



**COUNTY OF PLACER
PLANNING COMMISSION**

**ACTION
AGENDA
DATE**

May 13, 2010

**OFFICE OF
Planning Department**
3091 County Center Drive Suite 140
AUBURN, CALIFORNIA 95603
TELEPHONE: 530/745-3000
FAX: 530/745-3080
www.placer.ca.gov

Meeting was held in the Planning Commission Chambers, 3091 County Center Drive, Suite 140, Dewitt Center, located at the corner of Bell Road and Richardson Drive, Auburn CA 95603

10:00 am FLAG SALUTE

ROLL CALL: Gerry Brentnall (Chairman), Richard Johnson (Vice Chairman), Harry Crabb (Secretary), Jeffrey Moss (*absent*), Minor Gray, Larry Sevison and Ken Denio

REPORT FROM THE PLANNING DIRECTOR - *Michael Johnson, CDRA Director, reported that Commissioner Moss was ill and will not be attending hearing. The Board of Supervisors will hold their hearing in Tahoe next week, recommendations of the Planning Commission on Caldwell Rezone/Plan Amendment, the Gondola North Rezone and an update of the TRPA Regional Plan are on the agenda. The May 27th Planning Commission hearing will include an Extension of Time for Robinson Gravel Quarry and a Conditional Use Permit for Celebration Community Fellowship Church. On June 10th the Planning Commission will hear the Rancho Del Oro subdivision in Granite Bay. Also, Quarry Pond Sign Variance was appealed to the Board of Supervisors. Improvements on Highway 49 are underway, CalTrans and PG&E are installing underground wires. The project should be complete in the next couple of months.*

PUBLIC COMMENT – *Lee Lively submitted a letter and provided comments on the Bohemia project.*

**1) 10:05 AM
10:07-11:29 am**

Unanimously approved the modification of the Conditional Use Permit with an added condition pertaining to access, approved a density bonus of three units, approved the Minor Boundary Line Adjustment and adopted the Addendum to the Mitigated Negative

CONDITIONAL USE PERMIT MODIFICATION/MINOR BOUNDARY LINE ADJUSTMENT (PCPM 20100046)

MINERS RIDGE FAMILY APARTMENTS

ADDENDUM TO THE PREVIOUSLY APPROVED MITIGATED NEGATIVE DECLARATION

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Consider a request from USA Properties Fund, Inc. for the approval of a modification of the Conditional Use Permit for the Ridge View Villas Planned Residential Development to allow for a 64-unit apartment development in place of the previously approved 64-lot townhome development. The applicant also requests the approval of a Minor Boundary Line Adjustment to consolidate and reconfigure parcels on the site. The Planning Commission will consider adoption of an Addendum to the previously approved Mitigated Negative Declaration for the project. (This item was continued from the April 22, 2010 Planning Commission Hearing.)

Project Location: This project is located on the south side of Silver Bend Way, east of

Declaration, based on findings in the staff report.

Lincoln Way, in the Auburn area.

APN: 054-171-031, 054-171-032, 054-171-035, 054-171-036, 054-171-037 and 054-171-038

6:0

Total Acreage: 6.197 acres

Zoning: RM-DL-10 (Residential Multi-Family, Combining Density Limitation of 10 units per acre)

Commissioner Moss - absent

Community Plan Area: Auburn/Bowman Community Plan

MAC Area: North Auburn MAC

Applicant: USA Properties Fund, Inc.

County Staff:

Planner: Mike Wells (530) 745-3024/ Gerry Haas (530) 745-3084

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

Environmental Health: Jill Kearney (530) 745-2300

11:29-11:39 am Break

2) 10:30 AM

11:39-11:50 am

GENERAL PLAN AMENDMENT (PGPA 20100086)

SUNSET INDUSTRIAL AREA FIRE PROTECTION A

NEGATIVE DECLARATION

SUPERVISORIAL DISTRICT 2 (WEYGANDT)

Unanimous recommendation to the Board of Supervisors approval of the Area Plan Amendment to the Sunset Industrial Area Plan as described in the Exhibit C and adopted the Negative Declaration pursuant to CEQA including findings.

