COUNTY OF PLACER
PLANNING COMMISSION
ACTION
AGENDA
DATE
March 26, 2009

OFFICE OF
Planning Department
3091 County Center Drive Suite 140
AUBURN, CALIFORNIA 95603
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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

10:00 am **FLAG SALUTE**

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

REPORT FROM THE PLANNING DIRECTOR - 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.
Michael Johnson, Agency Director, updated Commissioners on the Board's actions on the Hidden Ravine Estates appeal, Martinez Hay & Feed appeal, Riolo Vineyards project and an Ag Preserve which involved a modification to a parcel lot line. He also reported that there could be a possible appeal coming from a Zoning Administrator decision on Hilton Manor Residential Care facility. The next Planning Commission Hearing will be April 9th, 2009. Mr. Johnson reported that he will schedule a date and time with the Planning Commissioners for a field review of concrete batch plants in preparation of the Livingston Concrete Batch Plant hearing that is forthcoming in May. A decision after June 30, 2009 will be made if going forward with a community plan update. County staff will be initiating a review of the Granite Bay Community Plan. The purpose of this review is to evaluate whether the 20-year old plan remains valid and determine what, if any changes are needed.

Commissioner Brentnall asked if we are seeing changes in applications. Michael Johnson replied, sadly no, revenues are down about forty percent. No change in status.

PUBLIC COMMENT - Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda. ***No public comment***

1) 10:05 am
Unanimously approved Extension of Time, based on findings and conditions of approval. 5:0

EXTENSION OF TIME – TEMPORARY CONDITIONAL USE PERMIT (PCPA 20080194)
DONNER PASS TEMPORARY MATERIAL STORAGE YARD
CATEGORICAL EXEMPTION
Consider a request from Granite Construction Company on behalf of Chris Kibbe, for a one year Extension of Time of a Temporary Conditional Use Permit to allow a materials storage yard in the Cisco Grove area. The temporary storage yard would be used to store construction materials and equipment to support a 2.4-mile portion of the Interstate 80 resurfacing project. The Planning Commission will also consider a Categorical Exemption Class 1(R) – Extension of Time and Class 4 (E) - Minor Alterations to Land.

Project Location: The project is located at Donner Pass Road, northeast of the Rainbow Road exit off of Interstate 80 in the Cisco Grove area.
APN: 066-310-005
Total Acreage: 2.5 acres
Zoning: FOR 80 AC MIN (Forestry, 80 acre minimum parcel size).
General Plan: Placer County
MAC Area: not applicable
Applicant: Chase McQuillen, Granite Construction Company 1900 Glendale Ave., Sparks, NV 89431
Owner: Chris Kibbe, PO Box 1419, Nevada City, CA 89431
County Staff:
Planning: Nick Trifiro (530) 745-3118
Engineering and Surveying: Rebecca Taber (530) 745-7538
Environmental Health: Grant Miller (530) 745-2369

2) 10:10 am
Unanimously approved Extension of Time based on findings and conditions of approval. 5:0

