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

OFFICE OF
Planning Department
3091 County Center Drive Suite 140
AUBURN, CALIFORNIA 95603
TELEPHONE: 530/745-3000
FAX: 530/745-3080
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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)***[absent],*** Richard Johnson (Secretary), Harry Crabb, Mickey Gray, Jeffrey Moss and Larry Sevison

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, Agency Director, updated the Planning Commission on actions of the Board regarding the America's Tire Company appeal and the Zoning Text Amendment for Outdoor Eating Areas. The Zoning Text Amendment for Snow Removal Equipment will be heard by the Board on July 21st. Reminder, the July 23rd Planning Commission has been cancelled, the next Commission hearing will be August 13th.

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

1) 10:05 am
Unanimously accepted withdrawal of the appeal.

6:0

Commissioner Brentnall - absent

WITHDDRAW OF APPEAL – ZONING ADMINISTRATOR DECISION
MINOR USE PERMIT (PMPB20070894)
CATEGORICAL EXEMPTION (CLASS 1 – EXISTING FACILITES)
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)
The appellant/applicant Rick Dwyer on behalf of Herb Miller, is requesting that the Planning Commission accept the withdrawal of an appeal concerning the denial of the Hilton Manor Elder Care Facility Minor Use Permit by the Placer County Zoning Administrator. The Minor Use Permit was denied without prejudice on April 14, 2009.
Project Location: The project is located at 305 Hilton Drive in Applegate, approximately 3/10 of a mile from the intersection of Hilton Drive and Lake Arthur Road.

APN: 077-100-060
Total Acreage: 5.1 acres
Zoning: RA-B-X-5 ac. min. (Residential Agricultural, combining minimum Building Site of 5 acres)
Community Plan Area: Wiemar-Applegate-Clipper Gap Plan
Supervisor District: Board of Supervisors District 5
MAC Area: Wiemar-Applegate-Clipper
Applicant: Gerald A. Beck
Owner: Herb Miller
County Staff:
Planning: Crystal Jacobsen (530) 745-3085
Engineering and Surveying: Sharon Boswell (530) 745-3110
Environmental Health: (530) 745-2300

2) 10:10 am

Unanimously approved Tentative Map, Mitigated Negative Declaration, based on findings, and added condition requiring step foundation for lots greater than 20 percent. 6:0 Commissioner Brentnall absent

TENTATIVE SUBDIVISION MAP (PSUB - T20070256)
GRUBER MOUNTAIN ESTATES
MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 3 (HOLMES)

Consider a request from Barney Gruber for the approval of a proposed eleven lot Tentative Subdivision Map. The subdivision will include parcels that range in size from 4.6 to 5.4 acres. The Planning Commission will also consider adoption of the Mitigated Negative Declaration prepared for the project.
Project Location: The project is located at the end of Uncle Joes Lane and Reams Road in the Newcastle area.
APN: 031-161-001, 031-161-002, 031-401-001, 031-401-002, 031-401-003, 031-401-004
Total Acreage: 57 acres
Zoning: F-B-X 4.6 AC. MIN. (Farm, combining minimum Building Site of 4.6 acres)
Community Plan: Placer County General Plan
Supervisor District: Board of Supervisors District 3
MAC Area: Newcastle/Ophir MAC
Applicant: Andregg Geomatics
Owner: Gruber James R Trustee
County Staff:
Planning: Melanie Jackson (530) 745-3036
Engineering and Surveying: Rebecca Taber (530) 745-3110
Environmental Health: (530) 745-2300

3) 10:30 am

Continued to August 13, 2009 @ 10:05 am with direction to staff to bring back complete project and findings for approval and denial 5:1

GENERAL PLAN AMENDMENT/REZONE/VESTING TENTATIVE SUBDIVISION MAP/CONDITIONAL USE PERMIT/TREE PERMIT (PSUB - T20080329)
THE ENCLAVE AT GRANITE BAY
MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 4 (UHLER)

Consider a request from Rancho Cortina Properties on behalf of Pastor Land Development Inc, for: 1) General Plan Amendment to change the Granite Bay Community Plan Land Use Designation from Rural Residential (2.3-4.6 ac.min.) to Low Density Residential (0.4 - 0.9 acres per dwelling unit); 2) Rezone from RA-B-100 (Residential Agriculture combining a minimum building size of 100,000 square feet or 2.3 acres minimum) and RS-AG-B-40 (Residential Single Family combining Agriculture minimum building site of 40,000 square feet) to RS-AG-B-X (17,424

Commissioner Crabb – no

Commissioner Brentnall absent

min. lot size) PD 2.6 (Residential Single Family combining Agriculture building site of 17,424 minimum lot size, combining Planned Development 2.6 units per acre); 3) Vesting Tentative Subdivision Map; 4) Conditional Use Permit to allow a 27 lot Planned Development (age-restricted); and 5) Tree Permit to allow for the removal of Landmark cottonwood trees. The subject property, Assessor's Parcel Number, comprises12.07 acres The Planning Commission will forward a recommendation to the Board of Supervisors.

Project Location: The project is located on the North Side of Elmhurst Drive at the, intersection of Swan Lake Drive, in the Granite Bay area.
APN: 050-020-009, 050-020-010, 050-020-011, 466-080-013
Total Acreage: 12.07
Zoning: RA-B-100 (Residential Agriculture combining a minimum building size of 100,000 square feet or 2.3 acres minimum) and RS-AG-B-40 (Residential Single Family combining Agriculture minimum building site of 40,000 square feet)
Community Plan Area: Granite Bay Community Plan
MAC Area: Granite Bay MAC
Applicant: Rancho Cortina Properties
Owner: Pastor Land Development Inc
County Staff:
Planning: EJ Ivaldi (530) 745-3147
Engineering and Surveying: Rebecca Taber (530) 745-3110
Environmental Health: (530) 745-2300

4) 10:50 am

Comments received from the public:
Gary Matten
Bob Gabler
Margaret Fincher
Lee Bastien
George Davis

There will be a written response in the Final EIR to these commentors.

CONDITIONAL USE PERMT (PEIR - T20070444)
HIDDEN FALLS
DRAFT ENVIRONMENTAL IMPACT REPORT
SUPERVISORIAL DISTRICT 2 (WEYGANDT)

Receive public comment on the Draft EIR for Hidden Falls Regional Park. The proposed project would develop phased recreation and access facilities on the 979-acre former spears Ranch property and would expand upon the existing 221-acre portion of the Park to provide opportunities for passive recreation on the entire 1,200-acre park. The Planning Commission will be asked to adopt the Environmental Impact Report at a later date.

Project Location: The project area is situated along Coon Creek and is south of the Bear River. Garden Bar Road is located to the west; Mt. Vernon and Mt. Pleasant Roads are to the south; Bell and Hubbard Roads are to the east; and private property is located to the north.
APN: 026-072-045, 026-072-047, 026-072-049, 026-072-050, 026-072-054, 026-072-055, 026-072-056, 026-072-057, 026-072-062, 026-072-063, 026-072-076, 026-080-065, 026-080-066, 026-080-067, 026-080-068, 026-080-069, 026-080-070, 026-080-071, 026-080-072
Total Acreage: 1200 acres
Zoning: O (Open Space)
Community Plan Area: Placer County General Plan
Supervisor District: Board of Supervisors District 2
MAC Area: Rural Lincoln Advisory Council
Owner/Applicant: Placer County Facility Services, Parks Division
County Staff:
Planning: Lisa Carnahan (530) 745-3067
Engineering and Surveying: (530) 745-3110
Environmental Health: (530) 745-2300