



## COUNTY OF PLACER PLANNING COMMISSION

**AGENDA  
DATE  
October 10, 2013**

### OFFICE OF Planning Services Division

3091 County Center Drive Suite 140  
AUBURN, CALIFORNIA 95603  
TELEPHONE: 530/745-3000  
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[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.)*

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**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

**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

2) 10:20 am

**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, 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

**3) 10:40 am**

**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 27<sup>th</sup> 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