EXTENSION OF TIME - TEMPORARY CONDITIONAL USE PERMIT (PCPC T20080075)
CISCO GROVE MATERIALS PROCESSING PROJECT
CATEGORICAL EXEMPTION
Consider a request from Granite Construction Company on behalf of Raj Brar, KRL Holdings, LLC, for a one year Extension of Time of a Temporary Conditional Use Permit to allow a materials processing plant on a two-acre portion of Assessor's Parcel Number 066-070-045, in order to complete the resurfacing of a 2.4 mile stretch of Interstate 80 between Cisco Road and Troy Road under-crossings. The project will take place over a period of two construction seasons, which will take place between the months of May 2008 and October 2009. The Planning Commission will also consider a Categorical Exemption Class 1(R) Extension of Time and Class 4 (E) - Minor Alterations to Land.
Project Location: The project is located on a two-acre portion of a 93.2-acre parcel located off of Cisco Road, on the south side of Interstate 80, approximately half a mile from Cisco Grove off ramp in the Cisco Grove area.
APN: 066-070-045
Total Acreage: A two-acre portion of a 93.2-acre parcel
Zoning: FOR-160 AC MIN (Forestry, 160 acre minimum parcel size); RF-B-X-40 AC MIN (Residential Forest, combining minimum Building Site of 40 acres); HS-DS (Highway Service, combining Design Sierra); and RF-B-X-2.5 AC MIN PD-0.4 (Residential Forest, combining minimum Building Site of 2.5 acres, combining Planned Residential Development of 0.4 dwelling units per acre).
General Plan: Placer County
MAC Area: Not applicable
Applicant: Caleb Juve, Granite Construction Company, 1900 Glendale Ave., Sparks, NV 89431
Owner: Raj Brar, KRL Holdings, LLC PO Box 760, Soda Springs, CA 95728
County Staff:
Planning: Melanie Couch (530) 745-3036
Engineering and Surveying: Sarah Gilmore (530) 745-7518
Environmental Health: Grant Miller (530) 745-2369

3) 10:20 am
Unanimously approved to recognize Mitigated Negative Declaration, modification to

MODIFICATION – CONDITIONAL USE PERMIT (PCPM 20090057)
SQUAW VALLEY ACADEMY MASTER PLAN
MITIGATED NEGATIVE DECLARATION (SCH# 2007062011)
Consider a request from Gary Davis Group on behalf of Don Rees to modify an approved Conditional Use Permit (PCPA 20070531) for the construction of; an 11,520 square foot dormitory where a 9,000 square foot building was originally approved, construction of a 1,600 square foot Headmasters Quarters building where a 4,000 square foot building was originally approved, modification to the Headmasters Quarters from a single-unit to two units (duplex), relocation of the Headmasters Quarters, and the construction of a 784

the Conditional Use Permit based on findings and conditions of approval. 5:0

square foot maintenance building. The subject property, Assessor's Parcel Numbers 096-290-058 and 096-290-027, comprises 2.8 total acres, is located at 235 Squaw Valley Road in the Squaw Valley area and is currently zoned Entrance Commercial. The Planning Commission will consider the Mitigated Negative Declaration that was originally adopted for the project on February 14, 2008 by the Planning Commission and pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162, the Planning Commission will consider findings determining no further environmental review is required.

Project Location: The project is located at 235 Squaw Valley Road in the Squaw Valley area.
APN: 096-290-027, 096-290-058
Total Acreage: 2.8 acres
Zoning: Entrance Commercial
General Plan: Squaw Valley
MAC Area: Squaw Valley Municipal Advisory Counsel
Applicant: Gary Davis Group, PO Box 7409, Tahoe City, CA 96145
Owner: Don Rees, Squaw Valley Academy, PO Box 2667, Olympic Valley, CA 96146
County Staff:
Planning: Stacy Wydra (530) 581-6288
Engineering and Surveying: Phil Frantz (530) 745-7584
Environmental Health: Grant Miller (530) 745-2369

4) 10:30 am

Opened hearing to public for comments – no comments received. Recommendation will be brought back to Commission on April 9, 2009 for consideration.

HOUSING ELEMENT UPDATE/WORKSHOP

The purpose of this presentation is to provide an overview of the revisions and updates to the County's Housing Element and to receive public comment. No action will be taken at this meeting. The Housing Element is part of the County's General Plan and it provides goals, policies and implementation programs for the planning and development of housing throughout unincorporated Placer County. State law requires that the Housing Element be updated every five years.

Project Location: Countywide
Applicant: Placer County
County Staff:
Planning: Christopher Schmidt (530) 745-3076
Placer County Redevelopment Agency: Jim LoBue and Joanne Auerbach (530) 745-3150
Health and Human Services: Kathie Denton (530) 886-2974