



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
ACTION AGENDA
SEPTEMBER 14, 2017

The 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 a.m. FLAG SALUTE

10:00 – 10:08 a.m.

ROLL CALL: Richard Johnson, District 3 (Chairman); Wayne Nader, At-Large West of Sierra Crest, (Vice Chairman); Jeffrey Moss, District 4; (Secretary); Richard Roccucci, District 1; Fred Arcuri, District 2; Merrill Haber, District 5; and Larry Sevison, At-Large East of Sierra Crest.

REPORT FROM THE PLANNING DIRECTOR: *Deputy Planning Director, E.J. Ivaldi discussed the upcoming Planning Commission meetings – The September 28th meeting will be cancelled; October 12th in Auburn; October 26th in Tahoe. There will be one meeting in November on the 9th and one in December scheduled on the 14th. Mr. Ivaldi introduced Senior Deputy County Counsel Robert Sandman, sitting in for Karin Schwab; and Elise Nelson, Deputy County Counsel; Bennett Smithhart, Planner from Georgia, newest member of the Planning Services Division. It was noted that available public parking in the lot adjacent to CDRA is diminishing due to increased staffing.*

PUBLIC COMMENT: *The opportunity was given to discuss with the Planning Commission, matters not included on the current agenda. There was no public comment.*

CONSENT AGENDA: *Items A and B on the Consent Agenda were recommended for approval by the Development Review Committee and approved by a single roll call vote.*

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

1) 10:05 a.m. MORGAN CREEK FENCING AND PEDESTRIAN GATES
10:09–11:00 a.m. **CONDITIONAL USE PERMIT MODIFICATION (CUP 1844A / PLN17-00232)**
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 1 (DURAN)

Consider a request from Ruth Langford on behalf of the Morgan Creek Community Association, for approval of a Conditional Use Permit (CUP) Modification for the Morgan Creek Golf and Country Club Subdivision. The proposed CUP modification seeks to construct new fencing and pedestrian gates at various locations within the already developed residential areas within the Morgan Creek Golf and Country Club development. 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: The Morgan Creek Golf and Country Club development is generally bound by Vineyard Road on the north, PFE Road on the south, Walerga Road on the west and Cook Riolo Road on the east.

APN: Various

Zoning: RS-AG-B-40 PD = 1, RS-AG-B-40 PD = 2, O PD =1, O PD = 2

Community Plan Area: Dry Creek West Placer Community Plan

Applicant: Ruth Langford, Morgan Creek Community Association

County Staff:

Planning – Christopher Schmidt (530) 745-3076

Engineering and survey – Cristina Lupercio (530) 745-3015

Three members of the public provided comments.

MOTION AS FOLLOWS: *Determine the project is exempt from CEQA and approve the Conditional Use Permit Modification (CUP 1844A / PLN17-00232) for the Morgan Creek Planned Residential Development, including the Revised Fencing Exhibit; subject to the modified conditions of approval and findings in the staff report.*

Commissioner Moss moved; Commissioner Nader second

MOTION VOTE: 7:0

AYE: Arcuri, Haber, Nader, Johnson, Roccucci, Sevison, Moss

NO: None

CONSENT AGENDA:

A) Approve Action Agenda of August 24, 2017 Planning Commission Meeting

B) **BRADY ESTATES
EXTENSION OF TIME – TENTATIVE SUBDIVISION MAP (PSUB 20051197)
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 1 (DURAN)**

Consider a request from Intra-Pacific Commercial, Inc. for approval of a two-year Extension of Time, for a previously approved Tentative Subdivision Map that allowed for a nine lot subdivision (minimum lot sizes of 20,000 square feet) and construction of a 53,490 square foot building for retail space on 5.1 acres.

Project Location: 8090 Brady Lane, approximately 50 yards south of Baseline Road

APN: 473-010-033-000

Total Acreage: 5.1 acres

Zoning: RS-AG-B-20 (Residential Single Family, combining Agriculture, combining Building Site Minimum of 20,000 square feet)

Community Plan Area: Dry Creek West Placer Community Plan

Applicant: Intra-Pacific Commercial, Inc.

Owner: James T. Dufour, Etal

County Staff:

Planning – Emily Setzer (530) 745-3067

Engineering and Survey – Rebecca Taber (530) 745-7538

MOTION AS FOLLOWS: Approve Items A and B on the Consent Agenda as noted.

Commissioner Nader moved; Commissioner Moss second

MOTION VOTE: 7:0

AYE: Arcuri, Haber, Roccucci, Johnson, Nader, Sevison, Moss

NO: None

11:00 A.M. MEETING ADJOURNED