



PLACER COUNTY  
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER  
PLANNING COMMISSION  
**ACTION AGENDA**

THURSDAY, OCTOBER 11, 2018  
10:00 A.M.

MEETING LOCATION:  
PLANNING COMMISSION HEARING ROOM  
3091 COUNTY CENTER DRIVE, AUBURN, CA 95603

The meeting was held in the Planning Commission Hearing Room, located at 3091 County Center Drive in Auburn, CA 95603

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**10:00 a.m.**

*10:00 – 10:23 a.m.*

**FLAG SALUTE**

**ROLL CALL:** *Wayne Nader, At-Large West of Sierra Crest (Chairman); Jeffrey Moss, District 4 (Vice Chairman); Larry Sevison, At-Large East of Sierra Crest (Secretary) [Absent]; Richard Roccucci, District 1; Nathan Herzog, District 2; Richard Johnson, District 3; Anders Hauge, District 5.*

**REPORT FROM THE PLANNING DIRECTOR:** *Planning Director, E.J. Ivaldi noted Commissioners Herzog and Hauge attended the American Planning Association (APA) Conference in San Diego last month, along with staff members Jennifer Byous and Alex Fisch. Placer Vineyards Specific Plan – Property 15 project approved by the Commission at the last meeting. No appeal was filed. The Board of Supervisors (BOS) approved the 2018 Regional Bikeway Plan on 10/9 and required amendments to several Community Plans will be scheduled for the 10/25 Planning Commission meeting. The Housing Strategy and Development Plan will return to the BOS in November, following additional stakeholder meetings. Director Ivaldi reviewed the strategic planning involved in coordinating projects to be heard at upcoming Commission meetings, including the likelihood of an additional meeting in December in Tahoe.*

*Commissioners Hauge and Herzog provided brief comments on their attendance at the APA Conference. They are collaborating on an overview of their experience to submit to the Commission.*

**PUBLIC COMMENT:** *The opportunity to comment on matters not included on the current agenda was provided. There was one public comment.*

**CONSENT AGENDA:** *The item on the Consent Agenda was 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.  
10:24 a.m. – 12:12 p.m.

**DERIFIELD CARETAKER HOUSING UNIT  
THIRD-PARTY APPEAL OF THE ZONING ADMINISTRATOR’S APPROVAL OF  
A MINOR USE PERMIT AND VARIANCE (PLN17-00331)  
CATEGORICAL EXEMPTION  
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a third-party appeal filed by Michael Garabedian, representing Placer Group Sierra Club and Friends of the North Fork, of the Zoning Administrator’s approval of a Minor Use Permit to construct a caretaker housing unit on a site zoned for Timberland Production (TPZ) and Variance to allow for construction of a 3,126 square foot caretaker’s residence, where normally 1,200 square feet is the maximum floor area allowed for caretaker housing. The Planning Commission will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3(a) - New construction or conversion of small structures).

**Project Location:** 38899 Kearsarge Mill Road, in the Alta area

**APN:** 062-251-008-000

**Total Acreage:** 66.45 acres

**Zoning:** TPZ-AO (Timberland Production, combining Aircraft Overflight)

**Community Plan Area:** Placer County General Plan

**Appellant:** Michael Garabedian, representing Placer Group Sierra Club and Friends of the North Fork

**Owner/Applicant:** Shad Derifield

**County Staff:**

Planning – Patrick Dobbs (530) 745-3060

*There was one public comment.*

1. ***MOTION AS FOLLOWS: Deny the appeal by the Placer Group Sierra Club and Friends of the North Fork.***

*Commissioner Moss moved; Commissioner Roccucci second*

***MOTION VOTE***

***AYE: Hauge, Herzog, Moss, Nader, Roccucci***

***NO: Johnson***

***ABSENT: Sevison***

2. ***MOTION AS FOLLOWS: Find the project Categorically Exempt from CEQA, Section 15303 – New Construction of Small Structures.***

*Commissioner Moss moved; Commissioner Roccucci second*

***MOTION VOTE***

***AYE: Hauge, Herzog, Johnson, Moss, Nader, Roccucci***

***NO: None***

***ABSENT: Sevison***

3. ***MOTION AS FOLLOWS: Uphold the Zoning Administrator’s Decision to Approve the Minor Use Permit and Variance (PLN17-00331), supported by the findings stated in the staff report***

*Commissioner Moss moved; Commissioner Herzog second*

***MOTION VOTE***

***AYE: Hauge, Herzog, Moss, Nader, Roccucci***

***NO: Johnson***

***ABSENT: Sevison***

**CONSENT AGENDA:**

**A) Approve Action Agenda of September 27, 2018 Planning Commission Meeting**

***1. MOTION AS FOLLOWS: Approve the Consent Agenda.***

***Commissioner Roccucci moved; Commissioner Moss second***

***MOTION VOTE***

***AYE: Hauge, Herzog, Johnson, Moss, Nader, Roccucci***

***NO: None***

***ABSENT: Sevison***

***12:45 p.m.***

***MEETING ADJOURNED***