

NOTICE OF PUBLIC HEARING

PLACER COUNTY BOARD OF SUPERVISORS

WHERE: Board of Supervisors' Chambers, 175 Fulweiler Avenue, Auburn, CA 95603.

WHEN: October 11, 2016; 10:30 a.m.

SUBJECT: THE PARK AT GRANITE BAY, GRANITE BAY COMMUNITY PLAN, AMENDMENT / REZONE / VESTING TENTATIVE SUBDIVISION MAP/VARIANCE (PSUB 20140145), FINAL ENVIRONMENT IMPACT REPORT (FEIR) (SCH#2015022026), SUPERVISORIAL DISTRICT 4 (UHLER)

Notice is hereby given that the Placer County Board of Supervisors will conduct a public hearing on the date and time noted above, in order to consider the Planning Commission's August 25, 2016 recommendation to approve a request from Jon Tattersall, on behalf of Sierra College Partners, for the following: 1) Amend the Granite Bay Community Plan to change the project site's land use designation from Rural Low Density Residential 0.9-2.3 acres per unit (RLDR) to Medium Density Residential 2-4 dwelling units per acre (MDR); 2) Rezone the project site from RS-AG-B-40 (Residential-Single-Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet) to RS-B-X 7,000 (Residential Single-Family, combining a minimum Building Site of 7,000 square feet); 3) Approve a Vesting Tentative Subdivision Map to create 56 residential lots, an 0.81-acre privately owned and operated neighborhood park, two common lot areas for landscaping along the properties eastern frontage and a third common lot in the northwest corner of the site that will contain a detention basin; and 4) Approve a Variance to 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 only those lots that are 8,000 square feet or less within the project site. Residential lot sizes would range in area from 7,150 square feet to 17,196 square feet and would include a mix of one- and two-story homes. The project would include a 15-foot wide landscape buffer easement on the north, south and west sides of the development to provide a visual buffer for the benefit of the existing neighboring properties. Project residences along Sierra College Boulevard would be buffered by landscape setbacks and sound walls. Public access to the project site would be through a gated entry from Sierra College Boulevard, and a secondary access for emergency vehicles only (or by area residents during an emergency) would be provided from Eckerman Road. The gate at the Sierra College Boulevard entry would remain open from dawn to dusk to allow the public access to the park during daylight hours. The subject property, Assessor's Parcel Numbers 468-050-016-000; 468-050-024-000; 468-050-026-000; 468-060-039-000; 468-060-040-000; 468-060-041-000; and 468-060-042-000, comprises 16.3 acres, and is located to the west of Sierra College Boulevard, east of Eckerman Road, south of Annabelle Avenue and north of Haskell Way in the Granite Bay area. The Board of Supervisors will also consider certification of the Park at Granite Bay Final Environmental Impact Report prepared pursuant to the California Environmental Quality Act ("CEQA"), the Mitigation Monitoring Reporting Program, and the CEQA Findings of Fact.

Administrative remedies must be exhausted prior to an action being initiated in a court of law. If the proposed action is challenged in court, one may be limited to those issues raised at the public hearing described in this notice or in written correspondence delivered prior to the public hearing.

All letters, written materials, studies or reports, in excess of one (1) page should be delivered to the Clerk of the Board, 175 Fulweiler Avenue, Room 101 Auburn, CA 95603, at least 24 hours or (1) business working day prior to the beginning of the meeting as noticed above.

Further information on the proposed project can be obtained by calling the Community Development/Resource Agency at (530) 745-3000 or 1-800-488-4308, ext. 3000 during normal business hours. Interested persons are invited to attend the hearing or submit written comments.

