



**COUNTY OF PLACER  
PLANNING COMMISSION  
ACTION  
AGENDA  
DATE  
NOVEMBER 10, 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

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.)*

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**10:00 am**      **FLAG SALUTE**  
*10:01 am*

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

**REPORT FROM THE PLANNING DIRECTOR - *Planning Director introduced the new Community Development Resource Agency Director, Mr. Steve Pedretti. Steve provided an overview on his background. The Planning Director discussed 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 – *The opportunity was given to discuss with the Planning Commission, matters not included on the current agenda. There were no comments.***

**CONSENT AGENDA - *Consent Agenda items approved as indicated below.***

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

- 1) 10:05 am **DADURKA MINOR LAND DIVISION**  
10:10 am **THIRD PARTY APPEAL OF THE PARCEL REVIEW COMMITTEE CHAIRMAN’S APPROVAL OF A TENTATIVE PARCEL MAP (PLN14-00121)**  
**MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**  
Consider a third party appeal filed by Michael Garabedian, on behalf of Friends of the North Fork, of the Parcel Review Committee Chairman’s approval of Tentative Parcel Map filed by Robert Dadurka to subdivide a 26.61 acre property into two parcels consisting of 5.0 acres and 21.6 acres. The Planning Commission will also consider adoption of a Mitigated Negative Declaration, in compliance with the California Environmental Quality Act (CEQA).  
**Project Location:** Eagle Ridge Road and Ponderosa Way in the Foresthill area  
**APNS:** 073-390-054-000 and 073-390-057-000  
**Total Acreage:** 26.61  
**Zoning:** F-B-X-5 (Farm, combining Building Site Designation of 5 acre minimum parcel size)  
**Community Plan Area:** Foresthill Divide Community Plan  
**MAC Area:** Foresthill Forum  
**Applicant:** Clear Path Land Evolvment  
**Owner:** Robert Dadurka  
**Appellant:** Michael Garabedian, Friends of the North Fork and Placer Group Sierra Club  
**County Staff:**  
Planning Services Division: Melanie Jackson (530) 745-3036  
Engineering and Surveying Division: Sarah Gillmore (530) 745-3110  
Environmental Health: Laura Rath (530) 745-2300

*Appellant Michael Garabedian presented his appeal. No members of the public spoke.*

*MOTION VOTE 6:0 Commissioner Nader moved, Commissioner Moss second;*

*To deny the third party appeal of the Parcel Review Committee Chairman's approval of the Dadurka Minor Land Division, reaffirm adoption of the Mitigated Negative Declaration and Mitigation, Monitoring and Reporting Program and uphold the Parcel Review Committee Chairman's decision to approve the Dadurka Minor Land Division, subject to findings and conditions of approval.*

*AYE: Arcuri, Gray, Moss, Johnson, Nader, Roccucci*

*NO: none*

*ABSENT: Sevison*

## **CONSENT AGENDA**

*MOTION VOTE 6:0 Commissioner Moss moved, Commissioner Nader second;*

*To approve items A) and B) below, with correction to Item B, Extension of Time Finding #3 of the staff report to state: "the applicant has not been diligent".*

*AYE: Arcuri, Gray, Moss, Johnson, Nader, Roccucci*

*NO: none*

*ABSENT: Sevison*

**A)** Approve Action Agenda of October 27, 2016 Planning Commission Meeting

### **B) CISCO GROVE SUBDIVISION**

**EXTENSION OF TIME – VESTING TENTATIVE SUBDIVISION MAP (PSUB 20040093)**

**PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION  
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from Qwodo LLC and McTanaus LLC, for approval of a two-year Extension of Time for a previously approved Vesting Tentative Subdivision Map that originally allowed fourteen residential lots. The subject property, Assessor's Parcel Number 066-070-047-000, comprises approximately 28.05 acres, is currently zoned RF-B-X 2.5 (Residential Forestry, combining Building Site minimum of 2.5 minimum parcel size) and is located on the north side of Hampshire Rocks Road, north of Interstate 80, in the Cisco Grove area. The Vesting Tentative Subdivision Map was originally approved by the Planning Commission on June 24, 2004 and a Mitigated Negative Declaration was adopted for this project at the same time. The Planning Services Division contact for this project is Christopher Schmidt who can be reached at (530) 745-3076.