



**COUNTY OF PLACER
PLANNING COMMISSION**

**ACTION
AGENDA
DATE**

JUNE 12, 2014

**OFFICE OF
Planning Services
Division**

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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

*You may view the hearing live by clicking on web-site below:
http://placer.granicus.com/ViewPublisher.php?view_id=4*

10:00 am FLAG SALUTE

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

REPORT FROM THE PLANNING DIRECTOR - *EJ Ivaldi, Deputy Director of Planning, reported on the following updates to the Commission: Two appeals have been received for the Lundberg Variance of the Planning Commission May 22nd decision. The Board of Supervisors to hear those appeals either on July 21st or 22nd in Tahoe. The next Planning Commission will be held June 26 at the North Tahoe Event Center in Kings Beach; tentative items are Falkner Variances, Fulton Acre #3 subdivision modification, Northstar Mountain Master Plan, and an update of the Tahoe Community Plan. On July 10th the Planning Commission meeting to be held here in Auburn; tentative item is the Community Center, Zoning Text Amendment. Staff will be asking for a recommendation to the Board.*

At the Board of Supervisors June 3rd meeting they approved the Placer Vineyard Specific Plan Master Plans; the Transit Master Plan and the Sewer Master Plan. The Board is scheduled to hear the Camels Hump Caretaker Resident Appeal at its June 17th meeting.

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
10:15 am-
11:16am

**SHERIDAN COMMUNITY PLAN UPDATE
GENERAL PLAN AMENDMENT TO ADOPT THE SHERIDAN
COMMUNITY PLAN AND LAND USE DIAGRAM AND AMEND THE
PLACER COUNTY GENERAL PLAN LAND USE DIAGRAM (PGPA
T20130025); ZONING CONSISTENCY ORDINANCE TO IMPLEMENT
THE SHERIDAN COMMUNITY PLAN; AND ZONING TEXT
AMENDMENT TO ADD THE DEFINITION OF LIVE/WORK UNIT AND
ADD NEW SECTION 17.52.135 TOWN CENTER COMMERCIAL
COMBINING DISTRICT TO THE PLACER COUNTY CODE CHAPTER
17 (PZTA T20130304)
NEGATIVE DECLARATION (SCH #2013122066)
SUPERVISORIAL DISTRICT 2 (WEYGANDT)**

Consider a recommendation to the Board of Supervisors regarding a general plan amendment to adopt the Sheridan Community Plan (“CP”). The CP, if adopted, would replace the 1976 Sheridan General Plan. The Planning Commission will also consider recommendations to the Board on amendments to the land use diagrams of the Placer County General Plan and Sheridan Community Plan, adoption of a Zoning Consistency Ordinance to implement the Sheridan Community Plan and Zoning Text Amendments to amend Chapter 17, Article 17.04, Section 17.04.030 to add a definition of “live/work unit” and to add section 17.52.136 for “Town Center Commercial (-TC) Combining District.” The Planning Commission will also consider the Negative Declaration (SCH #2013122066) prepared for the above requests in compliance with the California Environmental Quality Act (CEQA).

The existing Sheridan General Plan boundaries are generally Alder Lane to the north, the Highway 65 Bypass on the west, Andressen Road to the east, and an unnamed tributary to Yankee Slough to the south. The updated CP area boundaries are proposed to be the Bear River/Yuba County to the north, Sutter County to the west, Waltz Road to the south, and generally Karchner Road to the east.

To review the draft Sheridan Community Plan, proposed land use changes, and Negative Declaration please visit the project web page located at: www.placer.ca.gov/sheridan

Planning: Christopher Schmidt (530) 745-3076

***MOTION VOTE 4:0 Commissioner Nader moved, Commissioner Rocucci second;
To continue item to an open date so that there is a full Commission to address
[Issues related to a 33 acre parcel at Sheridan Lincoln Blvd and N. Nader Road] and
directed staff to explore potential options.***

AYE:; Nader, Moss, Rocucci, Sevison;

NO: none;

ABSENT: Gray, Johnson, Denio

MEETING ADJOURNED 11:15 AM