



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, April 6, 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**
3. **Approval of April 6, 2016 Agenda**
4. **Approval of March 2, 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. **Parks, Trails, and Landscaping in Granite Bay**

The Placer County Parks Division will provide an overview of the status and funding of public parks, trails, and landscaped areas in the Granite Bay area including a discussion of upcoming Park and Trail Master Plan process with opportunities for the community to address future needs and funding challenges.
Presenter: Andy Fisher, Placer County Parks Division (15 minutes)
 - B. **Placer County Water Update**

Placer County Water Agency (PCWA) and San Juan Water District (SJWD) will provide an overview of water availability in Placer County and the Granite Bay area.
Presenter: Robert Dugan, PCWA and Keith Durkin, SJWD (15 minutes)
 - C. **West Placer Storm Water Design Manual**

Placer County is working on the completion of the West Placer Storm Water Design Manual which will require amendments to the Zoning Ordinance. The Design Manual is intended to provide standards that both conform to the mandates of the 2013 NPDES Municipal Permit and achieve Placer County Conservation Plan objectives. The Design Manual will aid the design professionals in the design and constructing of effective storm water management strategies to reduce



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.

runoff, treat storm water, and provide baseline hydromodification management. This Design Manual has been a joint effort between Placer County and the Cities of Roseville, Lincoln, Loomis, and Auburn. A copy of the draft Manual can be found at www.placer.ca.gov/lowimpactdevelopment.

Presenter: Jennifer Byous, Planning Services and/or Rebecca Taber, Engineering Services. (15 Minutes)

9. Action Item:

A. Proposed Greyhawk III Project

Greyhawk III is a proposal to develop a 72-unit residential development on a 20.55-acre site (approximately 17.5 net acres) at the northeast corner of Sierra College Boulevard and Eureka Road, 326 feet west of Greyhawk Drive in Granite Bay. The site consists of two parcels: The "eastern portion," an 11.65 acre (10.62 net acres) parcel (APN 048-151-088-000), and the "western portion," an 8.9 acre (7.01 net acres) parcel (APN 048-151-086-000). The project would include a Planned Residential Development (PD) of twenty-eight detached, single-family residences on the eastern portion of the site and forty-four attached residential "halfplex" units on the western portion.

The applicant is requesting a rezoning of the eastern parcel of the project site from RS-B-40 PD = 2.0 (Residential Single Family, Combining Building Site of 40,000 square feet, Planned Residential Development of 2.0 units per acre) to RS-B-18 PD = 2.8 (Residential Single Family, Combining Building Site of 18,000 square feet, Planned Residential Development of 2.8 units per acre).

Presenter: Chris Schmidt, Placer County Senior Planner (45 Minutes)

10. Adjournment to next regular meeting on May 4, 2016