



**COUNTY OF PLACER
PLANNING COMMISSION**

**ACTION
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 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

FLAG SALUTE

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

REPORT FROM THE PLANNING DIRECTOR - EJ Ivaldi, Deputy Director of Planning, reported on the following: September 10, 2015 Planning Commission meeting will be cancelled. The next meeting will be held September 24th in which tentative hearing item are: Peak 10 Residential Development was known as Sun & Sand an existing motel, 8679 Trout Avenue Mobile Home Park also know as Denny’s Trailer Park, General Plan Amendment for Flood Protection and the Winery Ordinance.

Board of Supervisors: Plan to hear the Temporary Use Permit for Homeless Shelter on April 29, 2016.

Staffing changes: Jacqueline Debets, from Humboldt County was hired and is working on finance plans with Michelle Kingsbury.

PUBLIC COMMENT - Following the consideration of any correspondence and/or reports, the public was offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda. **No comment received.**

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. **No consent items on agenda**

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

**1) 10:05 am
10:07am-
10:54am**

**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 Giulliani with Giulliani 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 Giulliani with Giulliani 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

MOTION VOTE 6:0 Commissioner Sevison moved, Commissioner Moss second; Follow staff's recommendation deny the third-party appeal and reaffirm the Categorical Exemption under the California Equality Act [CEQA], Approve the CEQA findings and Minor Boundary Line Adjustment findings.

AYE: Sevison, Gray, Moss, Nader, Rocucci, Denio

NO: none

ABSENT: Johnson

No public comment received

10:54am-10:50am BREAK

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

10:59am-11:41am 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

Staff provided update and next steps.

No public comment received

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.