



# COUNTY OF PLACER PLANNING COMMISSION

## ACTION AGENDA DATE

August 11, 2011

### OFFICE OF Planning Services Division

3091 County Center Drive Suite 140  
AUBURN, CALIFORNIA 95603  
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Meeting will be 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

*10:00 am hearing  
begins*

**ROLL CALL:** Richard Johnson (Chairman), Jeffrey Moss (Vice Chairman), Miner Gray (Secretary), Larry Sevison, Ken Denio, Gerry Brentnall and Richard Roccucci  
*[All present]*

#### REPORT FROM THE PLANNING DIRECTOR

*Paul Thompson, Deputy Director of Planning, reported on the following updates to the Commissioners. At the August 9, 2011 hearing, the Board of Supervisors provided staff direction to cease Biomass Project at the Kings Beach site and look at considering an alternative site at Cabin Creek. Also on August 9 hearing, the Board of Supervisors approved the Timberline at Auburn project with a 5:0 vote, heard a presentation of Redistricting and approved the Dry Creek/West Placer Transportation updated Community Plan. In regards to future Planning Commission meetings. On September 8<sup>th</sup> Planning Commission will hear Alpine Meadows Subdivision modification and setback Variance, and an Extension of Time for a temporary concrete batch plant. At the end of September, the Planning Commission could potentially hear comments on a Draft EIR for Amazing Facts a church in Granite Bay and in early October a workshop for the Granite Bay Community Plan update.*

*Commissioner Johnson asked for confirmation of another hearing to be held in August. Paul Thompson responded that there was a possibility for a workshop on the Homewood Mountain Resort as well as in early September too. Staff will keep you posted.*

*Commissioner Brentnall commented to exercise some degree of economic when considering a hearing for workshop only.*

**PUBLIC COMMENT - No Public Comment was received.**

**1) 10:05 am**

*10:08am to  
10:41am*

*Public  
comments  
were received  
on the Draft  
EIR and will  
be responded  
to in the  
Final EIR*

**ORCHARD AT PENRYN (PEIR 20070521 / STATE CLEARINGHOUSE# 2010032070)**

The purpose of the hearing is to receive comments on the Draft EIR for the project; comments related to the merits of the project will be considered at a later hearing on the entitlements for the project.

The Orchard at Penryn project proposes to construct 150 multi-family residential units, including on-site recreational facilities and a common open space area, on ±15.1 acres in the community of Penryn. The multi-family residential units would consist of three or six units per building with parking for a total of 375 vehicles. Primary access to the site is proposed through a gated entrance off of Penryn Road. A secondary exit-only gated access point is proposed for Taylor Road. Implementation of the project would require remediation of contaminated soil onsite and construction of frontage improvements along Penryn Road.

**Project Location:** The project site is located in the community of Penryn and consists of two parcels located on the west side of Penryn Road, approximately one-half mile north of Interstate 80. The ±15.1-acre project site is bound on the east by Penryn Road and to the west by rural residential properties. The northwest corner of the project site is adjacent to Taylor Road and the northern border adjoins rural residential uses.

**APNS:** 043-060-052 and 043-060-053

**Total Acreage:** 4.7 acres and 9.8 acres(14.6 acres total)

**Zoning:** C1-UP-Dc (Neighborhood Commercial, combining Use Permit required, combining Design Scenic Corridor) and RM-DL 10 PD = 10 (Residential Multi-Family, combining a Density Limitations of 10 units per acre, combining Planned Residential Development of 10 units per acre)

**Community Plan Area:** Horseshoe Bar/Penryn Community Plan

**MAC Area:** Penryn MAC

**Applicant:** Forum Consultants Inc.

**Owner:** Penryn Development LLC.

**County Staff:**

Planning: EJ Ivaldi (530) 745-3147

Engineering and Surveying: (530) 745-3110

Environmental Health: (530) 745-2300

**2) 10:20 am**

*10:41 am to 11:20  
am*

*Presentation  
only no actions*

**PRESENTATION – UPDATE  
PLACER COUNTY CONSERVATION PLAN**

Staff will provide information on the overall status of the Conservation Plan.

**County Staff:**

Community Development/Resource Agency: Loren Clark (530) 745-3000

**MEETING ADJOURNED – 11:20 am**