



**COUNTY OF PLACER
PLANNING COMMISSION**

**ACTION
AGENDA
DATE**

October 23, 2014

**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 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

*To listen to audio of comments and the entire hearing please go to 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 Roccucci (Secretary) [*absent*], District 1; Richard Johnson, District 3; Jeffrey Moss, District 4; Wayne Nader, At-Large West of Sierra Crest; and Miner “Mickey” Gray, District 5[*absent*].

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

**1) 10:05 am
10:07 am-**

**THE BOULDERS SUBDIVISION - TSE RESIDENCE
SUBDIVISION MAP/CONDITIONAL USE PERMIT MODIFICATION (PSM
20130233)**

CATEGORICAL EXEMPTION

SUPERVISORIAL DISTRICT 4 (SUPERVISOR UHLER)

**(APPLICANT IS REQUESTING A CONTINUANCE TO NEXT AVAILABLE
DATE)**

Consider a request from Nick G. Alexander, on behalf of Dr. Kelvin Tse and Dr. Cindy Tse, for approval of a Subdivision Map/Conditional Use Permit Modification of the Boulders Subdivision (Los Lagos Unit No. 5) in order to 1) allow open fencing to be installed ten (10) feet from the westerly property line (Moss Lane), where twenty-five (25) feet is currently required, and 2) allow an existing entry feature with six foot high walls to be located within the 35 foot front setback and partially within a private road and utility easement (Avenida Robles). The Planning Commission will also consider a finding of a Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance Class 3 E (New construction or conversion of small structures).

Project Location: The property is located at 5758 Avenida Robles in the Granite Bay area.

APN: 036-180-069-000

Total Acreage: 2.07 acres

Zoning: RA-B-X 20 ac. min. PD = 44 (Residential Agriculture, combining a minimum building site size of 20 acres, combining Planned Residential Development of .44 dwelling units per acre)

Community Plan Area: Granite Bay Community Plan

MAC Area: Granite Bay MAC

Applicant: Nick G. Alexander, on behalf of owners

Owner: Dr. Kelvin Tse and Dr. Cindy Tse

County Staff:

Planning: E.J. Ivaldi (530) 745-3000

Engineering and Surveying: (530) 745-3110

Environmental Health: (530) 745-2300

***MOTION VOTE 5:0 Commissioner Johnson moved, Commissioner Denio second;
To continue item to November 13, 2014 at 10:20 am***

AYE: Sevison, Denio, Nader, Johnson, Moss

NO: none

ABSENT: Gray, Roccucci

2) 10:10 am

**WORKSHOP - PLACER VINEYARDS SPECIFIC PLAN AMENDMENT
(PSPA 20130242)**

Conduct a public workshop with the Planning Commission to provide an overview of the applicant's proposed changes to the Placer Vineyards Specific Plan. The Planning Commission is not being asked to take any action on this project at this time.

Project Location: The Placer Vineyards Specific Plan area is located in unincorporated southwestern Placer County, bounded on the north by Baseline Road, on the south by the Sacramento / Placer County line, on the west by the Sutter / Placer County Line and Pleasant Grove Road, and on the east by Dry Creek Parkway and Walerga Road.

APN: 023-200-037, 023-200-041, 023-200-045, 023-010-004, 023-010-006, 023-010-013, 023-010-014, 023-010-021, 023-010-022, 023-010-023, 023-010-026, 023-010-029, 023-150-026, 023-150-027, 023-160-004, 023-160-011, 023-180-005, 023-180-006, 023-180-007, 023-180-008, 023-190-016, 023-200-006, 023-200-008, 023-200-009, 023-200-010, 023-200-011, 023-200-012, 023-200-013, 023-200-017, 023-200-018, 023-200-068, 023-200-067, 023-200-005, 023-200-071, 023-200-069, 023-200-066, 023-221-002, 023-221-057, and 023-221-058.

Total Acreage: 5,230 acres

Zoning: SPL-PVSP (Specific Plan – Placer Vineyards Specific Plan)

Community Plan Area: Dry Creek / West Placer Community Plan

MAC Area: West Placer MAC

Applicant: Placer Vineyards Development Group, LLC

Owner: Various

County Staff:

Planning: Michele Kingsbury (530) 745-3166

Engineering and Surveying: (530) 745-3110

Environmental Health: (530) 745-2300

Workshop was conducted to update the Planning Commission and public of proposed modifications. No public comment received at this hearing.

MEETING ADJOURNED 10:35 AM