

COUNTY OF PLACER
PLANNING COMMISSION



AGENDA
DATE
April 14, 2016

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

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 WILLOW PARK SUBDIVISION – GATED ENTRANCE
CONDITIONAL USE PERMIT MODIFICATION (PLN15-00454/CUP-2747)
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 1 (DURAN)**

Consider a request from Michelle Engel on behalf of the Willow Park Homeowners Association, for approval of a Conditional Use Permit modification to allow for 1) an electronic vehicular gate at PFE Road and Canopy Tree Street that incorporates two pedestrian gates, and 2) to replace the current manual emergency vehicle access gate at Bulrush Street and Cook Riolo with a decorative wrought iron manual emergency access vehicular gate and one pedestrian gate. The project also proposes safety lighting for the gate areas. The subject property, which encompasses the roadway entrance area on Canopy Tree Street at PFE Road, and the Emergency Vehicle Access gate area on Bulrush Street at Cook Riolo Road for the Willow Park subdivision are currently zoned RS-AG-B-20 PD = 2 (Residential Single Family combining Agriculture combining a minimum building site size of 20,000 square feet and a Planned Development of 2 dwelling units per acre) and is located in the Dry Creek area. 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(E) of the Placer County Environmental Review Ordinance Class 3 New Construction of Accessory Structures.

Community Plan Area: Dry Creek Community Plan

MAC Area: West Placer MAC

Applicant/Owner: Michelle Engel on behalf of the Willow Park Homeowners Association
County Staff:

Planning Services Division: Lisa Carnahan (530) 745-3067

Engineering and Surveying Division: Sarah Gilmore (530) 745-3110

Environmental Health: Laura Rath (530) 745-2300

**2) 10:15 am EDEN ROC II
EXTENSION OF TIME - VESTING TENTATIVE SUBDIVISION MAP/CONDITIONAL
USE PERMITS/VARIANCE (PSUB 20070829)
PREVIOUSLY APPROVED MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 4 (UHLER)**

Consider a request from Sheba Development, LLC for a two-year Extension of Time, for a previously approved Vesting Tentative Subdivision Map and Conditional Use Permit that allowed a six-lot Planned Residential Development, including a Variance that reduced the Planned Residential Development Open Space requirement from 20% to 11.4%. The Vesting Tentative Subdivision Map, Conditional Use Permit and Variance were approved by the Planning Commission on December 11, 2008. On February 10, 2009 the Board of Supervisors approved a Rezone that added the combining Planned Residential Development = 0.44 units per acre zoning designation to the existing RA-B-X-4.6 acre minimum (Residential Agricultural, combining a minimum Building Site of 4.6 acres) zone district. A Mitigated Negative Declaration was prepared pursuant to CEQA and adopted at the same time.

Project Location: located on Eden Roc Drive, east of Auburn Folsom Road, in the

Granite Bay area

APN: 036-190-070-000 and 036-190-071-000

Total Acreage: 39.4 acres

Zoning: RA-B-X 4.6 AC. MIN. PD = 0.44 (Residential Agricultural, combining a minimum Building Site of 4.6 acres, combining Planned Residential Development of 0.44 dwelling units per acre).

Community Plan Area: Granite Bay Community Plan

MAC Area: Granite Bay MAC

Owner/Applicant: Sheba Development, LLC

County Staff:

Planning: Roy Schaefer (530) 745-3061

Engineering and Surveying: Rebecca Taber (530) 745-3110

Environmental Health: (530) 745-2300

CONSENT AGENDA – No consent items for this hearing.