



**COUNTY OF PLACER
PLANNING COMMISSION**

**ACTION
AGENDA
DATE**

March 27, 2014

**OFFICE OF
Planning Services
Division**

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AUBURN, CALIFORNIA 95603
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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

*To listen to audio of comments and the entire hearing please go to web-site below:
http://placer.granicus.com/ViewPublisher.php?view_id=4*

10:00 am FLAG SALUTE

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

REPORT FROM THE PLANNING DIRECTOR –

EJ Ivaldi, Deputy Director of Planning, reported on the following updates to the Commission: On February 25 at the Board of Supervisors meeting they approved the Zoning Text Amendment for Transitional and Supportive Housing; on March 11th they approved the Temporary Sign Ordinance to allow for continued use of certain temporary signs that would otherwise be prohibited. This ordinance to be effective until Jan 15, 2016. The Board also continued the Belcara Subdivision appeal to an open date.

Planning Commission next meeting will be April 24, tentatively scheduled is a Workshop for the Community Center, an appeal from Expo Floors regarding fence height, a Variance project in Tahoe and a conditional use permit in Rocklin – Rio Bravo. Planning Commission on May 8th staff will bring back Community Center for recommendation to the Board and hear the Sheridan Community Plan. June 12th plan to hold a Tahoe meeting, and if ready for hearing, there are two extension of time for chairlifts, Denny's Trailer Park Subdivision, Academy Relocation, Rafting Permits and Northstar Master Plan.

Commissioners congratulated EJ Ivaldi in his new role as Deputy Director for Planning.

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

1) 10:05 am CAMELS HUMP CARETAKER RESIDENCE (PMPC 20110109) – THIRD-

**PARTY APPEAL OF THE ZONING ADMINISTRATOR’S ADOPTION OF
A MODIFIED MITIGATED NEGATIVE DECLARATION AND
APPROVAL OF A MINOR USE PERMIT
(SUPERVISORIAL DISTRICT 5, MONTGOMERY)**

Consider a third party appeal filed by Michael Garabedian, on behalf of Friends of the North Fork, of the Zoning Administrator’s adoption of a Modified Mitigated Negative Declaration and approval of a Minor Use Permit for the Camels Hump Caretaker Residence. The Zoning Administrator’s approval on November 21, 2013 allows for a maximum 1,800 square foot caretaker residence and 25 foot by 25 foot attached or detached garage to be constructed on a portion of a 597.5-acre site.

Project Location: The project is located east of Interstate 80, approximately halfway between Wiemar and Colfax. The site is accessed off of Gillis Hill Road which branches off of Yankee Jims Road.

APN: 071-330-008-000; 071-320-001-000; 071-310-001-000 and 071-270-003-000

Total Acreage: approximately 600 acres

Zoning: TPZ (Timberland Production)

Community Plan Area: Weimar/Applegate/Colfax Community Plan

MAC Area: Weimar/Applegate/Colfax MAC

Applicant/Owner: Fred Basquin and Jed Parker

Appellant: Michael Garabedian, on behalf of Friends of the North Fork

County Staff:

Planning: Melanie Jackson (530) 745-3036

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

Environmental Health: Justin Hanson (530) 745-2300

MOTION VOTE 6:0 Commissioner Nader moved, Commissioner Gray second;

- 1. To Deny the third-party appeal filed by Friends of the North Fork.*
- 2. Adopt the Mitigated Negative Declaration (Modified) (Attachment G) and Mitigation Monitoring Program (Attachment H) that has been prepared for the project and has been finalized pursuant to CEQA.*
- 3. Uphold the Zoning Administrator’s decision to approve a Minor Use Permit to allow for the construction of an 1,800 square-foot caretaker’s residence with an attached or detached 25 by 25 square-foot garage on one of two building sites.*
- 4. Approve the Zoning Administrators approved Conditions of Approval (Attachment E), as modified (Attachment F) as further modified Condition #1, “...construction of 1,800 square foot single story caretaker’s residence...”. Including the CEQA Findings and Minor User Permit Findings.*

AYE: Gray, Nader, Moss, Johnson, Roccucci, Denio,

NO: none

ABSENT: Sevison

Three members from the public commented.

MEETING ADJOURNED: 12:10 PM