

COUNTY OF PLACER PLANNING COMMISSION ACTION AGENDA DATE January 28, 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, Dewitt Center, located at the corner of Bell Road and Richardson Drive, Auburn CA 95603

10:00 am
10:00 am
meeting begins

FLAG SALUTE

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

REPORT FROM THE PLANNING DIRECTOR

Paul Thompson, Deputy Planning Director, for Michael Johnson CDRA Director reported on the Board's meeting last Tuesday where the Planning Services Division reported the Planning's General Fund work program for the balance of this fiscal year. The Board gave staff direction to go ahead with the Placer County Conservation Plan, Granite Bay Community Plan, Housing Element update, Tahoe Basin second units, Affordable Housing fee waiver, Emergency shelters/Transitional and supportive housing, and Zoning Text Amendments pertaining to structural setbacks, temporary agricultural events, fowl and hen ordinance and medical marijuana.

Commissioner Sevison asked for the dates for Planning Commission meeting in February. Paul Thompson indicated that on February 11th, the Commission will hear Livingston Concrete and the Gondola North Subdivision; and on February 25th, there will be a public hearing to receive comments on Bohemia Draft EIR.

Commissioner Sevison also commented that he attended the TRPA Governing Board meeting on January 27th regarding the Kings Beach Core Improvement project. TRPA voted unanimously to approve the three lanes with a roundabout alternative. He complimented Commission on making the right recommended choice and complimented County staff for helping with the project.

PUBLIC COMMENT - Following the consideration of any correspondence and/or reports, the public was offered the opportunity to discuss with the Planning Commission, matters <u>not included</u> on the current agenda.

No Public Comment was received.

1) 10:05 am 10:05 begin 10:10 end

Unanimously approved an Extension of Time for 2-years on the Conditional Use Permit, including

EXTENSION OF TIME – CONDITIONAL USE PERMIT(PCPB 20060496) NORTHSTAR-AT-TAHOE S SKI POD PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Consider a request from Trimont Land Company on behalf of CNL Income Northstar, LLC for approval of an Extension of Time for a Conditional Use Permit to construct a high-speed lift with detachable quad, a new ski trail, and snow making alignments to the "Backside" terrain at the Northstar-at-Tahoe Ski Resort. The Planning

CEQA and Use Permit findings Commission must also determine that no further environmental review be required based on the previously adopted Mitigated Negative Declaration.

6:0

Project Location: The project is located on the backside of the Northstar-at-Tahoe Ski Area in the Martis Valley area.

Commissioner Brentnall absent **APN:** 080-260-013

Zoning: FOR-B-X-160 ac. min. (Forestry, combining minimum Building Site of 160

acres)

Total Acreage: Approximately 616.9 acres

Community Plan Area: Martis Valley Community Plan

MAC Area: None

Owner: CNL Income Northstar, LLC

Applicant: Trimont Land Company, Attn: Jerusha Hall, 11025 Pioneer Drive, Suite

Consider a request from William and Joan Dougherty for approval of a Subdivision

Modification to allow for a 28-foot front setback where a 40-foot front setback is

required in order to permit construction of a 462 square foot bedroom, bathroom and

closet addition to an existing 1,235 square foot single-family residence. Of the 462

square foot addition, approximately 183 square feet is proposed within the 40-foot

setback. The Planning Commission will also consider a finding of a Categorical

Exemption Section 18.36.050, Class 3 (A) – New construction or conversion of small

structures - Placer County Environmental Review Ordinance (CEQA Guidelines

100, Truckee CA 96161 (530) 559-2136

County Staff:

Planning - Steve Buelna (530) 581-6285

Engineering & Surveying – Rebecca Taber (530) 745-3110 Environmental Health - Jill Kearney (530) 745-2300

2) 10:10 am 10:10 am begin

10:16 end

SUBDIVISION MODIFICATION (PSM 20090380)

DOUGHERTY CABIN ADDITION

CATEGORICALLY EXEMPT

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Steve Buelna sitting in for Stacy Wydra