Consider a request from Placer County Office of Emergency Services, for an amendment to the Sunset Industrial Area Plan to amend the Goals, Policies and Implementation Measures contained in Chapters 3 and 7 related to the provision of fire protection services. This amendment addresses changes to existing fire protection facilities and services in the Plan Area and addresses the existing policies related to equitable funding of these services through the establishment of a Community Facilities District. Only the funding mechanism for the operations and maintenance associated with fire protection services would be changed by this amendment. The Planning Commission will also consider a Negative Declaration.

Project Location: The project is located south of the City of Lincoln, generally west of Highway 65, north of the City of Roseville and east of Aitken Road in the Rocklin area.

APN: All Assessor Parcel Numbers within the Sunset Industrial Area boundary

Total Acreage: approximately 8,100 acres to 8,800 acres

Zoning: General Commercial, Business Park, Industrial, Industrial Park, Farm, Open Space, Combining Building Site, Combining Flood Hazard, Combining CUP Required, or Combining Design Scenic Corridor.

Community Plan Area: Sunset Industrial Area Plan

MAC Area: Rural Lincoln MAC

Applicant: Office of Emergency Services (OES)

County Staff:

Planning: Lisa Carnahan (530) 745-3067

6:0

Commissioner Moss - absent

3) 10:45 AM

11:51am -1:48 pm

REZONE/MINOR LAND DIVISION MODIFICATION (PREA 20060521)

BUNCH CREEK

MITIGATED NEGATIVE DECLARATION

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Unanimously recommended to the Board of Supervisors denial of the Immediate Rezone and the

Consider a request from Andregg Geomatics on behalf of Fred Basquin & Jed Parker for either an immediate Rezoning/Conversion from TPZ (Timberland Production Zone) to RF-BX-80 ac. min. (Residential Forest, combining MINIMUM Building site

ten-year roll-out Rezoning from Timberland Production Zone to Residential Forest based on the findings in the staff report.

5:0

Commissioner Moss and Crabb absent

of 80-acre) or a 10-year roll out from the TPZ (Timberland Production Zoning) to RF-BX-80 ac. min. (Residential Forest, combining minimum Building site of 80-acres); and a modification to an approved Minor Land Division, which created a three-parcel Tentative Parcel Map (one 277.5 acre parcel, and two 160-acre parcels). The proposed modification to the approved Tentative Parcel Map is for the purpose of creating a 100-foot agricultural setback along the property lines that abut other TPZ parcels, thereby creating a buffer between adjacent agricultural/timberland uses and the project site. The Planning Commission will also consider adopting a Mitigated Negative Declaration.

Project Location: The project is located off Yankee Jim Road, one mile east of Canyon Way in the Colfax area.

APN: 071-270-003-000, 071-310-001-000, 071-320-001-000, and 71-330-008-000

Total Acreage: 597.5-acres

Zoning: TPZ (Timberland Production Zone)

Community Plan Area: Placer County General Plan

MAC Area: Weimar/Applegate/Colfax MAC

Owner: Fred Basquin & Jed Parker

Applicant: Andregg Geomatics

County Staff:

Planning: Crystal Jacobsen (530) 745-3085

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

Environmental Health: Jill Kearney (530) 745-2300

1:48 – 1:53 pm Break

4) 11:00 AM

1:53 – 2:10 pm

Unanimously recommended to the Board of Supervisors to approval of the proposed changes to County Code Section 16.08.200 - Acceptance of Work and County Code Section 16.20.200-Improvements

SUBDIVISION ORDINANCE – CHAPTER 16 MODIFICATION

Consider a request from Placer County Engineering and Surveying Department to provide a recommendation to the Board of Supervisors for Ordinances amending Section 16 of the Placer County Code to:

A. Revise Article 16.08.200 Acceptance of Work

B. Revise Article 16.20.200 Improvements

County Staff:

Engineering and Surveying: Wes Zicker (530) 745-3110

5:0

Commissioner Moss and Crabb absent

MEETING ADJOURNED – 2:10 PM