

COUNTY OF PLACER  
PLANNING COMMISSION



**ACTION**  
**AGENDA**  
**DATE**  
**April 28, 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

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**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) [*absent*]; Jeffrey Moss, District 4; Miner “Mickey” Gray, District 5 [*absent*]; and Larry Sevison, At-Large East of Sierra Crest, Fred Arcuri, District 2 [*absent*]

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

*Upcoming Planning Commission meetings, May 12 will be held in Tahoe at the Resort at Squaw Creek. Items on that hearing will be: Tahoe Expedition Academy, Chalet Road Townhomes, and an Appeal of a Grading Permit [American Headwaters Restoration Project] and a Consent item to determine if an abandonment easement is consistent with the Carnelian Bay Community Plan; May 26<sup>th</sup> meeting tentatively to be held in Tahoe at Granlibakken in which staff hopes to bring forward the Village at Squaw Valley Specific Plan. The Development Agreement details are still being worked out and staff hopes for completion to meet that hearing. Staff will update Planning Commission of the progress at the next Planning Commission meeting. Also June 9<sup>th</sup> meeting to be held in Tahoe at Granlibakken, Martis Valley West is on the schedule and ready to move forward.*

*Commissioner Nader asked if a special hearing will be held in May or June? EJ responded if we have a special meeting it will be held in June.*

*EJ continued update: The Board of Supervisors held a Tahoe meeting on May 19<sup>th</sup>. Staff presented a Tahoe Area Project update and an update on the Tahoe Basin Community Plan. Looking for Draft plan to come out around June 20<sup>th</sup>.*

*Commissioner Roccucci asked if staff had found a response to when the Marijuana Ordinance will be coming to Planning Commission. EJ response we are still waiting on the CEO but it will be coming before the Commission but we are waiting to find out when.*

*Karin Schwab – County Counsel explained the vote of the Planning Commission with four members present. If there is a 2:2 tie it will be a denial recommendation. The applicant can request to continue to another hearing with a full Commission. We do have a quorum.*

*Commissioner Nader asked if any items today need a four vote? Counsel answered no there are no General Plan Amendments so unanimous vote is not required.*



**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**  
*10:07a-10:11a*

**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)**

**(This item was re-noticed and continued from the April 14, 2016 hearing)**

Consider a request from Sheba Development, LLC for a one-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

***MOTION VOTE 4:0 Commissioner Moss moved, Commissioner Nader second;***

***To approve the one-year Extension of Time request for the Eden Roc II Subdivision and modify the Conditions of Approval as recommended by staff subject to the findings in staff report.***

***AYE: Sevison, Nader, Moss, Rocucci***

***NO: none***

***ABSENT: Arcuri, Gray, Johnson***

**2) 10:10 am**  
*10:11a-11:54p*

**GREYHAWK III**

**REZONE/VESTING TENTATIVE SUBDIVISION MAP/CONDITIONAL USE PERMIT (PLN15-00154)**

**MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 4 (UHLER)**

Consider an application from Patterson Properties, Inc. (Stephen Patterson) on behalf of

Patterson Family Trust UTD July 7, 1988 and make recommendations to the Board of Supervisors on the following requests: 1) a Vesting Tentative Subdivision Map; 2) Conditional Use Permit; and 3) Rezone of Assessor Parcel Number 048-151-088-000 from RS-B-40 PD = 2.0 (Residential Single Family, combining Building Site of 40,000 square feet, combining Planned Residential Development of 2.0 units per acre) to RS-B-18 PD = 2.8 (Residential Single Family, combining Building Site of 18,000 square feet, combining Planned Residential Development of 2.8 units per acre). The 72-unit project would include a Planned Residential Development (PD) of 28 detached, single-family residences on the eastern portion of the site and 44 attached residential “halfplex” units on the western portion. The Planning Commission will also consider and make a recommendation to the Board of Supervisors on a proposed Mitigated Negative Declaration prepared pursuant to the California Environmental Quality Act.

