

COUNTY OF PLACER
PLANNING COMMISSION



ACTION
AGENDA
DATE

February 11, 2016

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: 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 [*absent*], At-Large East of Sierra Crest, Fred Arcuri, District 2

REPORT FROM THE PLANNING DIRECTOR - *EJ Ivaldi, Deputy Planning Director, reported on the following:*

Planning Commission calendar. Items on the February 25th meeting include a Draft EIR public hearing for the Auburn Creekside Center and a Road Name Change. On the March 10th meeting the Planning Commission will hear the Winding Creek Subdivision and also a Workshop on the Medical Marijuana Ordinance. The last hearing in March we’re looking at holding the meeting in Tahoe.

At the Board of Supervisors meeting Tuesday there were no land development items. With the exception of the Placer Vineyards Specific Plan to form a new Recreation and Park District and Riolo Vineyards Annexation to Dry Creek to provide sewer service. The Board also presented County Employee Service Awards: Michael Johnson received 10 year service award, George Rosasco, Planning Division and Richard Kai, Engineering and Surveying received their 25 year service awards.

PUBLIC COMMENT - *The opportunity was given to discuss with the Planning Commission, matters not included on the current agenda. There were no comments.*



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

1) 10:05 am **SCHAFFER’S MILL SUBDIVISION (aka EagleWood and Timilick)**
10:05am-10:09am **CONDITIONAL USE PERMIT/SUBDIVISION MAP MODIFICATION (PSCP 20040136)**

PREVIOUSLY CERTIFIED ENVIRONMENTAL IMPACT REPORT (SCH#2000-102025)

SUPERVISORIAL DISTRICT 5 (SUPERVISOR MONTGOMERY)

Consider a request from New Martis Partners, LLC, for approval of a Conditional Use Permit modification and a Subdivision Map Modification to modify Condition of Approval #146 regarding the provision of employee housing for the Schaffer’s Mill Project. The applicant proposes to modify Condition 146 to allow an alternative method for complying with this Condition of Approval consistent with Policy 3.A.4 of the Martis Valley Community Plan (Affordable Housing Supply). Consistent with Policy 3.A.4 of the Martis Valley Community Plan, the applicant proposes the use of an in-lieu fee to meet the project’s obligations for the 13.9 full-time equivalent employee housing units generated by the Schaffer’s Mill project. An Environmental Impact Report was previously certified for this project, and the Planning Commission will be asked to conclude that no new environmental impacts will result from the approval of the Conditional Use Permit Modification/Subdivision Map modification.

Project Location: The project is located at Schaeffer’s Mill Road in the Truckee area.

APN: 107-120-030-000, 107-120-031-000, 107-120-032-000, 107-120-033-000,

Total Acreage: 15-acre portion of the larger 475 acres that make up the Schaffer’s Mill project area

Zoning: RS-B-X-20-PD-5.5 (Single-Family Residential, Building Sie 20, Planned Residential Development with 5.5 units per acre)

Community Plan Area: Martis Valley Community Plan

MAC Area: North Tahoe Regional Advisory Council

Owner/Applicant: New Martis Partners, LLC

County Staff:

Planning: Michael Johnson (530) 745-3099

MOTION VOTE 6:0 Commissioner Johnson moved, Commissioner Gray second; Continue item off calendar

AYE: Arcuri, Gray, Moss, Johnson, Nader, Rocucci,

NO: none

ABSENT: Sevison

2) 10:10 am **UPDATE – TAHOE AREA PROJECTS**

10:09am-11:33am Receive an update on various Tahoe Area projects. No Planning Commission action is requested at this time.

Commissioners received update. No action requested.

CONSENT AGENDA – No consent items for this hearing.

MEETING ADJOURNED: 11:33 AM