BOARD OF SUPERVISORS

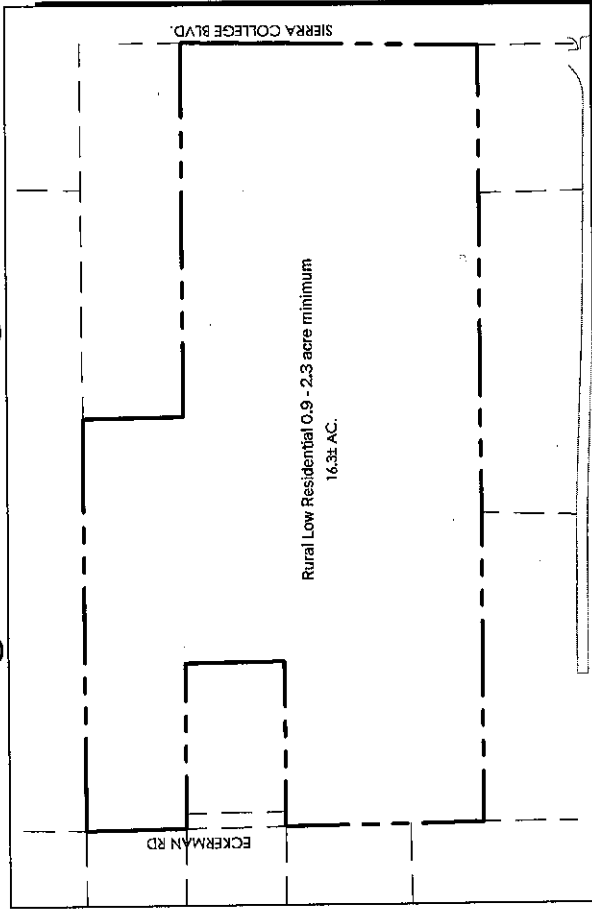
Clerk of the Board, Megan Wood

Planning Staff, George Rosasco

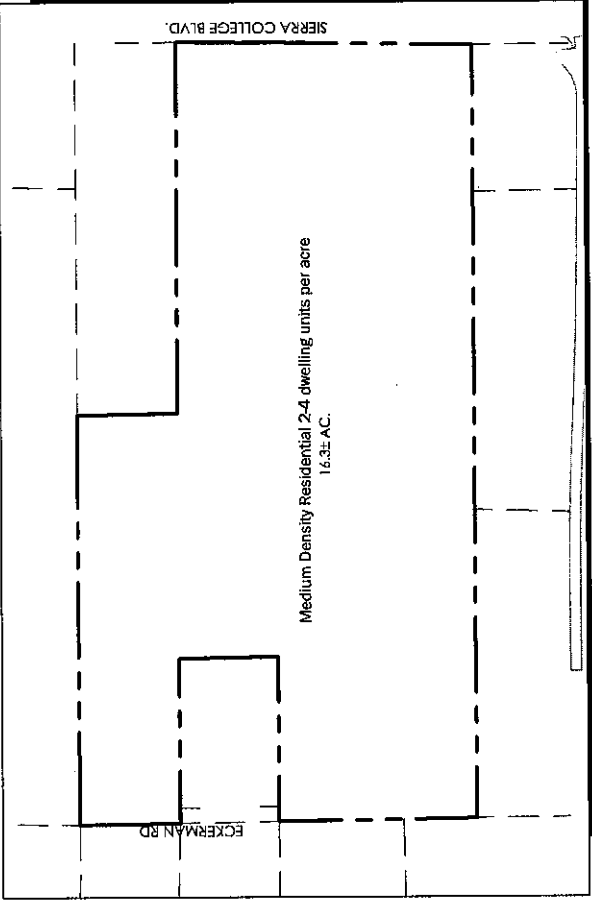
By: Senior Board Clerk, Gina Fleming

Land Use Amendment
THE PARK AT GRANITE BAY
 PLACER COUNTY, CALIFORNIA
 JUNE 17, 2016