**Project Location:** Located at the northeast corner of Sierra College Boulevard and Eureka Road in the Granite Bay area

**APN's:** 048-151-086-000 and 048-151-088-000

**Total Acreage:** 20.55 acres

**Zoning:** CPD-Dc (Commercial Planned Development, combining Design Scenic Corridor) and RS-B-40 PD = 2.0 (Residential Single Family, combining Building Site of 40,000 square feet, combining Planned Residential Development of 2.0 units per acre)

**Community Plan Area:** Granite Bay Community Plan

**MAC Area:** Granite Bay MAC

**Applicant:** Patterson Properties, Inc. (Stephen Patterson)

**Owner:** Patterson Family Trust UTD

**County Staff:**

Planning: Christopher Schmidt (530) 745-3076

Engineering and Surveying: Phil Frantz (530) 745-3110

Environmental Health: Mohan Ganapathy (530) 745-2300

***MOTION VOTE 4:0 Commissioner Nader moved, Commissioner Moss second;***

***To recommend to the Board of Supervisors to 1) Adopt the Mitigated Negative Declaration and Mitigation Monitoring Program prepared for this project; 2) Approve the Rezone of APN 048-151-088-000 to RS-B-18 PD=2.8; 3) Approve the Vesting Tentative Subdivision Map and approve the Conditional Use Permit subject to conditions and findings in the staff report.***

***AYE: Sevison, Nader, Moss, Roccucci***

***NO: none***

***ABSENT: Arcuri, Gray, Johnson***

***Twelve members of the public spoke at the hearing.***

***Break 11:54am – 12:04pm***

**3) 10:40 am  
12:04pm-12:51pm**

**WEST PLACER STORM WATER QUALITY DESIGN MANUAL  
ZONING TEXT AMENDMENT (PLN16-00124)  
CATEGORICAL EXEMPTION  
ALL SUPERVISORIAL DISTRICTS**

Consider a request from the Community Development Resource Agency in coordination with the Department of Public Work and Facilities to consider adoption of the West Placer Storm Water Quality Design Manual as well as amendments to the Placer County Code to implement the Design Manual. The Planning Commission will also consider a finding of a Categorical Exemption pursuant to Section 15308 of the CEQA Guidelines.

**Project Location:** County Wide

**MAC Area:** All MAC areas

**Applicant:** Community Development Resources Agency in coordination with the Department of Public Work and Facilities

**County Staff:**

Planning: Jennifer Byous (530) 745-3008

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

***MOTION VOTE 3:1 Commissioner Nader moved, Commissioner Sevison second;***

***To recommend to the Board of Supervisors to 1) find the proposed West Placer Storm Water Quality Design Manual and proposed amendments to the Placer County Code to be categorically exempt under CEQA Guidelines Section 15308; 2) adopt by Resolution the West Placer Storm Water Design Manual; and 3) adopt an Ordinance to amend the County Code to implement the West Placer Storm Water Quality Design Manual as set forth in Attachment, subject to the findings in the staff report.***

***AYE: Sevison, Nader, Rocucci***

***NO: Moss***

***ABSENT: Arcuri, Gray, Johnson***

**4) 10:50 am**  
**12:51p-1:00pm**

**2016 UPDATED GENERAL SPECIFICATIONS AND ENGINEERING DESIGN PLATES**

**CATEGORICAL EXEMPTION**

**ALL SUPERVISORIAL DISTRICTS**

Consider and recommend approval to the Board of Supervisors revisions to the Placer County General Specifications and Engineering Design Plates, as well as provide authority for the Director of Public Works and Facilities and/or the Director of the Community Development Resource Agency to approve and implement future administrative revisions to the General Specifications and Engineering Design Plates. The Planning Commission will also consider a finding of a Categorical Exemption pursuant to Section 15060(c)(2) of the CEQA Guidelines..

**Project Location:** County Wide

**Applicant:** Community Development Resources Agency in coordination with the Department of Public Work and Facilities

**County Staff:**

Engineering and Surveying: Rick Eiri (530) 745-3110

***MOTION VOTE 4:0 Commissioner Sevison moved, Commissioner Moss second;***

***To recommend to the Board of Supervisors to 1) find the proposed revisions to the Placer County General Specifications and Engineering Design Plates to be categorically exempt under CEQA Guidelines Section 15061 (b) (3); and 2) APPROVE the revisions to the Placer County General Specifications and Engineering Design Plates, as well as provide authority for the Director of Public Works and Facilities and/or the Director of the Community Development Resource Agency to approve and implement future administrative revisions to the General Specifications and Engineering Design Plates, subject to the findings in the staff report.***

***AYE: Sevison, Nader, Moss, Rocucci***

***NO: none***

***ABSENT: Arcuri, Gray, Johnson***

**CONSENT AGENDA** – No consent items for this hearing.

**MEETING ADJOURNED 1:00 PM**

