



## COUNTY OF PLACER PLANNING COMMISSION

### AGENDA DATE

**December 12, 2013**

### OFFICE OF Planning Services Division

3091 County Center Drive Suite 140  
AUBURN, CALIFORNIA 95603  
TELEPHONE: 530/745-3000  
FAX: 530/745-3080  
[www.placer.ca.gov](http://www.placer.ca.gov)

Meeting will be 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

Materials related to an item on this Agenda that are submitted to the Planning Commission Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 3091 County Center Drive, Auburn CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodation, including auxiliary aids or services, please contact the Planning Services Division at (530) 745-3000. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

*NOTE: APPLICANT OR AN AUTHORIZED REPRESENTATIVE SHOULD BE PRESENT IN ORDER TO PRESENT INFORMATION AND/OR TESTIMONY RELATIVE TO THE APPLICATION (S). THE PLANNING COMMISSION MAY TAKE WHATEVER ACTION THEY DEEM APPROPRIATE, WHETHER OR NOT THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE IS PRESENT.)*

---

---

#### **10:00 am      FLAG SALUTE**

**ROLL CALL:** Miner “Mickey” Gray (Chairman), District 5; Larry Sevison (Vice Chairman) At-Large East of Sierra Crest; 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** - 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.

**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. The length of time devoted to this public comment period shall be as determined appropriate by the Commission Chair.

1) 10:05 am

**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

2) 10:30 am

**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