



**COUNTY OF PLACER
PLANNING COMMISSION**

**ACTION
AGENDA
DATE**

October 10, 2013

**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

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[*absent*]; 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 –

Paul Thompson, Deputy Director of Planning, reported on the following updates to the Commission: On October 8th the Board of Supervisors heard and adopted the Placer County Housing Element. Congratulations to Christopher Schmidt who did an excellent job in presenting the item to the Board of Supervisor. Also on the agenda Loren Clark provided an update to the Placer County Conservation Plan (PCCP) in which a workshop was conducted. For the October 21st and 22nd the Board of Supervisors meeting will be held in Tahoe. On November 5th the Board will hear the Blackhawk Lane Rezone project which was heard by the Planning Commission on August 22nd and on November 12th the Board will hear the Appeal of the Microtechnics Inc. Minor Use Permit, also heard by the Planning Commission on August 22nd

Upcoming Planning Commission meetings: On October 30th a Special Tahoe hearing is scheduled to hear two subdivision modifications one project is located in Alpine Meadows and one is located in Carnelian Bay area. The Planning Commission will also hear a report and conduct a workshop on the Tahoe Basin Community Plan update. On the November 14th agenda tentatively scheduled is the Belcara subdivision a 39-lot subdivision project in the Foresthill area, and on December 12th the last meeting of the year no agenda items have been scheduled at this time.

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

1) 10:05 am
10:05a-10:23a

**CONDITIONAL USE PERMIT MODIFICATIONS (PCPM 20120208)
MORGAN CREEK (PCUP1844A) AND MORGAN GREENS (AKA RIOLO
GREENS) (PCUP1843A) GATED VEHICULAR ENTRANCES
MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 1 (DURAN)**

Consider a request from John Hodgson on behalf of the Morgan Creek and Morgan Greens Homeowner's Associations, for approval of Conditional Use Permit Modifications to both the Morgan Creek and Morgan Greens Conditional Use Permits to allow for the installation of three electronic vehicular gated entries at three existing entrances to the Morgan Creek Subdivision and one gated vehicular entrance to the existing Morgan Greens Subdivision. The subject properties, the right-of-way at the Morgan Creek Lane entrance at Vineyard Road, the right-of-way at the Waterstone Drive entrance at Walerga Road, (Pinehurst Drive entrance at PFE Road), and the right-of-way at the Jimmy Way entrance at Cook Riolo Road. The Planning Commission will also consider adoption of the Mitigated Negative Declaration prepared for the project.

Project Location: This project is located at Morgan Creek Lane at Vineyard Road, Waterstone Drive at Walerga Road, Pinehurst Drive at PFE Road, and Jimmy Way at Cook Riolo Road in the West Placer area.

APN: 023-030-057, 029-060-012, 029-090-007, 029-240-019

Total Acreage: 1.75 acres

Zoning: RS-AG-B-40 PD = 1 and PD=2 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 sq. ft., combining Planned Residential Development of either 1 or 2 dwelling units per acre)

Community Plan Area: Dry Creek West Placer Community Plan

MAC Area: West Placer MAC

Applicant: John Hodgson

Owner: Morgan Creek and Morgan Greens Homeowner's Associations

County Staff:

Planning: Lisa Carnahan (530) 745-3067

Engineering and Surveying: Rick Eiri (530) 745-3110

Environmental Health: Laura Rath (530) 745-2300

MOTION VOTE 6:0 Commissioner Sevison moved, Commissioner Moss second; (Commissioner Denio absent) To adopt the Mitigated Negative Declaration and the Mitigation and Monitoring Reporting Program as set forth in Attachment D; and approve the Conditional Use Permit modifications (PCPM 20120208) to the Morgan Creek Conditional Use Permit (PCUP1844A) and the Morgan (Riolo) Greens Conditional Use Permit (CUP-1843A) to allow for gated entries at all four entrances to the subdivisions, subject to the findings and attached recommended conditions of approval in Attachment B of the staff report.

Chairman read the Appeal rights.

2) 10:20 am
10:23a-11:19a

**VESTING TENTATIVE SUBDIVISION MAP AND CONDITIONAL USE
PERMIT MODIFICATION (PSM 20130245)
THE ENCLAVE AT GRANITE BAY
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 4 (UHLER)**

Consider a request from Daron Anderson on behalf of Granite Bay Development, LP, for approval of a modification to the Vesting Tentative Subdivision Map and Conditional Use Permit to allow for minor changes to the project including,

Break 11:19a-11:25a

reconfiguration of lot lines, minor extension of Street A, elimination of water and sewer lines through Open Space Lot A, incorporation of a STEP sewer system, and elimination of the 4 foot sidewalk on the easterly side of Street A. The original Enclave at Granite Bay project was approved as a 12-lot Planned Residential Development, including two open space lots. No changes are proposed to the number of lots. The Planning Commission will also consider a finding that the previously adopted Mitigated Negative Declaration and Addendum satisfy the requirement of CEQA.

Project Location: The project is located on the North Side of Elmhurst Drive, east of Ridgeview Elementary and Oakhills Elementary Schools, and west of Pastor Drive, in the Granite Bay area.

APN: 050-020-009, 050-020-010, 050-020-011 and 466-080-013

Total Acreage: 12.07 acres

Zoning: RS-AG-B-40 PD=1.3 (Residential Single Family combining Agriculture combining a minimum Building Site of 40,000 square feet, combining Planned Residential Development of 1.3 dwelling units per acre)

Community Plan Area: Granite Bay Community Plan

MAC Area: Granite Bay MAC

Applicant: Daron Anderson

Owner: Granite Bay Development, LP

County Staff:

Planning: EJ Ivaldi (530) 745-3147

Engineering and Surveying: Rebecca Taber (530) 745-3110

Environmental Health: (530) 745-2300

MOTION VOTE 6:0 Commissioner Moss moved, Commissioner Nader second; (Commissioner Denio absent) To find that the previously adopted Mitigated Negative Declaration and Addendum, and Mitigation Monitoring Program satisfies the requirements of CEQA and approve the modification to the Vesting Tentative Subdivision Map(revised map dated October 2013)and Conditional Use Permit as modified with additional modification to condition #38 h.

Chairman read the Appeal rights.

3) 10:40 am

11:25a-1:05p

Break 12:25p-

12:30p

WORKSHOP - COMMUNITY CENTER

The Planning Services Division requests the Planning Commission conduct a workshop to seek public input and provide direction to staff regarding the definition and processing of Community Centers. This is the fourth workshop in the series, the first workshop was held on May 9, 2013, the second workshop was held on June 27th and the third workshop July 25, 2013.

County Staff:

Planning: George Rosasco (530) 745-3065

Engineering and Surveying: (530) 745-3110

Environmental Health: (530) 745-2300

Seven members from the public provided comments on Community Centers.

Planning Commission gave staff input on the wording of the Ordinance. Next step is to bring draft Ordinance forward to all MACs and receive their input then bring it back to Planning Commission.

MEETING ADJOURNED: 1:05 PM