468-060-041; and 468-060-042

Total Acreage: 16.3 acres

Zoning: Residential-Single-Family, combining Agriculture, combining Building Site with a minimum lot area of 40,000 square feet (RS-AG-B-40)

Community Plan Area: Granite Bay Community Plan

MAC Area: Granite Bay MAC

Applicant: Maverick Partners West

Owner: Sierra College Partners

County Staff:

Planning: Lisa Carnahan (530) 745-3067

Engineering and Surveying: (530) 745-3110

Environmental Health: (530) 745-2300

There are no consent items for this hearing.

Court reporter was present. Public comment was received and comments will be responded to in the Final EIR.

Eleven members from the public provided verbal comments.

CONSENT AGENDA - There are no consent items for this hearing.

MEETING ADJOURNED: 11:11 AM