Existing Land Use Designation Map

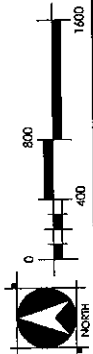


Proposed Land Use Designation Map



Land Use Summary Table

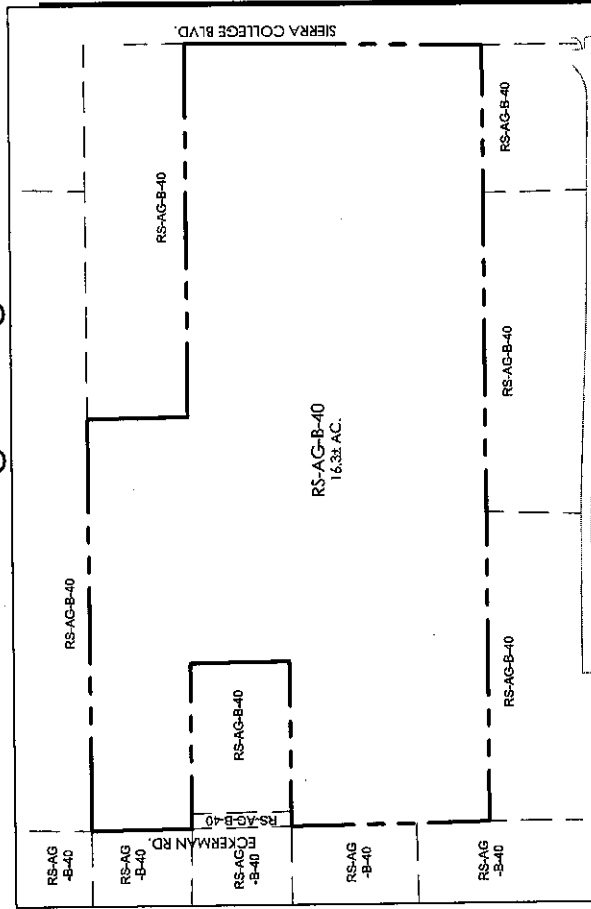
LAND USE DESIGNATION	EXISTING	PROPOSED	DIFFERENCE
Rural Low Residential 0.9 - 2.3 acre minimum	16.3 AC.	0.0 AC.	-16.3 AC.
Medium Density Residential 2-4 dwelling units per acre	0.0 AC.	16.3 AC.	16.3 AC.
	16.3 AC.	16.3 AC.	



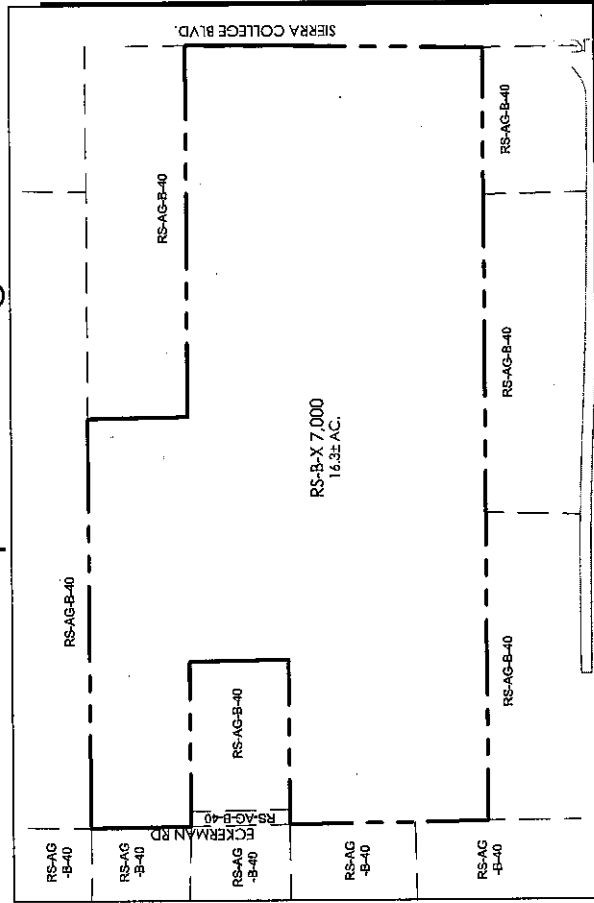
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REZONE EXHIBIT
THE PARK AT GRANITE BAY
 PLACER COUNTY, CALIFORNIA
 JUNE 17, 2016

Existing Zoning

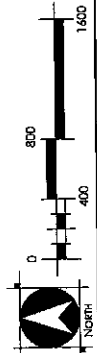


Proposed Zoning



REZONE SUMMARY TABLE

DESIGNATION	LAND USE	EXISTING	PROPOSED	DIFFERENCE
RS-AG-B-40	RESIDENTIAL SINGLE FAMILY	16.3 AC.	0.0 AC.	-16.3 AC.
RS-B-X 7,000	RESIDENTIAL SINGLE FAMILY	0.0 AC.	16.3 AC.	16.3 AC.
		16.3 AC.	16.3 AC.	



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