



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
AGENDA
SEPTEMBER 14, 2017

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 a.m. FLAG SALUTE

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: 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 a.m. MORGAN CREEK FENCING AND PEDESTRIAN GATES
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

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