



COUNTY OF PLACER PLANNING COMMISSION

**AGENDA
DATE
August 27, 2015**

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

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

CONSENT AGENDA - All items on the Consent Agenda have been recommended for approval by the Development Review Committee. All items will be approved by a single roll call vote. Anyone may ask to address Consent items prior to the Planning Commission taking action, and the item may be moved for discussion.

TIMED ITEMS: The following timed items are to be discussed at the time indicated.

**1) 10:05 am PANTELL/STAFFORD MINOR BOUNDARY LINE ADJUSTMENT
THIRD-PARTY APPEAL OF THE PARCEL REVIEW COMMITTEE'S
APPROVAL OF A MINOR BOUNDARY LINE ADJUSTMENT (PLN14-00238)
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a Third-party Appeal from Michael Garabedian on behalf of Friends of the North Fork of the Parcel Review Committee's approval of a Minor Boundary Line Adjustment to reconfigure parcels 071-090-003-000 and 071-090-072-000, as requested by Ed Giuliani with Giuliani and Kull, Inc., on behalf of the property owners (The Levinson Family Trust and The Kent Stafford and Candice Lee Trust). The Planning Commission will also consider a finding of Categorical Exemption [Section 15305 of the CEQA Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5 – Minor Alterations in Land Use Limitations)].

Project Location: 1440 and 1540 Dog Bar Road in the Colfax area

APN: 071-090-003-000 and 071-090-072-000

Total Acreage: 19.8 acres

Zoning: F-B-100 PD = 0.4 (Farm, combining minimum Building Site designation of 100,000 square feet, combining Planned Residential Development of 0.4 units per acre)

Community Plan Area: Colfax Community Plan

MAC Area: Weimar/Applegate/Colfax Municipal Advisory Council

Third Party Appellant: Michael Garabedian on behalf of Friends of the North Fork

Applicant: Ed Giuliani with Giuliani and Kull, Inc.

Owner: The Levinson Family Trust and The Kent Stafford and Candice Lee Trust

County Staff:

Planning: Melanie Jackson (530) 745-3036

Engineering and Surveying: (530) 745-3110

Environmental Health: (530) 745-2300

2) 10:20 am PLACER COUNTY CONSERVATION PLAN (PCCP) - UPDATE

The Planning Services Division of the Community Development/Resource Agency is providing an update on the overall status of the Placer County Conservation Plan (PCCP).

County Staff:

Community Development/Resource Agency: Loren Clark (530) 745-3000

Planning: Jennifer Byous (530) 745-3008

CONSENT AGENDA - All items on the Consent Agenda have been recommended for approval by the Development Review Committee. All items will be approved by a single roll call vote. Anyone may ask to address Consent items prior to the Planning Commission taking action, and the item may be moved for discussion.

There are no consent items for this hearing.