



COUNTY OF PLACER PLANNING COMMISSION

ACTION AGENDA DATE

December 12, 2013

OFFICE OF Planning Services Division

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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: Miner “Mickey” Gray (Chairman), District 5; Larry Sevison (Vice Chairman) At-Large East of Sierra Crest [*Absent*]; Ken Denio (Secretary) District 2; Richard Roccucci, District 1; Richard Johnson, District 3; Jeffrey Moss, District 4; and Wayne Nader, At-Large West of Sierra Crest

REPORT FROM THE PLANNING DIRECTOR

Michael Johnson, Agency Director, reported on the following updates to the Commission: On December 10th at the Board of Supervisors meeting one item on the agenda was the review of the Placer Vineyards project. Much has changed since the project was approved in 2007. The owners group has been working with County staff to look for ways to make the project more viable as it moves through the developmental process. One of the issues the Board considered was some Policy changes to that project. When the project was first approved it was anticipated that public facility out there would be turnkey facilities in that the applicant would construct and then turn over the facilities to the County. Policy change to go back to a fee base program that we do with the balance of the County and the Board concluded that would be an appropriate way to go. Also Board considered the joint use of parklands with the school districts. Instead of having separate use of park and schools is there a possibility to have joint use of those facilities. The Board concluded that that would also be an appropriate direction to move. There were several other policy decisions and the Board gave direction to staff to work with the owners group and find solutions so we can move the project forward to the development stage. Also at Tuesdays Board meeting, the Board took action to approve a fuel sale and delivery agreement for the Cabin Creek Bio-Mass facility.

With the Christmas Holiday there will not be a Planning Commission meeting on December 26th. Your next meeting will be on January 9th. Items identified for that meeting, right now include: Election of Officers for 2014; a workshop on the Sheridan Community Plan; Zoning Text Amendment for Transitional and Supportive Housing; and a hearing on the Draft EIR for the Northstar Mountain Master Plan an opportunity for the Planning Commission to conduct a public

hearing to receive public comment on the project.

PUBLIC COMMENT - The opportunity was given to discuss with the Planning Commission, matters not included on the current agenda. *No public comment.*

*To listen to audio of comments and the entire hearing please go to web-site below:
http://placer.granicus.com/ViewPublisher.php?view_id=4*

1) 10:05 am
10:06am - 12noon

TENTATIVE SUBDIVISION MAP/CONDITIONAL USE PERMIT (PSUB 20080156)

BELCARA SUBDIVISION

MITIGATED NEGATIVE DECLARATION (MODIFIED)

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Consider a request from Jack Remington, Andregg Geomatics, on behalf of Dutra Properties, LLC, for approval of a Tentative Subdivision Map and a Conditional Use Permit to allow for a 39-lot residential subdivision with lots that range in size from .83 acres to 6.35 acres. The proposed project would also include 93.21 acres of open space. The Planning Commission will also consider adoption of a Mitigated Negative Declaration Modified for the project.

Project Location: The project is located at 18300 Foresthill Road in the Foresthill area.

APN: 078-191-060, 078-191-063 and 078-191-064

Total Acreage: 169.2 acres

Zoning: RF-B-X 20 ac. min. PD=.44 (Residential Forest, combining minimum Building Site of 20 acres, combining Planned Residential Development of .44 dwelling units per acre), RF-B-X 4.6 ac. min. PD=.44 (Residential Forest, combining minimum Building Site of 4.6 acres, combining Planned Residential Development of .44 dwelling units per acre) and RF-B-X 2.3 ac. min. PD=.44 (Residential Forest, combining minimum Building Site of 2.3 acres, combining Planned Residential Development of .44 dwelling units per acre)

Community Plan Area: Foresthill Divide Community Plan

MAC Area: Foresthill Forum

Applicant: Jack Remington, Andregg Geomatics

Owner: Dutra Properties, LLC

County Staff:

Planning: Melanie Jackson (530) 745-3036

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

Environmental Health: Justin Hansen (530) 745-2300

Twelve members from the public provided comments on Belcara Subdivision.

MOTION VOTE 6:0 *Commissioner Moss moved, Commissioner Denio second (Commissioner Sevison absent);*

To adopt the Mitigated Negative Declaration (modified) and Mitigation Monitoring Program as set forth in Attachment D and approve the 39-lot Tentative Subdivision Map and Conditional Use Permit (Planned Residential Development) as shown on Attachment C, subject to the CEQA findings and recommended conditions of approval with modification to Condition #77 as item “I”: *Shows the addition of a shaded fuel break across Lots 4 and 5 to the satisfaction of the servicing fire district.* *Including the findings for CEQA the Tentative Subdivision Map and Conditional Use Permit and SB 1241.*

Chairman read the Appeal rights.

2) 10:30 am
12:09 pm – 1:58 pm

**WORKSHOP – PROPOSED UPDATE TO THE COUNTY WINERY
ORDINANCE (PCPJ 20130151)**

The Planning Services Division requests the Planning Commission conduct a workshop to seek public input and provide direction to staff regarding possible amendments to the Winery Ordinance. This is the second in the series of workshops. The first workshop was conducted on June 13, 2013.

County Staff:

Planning: George Rosasco (530) 745-3065

*Eight members from the public provided comments on the Winery Ordinance.
Josh Huntsinger, Ag Commissioner also commented.*

Planning Commission gave staff input on the wording of the Ordinance.

MEETING ADJOURNED: 1:58 PM