COUNTY OF PLACER
PLANNING COMMISSION
ACTION
AGENDA
DATE
APRIL 9, 2009

OFFICE OF
Planning Department
3091 County Center Drive Suite 140
AUBURN, CALIFORNIA 95603
TELEPHONE: 530/745-3000
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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: Ken Denio(Chairman), Gerry Brentnall(Vice Chairman), Richard Johnson (Secretary), Harry Crabb, Mickey Gray, Jeffrey Moss and Larry Sevison [***absent***]

REPORT FROM THE PLANNING DIRECTOR - Planning Director to discuss future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.
Michael Johnson, CDRA Director, reported on the Granite Bay Community Plan review status. The deadline to send in comments or request changes is June 30, 2009. Planning is asking the North Tahoe MAC to consider the Housing Element April 9th, 2009 and provide a recommendation to the Board of Supervisors. The next Planning Commission hearing will be April 23, 2009.

Commissioner Brentnall asked when Livingston Concrete will be heard. Mr. Johnson replied that the applicant has asked for a delay and has hired a public relations person to speak with the community. Mr. Johnson reported that a public hearing has not been scheduled at this time.

PUBLIC COMMENT - Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda.
No comments received.

1)10:05 am **TENTATIVE SUBDIVISION MAP/CONDITIONAL USE PERMIT (PCPB T20060380) (PLANNED RESIDENTIAL DEVELOPMENT)**
HIDDEN CREEK SUBDIVISION
MITIGATED NEGATIVE DECLARATION

Consider a request from Tony Gallas Inc. on behalf of Atwood 20, LLC, to consider the following entitlements for the project: a Tentative Subdivision Map for the creation of 18 single-family residential lots and a Conditional Use Permit to allow for a Planned Residential Development on the site. The Planning Commission will also consider adoption of the Mitigated Negative Declaration.

Project Location: Project is located on the north side of Atwood Road, approximately 0.4 miles west of Richardson Drive, in the North Auburn area.
APN: 051-120-007
Total Acreage: 19.5 acres
Zoning: RS-AG-B-40 PD-1.0 (Residential Single-Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet, combining Planned Residential Development of 1 unit per acre)
Community Plan Area: Auburn/Bowman Community Plan
MAC Area: North Auburn MAC
Applicant: Tony Gallas Inc., 11448 Skislope Way, Truckee CA 96161
Owner: Atwood 20 LLC, 2625 Fair Oaks Blvd Suite 3, Sacramento CA 95864
County Staff:
Planning: Mike Wells (530) 745-3024
Engineering and Surveying: Sarah Gilmore (530) 745-3110
Environmental Health: Jill Kearney (530) 745-2300

First Motion:
Unanimously approved a modification to Condition # 39 adding "Irrevocable offer of dedication to the County for an easement for meandering multi-purpose trail to be built by the developer and to be maintained by the Homeowners Association. The location of the trail to be determined prior to final map approval."
6:0
Commissioner Sevison - absent
Second Motion:
Unanimously approved the adoption of the Mitigated Negative Declaration, approved the Tentative Map and Conditional Use Permit, and off-site affordable housing alternative based on the findings in the staff report with the removal of Finding #16 and modification of Condition #39
6:0
Commissioner Sevison - absent

2)10:30 am **PLACER COUNTY HOUSING ELEMENT UPDATE**
NEGATIVE DECLARATION

Consider and make recommendations to the Board of Supervisors on the Placer County Housing Element Update. The General Plan's Housing Element provides goals, policies, and implementation programs for the planning and development of housing throughout unincorporated Placer County. The amendments included in the Housing Element Update consist of modifications to the text and implementation programs as well as goal and policies. Adoption of the Housing Element Update will amend Section 2, Housing, of the Placer County General Plan adopted by the Board of Supervisors on May 20, 2003. The Planning Commission will also consider approving the Negative Declaration prepared pursuant to the California Environmental Quality Act.

Project Location: Countywide

Applicant: Placer County
County Staff:
Planning: Christopher Schmidt (530) 745-3076
Placer County Redevelopment Agency: Jim LoBue and Joanne Auerbach (530) 745-3150
Health and Human Services: Kathie Denton (530) 886-2974
Unanimously found that the Negative Declaration is adequate; there is no substantial evidence in the record as a whole that the adoption of the updated Housing Element will have a significant effect on the environment; and, the Negative Declaration as adopted reflects the independent judgment and analysis of Placer County which has exercised overall control and direction of its preparation. Recommended the Board adopt the Placer County Housing Element.
5:0
Commissioner Sevison and Commissioner Crabb absent