



**COUNTY OF PLACER  
PLANNING COMMISSION**

**ACTION  
AGENDA  
DATE  
April 12, 2012**

**OFFICE OF  
Planning Services  
Division**

3091 County Center Drive Suite 140  
AUBURN, CALIFORNIA 95603  
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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**

*10am meeting began*

**FLAG SALUTE**

**ROLL CALL:** Jeffrey Moss (Chairman), Miner Gray (Vice Chairman)[*absent*], Larry Sevison (Secretary) [*absent*], Ken Denio, Gerry Brentnall, Richard Roccucci and Richard Johnson

**REPORT FROM THE PLANNING DIRECTOR –**

*Paul Thompson, Deputy Director of Planning, reported on the following updates to the Commission: The Board of Supervisor's on April 10<sup>th</sup>, 2012 approved an Ordinance to extend the term of Ordinance pertaining to temporary changes to placement and timeframes for certain signs otherwise prohibited under County Code Chapter 17, Article 17.54. The Board also approved an Ordinance amending County Code Chapter 2, Article 2.116, Administrative Fees, and Section 2.116.050 approving a fee waiver program allowing the waiver of Temporary Outdoor Event permit fees for the processing of temporary agricultural event permits. At the Boards April 23<sup>rd</sup> and 24<sup>th</sup> meetings there will be updates on the Biomass project, the TRPA Regional Plan and the Tahoe Basin Community Plans.*

*The Planning Commission April 26<sup>th</sup> meeting will be cancelled. The next Planning Commission meeting will be May 10<sup>th</sup> the ZA Appeal of the Lucky Travel sign. Paul also indicated that Wes Zicker, Director of Engineering and Surveying will be retiring May 11<sup>th</sup> and that it was announced at the Board's Tuesday meeting that Kathy Martinez, Auditor Controller will be retiring and that the Board is still conducting interviews for the CEO position.*

**PUBLIC COMMENT -** *No public comment was received.*

**1) 10:05 am**

*10:07am – 12:12pm*

**SUBDIVISION AND CONDITIONAL USE PERMIT MODIFICATION  
(PCPM 20110367)**

**TERRACINA SUBDIVISION GATED ENTRY  
CATEGORICAL EXEMPTION  
SUPERVISORIAL DISTRICT 4 (UHLER)**

Consider a request from Tiffany Bell, on behalf of the Terracina Homeowners Association, for approval of a Subdivision and Conditional Use Permit Modification to allow a gated entry (9-foot high) with two pedestrian gates and related pilasters (10 feet high), within the Terracina Lane Right-of-Way. Terracina Subdivision is a 17-

lot Planned Residential Development on 83 acres. The Planning Commission will also consider a finding of a Categorical Exemption pursuant to provisions of Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 – New Construction or Conversion of Small Structures).

**Project Location:** The project is located on Terracina Lane at its intersection with Laird Road in the Loomis area.

**Total Acreage:** 83 acres

**Zoning:** RA-B-X-4.6 PD=0.22 (Residential Agriculture, combining minimum Building Site of 4.6 acres, combining Planned Residential Development of 0.22 dwelling units per acre)

**Community Plan Area:** Granite Bay Community Plan

**MAC Area:** Granite Bay MAC

**Applicant:** Tiffany Bell, on behalf of the Terracina Homeowners Association

**County Staff:**

Planning: Roy Schaefer (530) 745-3061

Engineering and Surveying: Phil Frantz (530) 745-3110

Environmental Health: (530) 745-2300

***MOTION VOTE 3:2 Commissioner Brentnall moved, Commissioner Roccucci second (Commissioners Brentnall, Roccucci and Johnson vote yes to deny – Commissioners Moss and Denio no); To deny the Subdivision and Conditional Use Permit Modification for a gated entry for the Terracina Subdivision.***

***Break***

**2) 10:15 am**  
*12:24pm – 1:15pm*

**SUBDIVISION AND CONDITIONAL USE PERMIT MODIFICATION  
(PCPM 20120020)**

**OLIVE RANCH SUBDIVISION GATED ENTRY  
CATEGORICAL EXEMPTION**

**SUPERVISORIAL DISTRICT 4 (UHLER)**

Consider a request from Ashley Feeney, on behalf of The New Home Company, for approval of a Subdivision and Conditional Use Permit Modification to allow a gated entry (8 feet high) with a pedestrian gate (6 feet high) and related pilasters (8 feet high) within the Carlisle Woods Place Right-of-Way. The Planning Commission will also consider a finding of a Categorical Exemption pursuant to provisions of Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 – New Construction or Conversion of Small Structures).

**Project Location:** The project is located at 4977 Olive Ranch Road in the Granite Bay area.

**APN:** 046-140-002

**Total Acreage:** 15 acres

**Zoning:** RS-AG-B-100 PD=0.67 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 100,000 sq. ft. (or a 2.3 ac. min.), combining Planned Residential Development of .67 dwelling units per acre) and RS-AG-B-40 PD=1 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 sq. ft., combining Planned Residential Development of 1 dwelling unit per acre)

**Community Plan Area:** Granite Bay Community Plan

**MAC Area:** Granite Bay MAC

**Applicant:** Ashley Feeney, on behalf of The New Home Company

**County Staff:**

Planning: Roy Schaefer (530) 745-3061

Engineering and Surveying: Phil Frantz (530) 745-3110

Environmental Health: (530) 745-2300

***MOTION VOTE 3:2 Commissioner Brentnall moved, Commissioner Roccucci second (Commissioners Brentnall, Roccucci and Johnson vote yes to deny – Commissioners Moss and Denio no); To adopt the Development Review Committee recommendation and deny the Subdivision and Conditional Use Permit modification to allow for a gated entry to the subdivision based on the findings both CEQA and otherwise that are contained in the staff report.***

***Meeting Adjourned 1:15 pm***