Unanimously approved the subdivision modification subject to the conditions of approval, including CEQA and subdivision modification findings

6:0

Section 15303). **Project Location:** The project is located at 758 Chapel Lane in Tahoe City. **APN:** 094-251-005

Total Acreage: .34 acres

Zoning: Plan Area Statement 171-Tavern Heights Residential

Community Plan Area: Placer County General Plan MAC Area: North Tahoe Regional Advisory Council Owner/Applicant: William and Joan Dougherty

County Staff:

Planning: Stacy Wydra (530) 581-6288

Engineering and Surveying: Sharon Boswell (530) 745-3110

Environmental Health: Jill Kearney (530) 745-2300

3) 10:20 am

Commissioner Brentnall absent

TENTATIVE SUBDIVISION MAP/CONDITIONAL USE

10:21 am begin PERMIT/VARIANCE (PSUB 20090417)
11:19 am end

ATWOOD 80

Unanimously approve certification of Final EIR.

Tentative Map,

FINAL ENVIRONMENTAL IMPACT REPORT (PEIR 20040246)

SUPERVISORIAL DISTRICT 3 (HOLMES)

Consider a request from Andregg Geomatics on behalf of Atwood Ranch LLC, for a 65-lot Planned Residential Development on a ±79.4-acre parcel on Atwood Road,

Conditional Use Permit and Variance with modifications to condition 143a. allowing front structural setback of 40 feet, and adding Parks Division conditions, including CEQA and Tentative Map/Use permit/ and Variance findings

6:0

Commissioner Brentnall absent west of the DeWitt Center, in the North Auburn area. The custom lot sizes range from $\pm 25,100$ to $\pm 55,700$ square feet in area. The primary access to the site will be on Atwood Road, approximately 0.75 miles west of Richardson Drive; a secondary emergency access will be constructed northwest of the site to Joeger Road. The development includes the creation of five Open Space Lots totaling approximately 25 acres: two lots along the Atwood Road frontage to provide a landscape buffer; two lots along Deadman's Ravine to protect and preserve the wildlife, riparian and stream corridor; and a ± 13 -acre lot in the northeast portion of the site to preserve and protect site oak woodlands. Site improvements include the construction of site roadways and the installation of utilities, including an onsite sewer system, an offsite lift station and a sewer connection to Bell Road. The Planning Commission will also consider a Variance to reduce the front setback requirement of 30 feet from edge of easement to 7 feet to allow for the sewer lift station and the certification of the Final Environmental Impact Report (FEIR) for the project.

Project Location: The project is located on the northside of Atwood Road, .5 miles

west of the Dewitt Center, in the Auburn area.

APN: 051-070-009

Total Acreage: 76.81 acres

Zoning: RS-AG-B-40 PD=1 (Residential Single-Family, combining minimum Agriculture, combining Building Site of 40,000 square feet, combining Planned

Residential Development of 1 unit per acre)

Community Plan Area: Auburn/Bowman Community Plan

MAC Area: North Auburn MAC Applicant: Andregg Geometrics Owner: Atwood Ranch LLC

County Staff:

Planning: Mike Wells (530) 745-3024

Engineering and Surveying: Rick Eiri (530) 745-3110 Environmental Health: Jill Kearney (530) 745-2300

Break

11:19 am begin 11:23 end

4) 11:00 am 11:23 begin 12:55 end

Two motions:
1) Hunting to be prohibited other than that allowed by deprivation permit.

4:2
Commissioner
Moss and
Commissioner
Denio - No
Commissioner
Brentnall absent

2) Approve Conditional Use Permit and certify **CONDITIONAL USE PERMIT (PCPA 20090391)**

HIDDEN FALLS REGIONAL PARK

FINAL ENVIRONMENTAL IMPACT REPORT(PEIR - T20070444)

SUPERVISORIAL DISTRICT 2 (WEYGANDT) SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

(THIS ITEM WAS CONTINUED FROM THE JANUARY 14, 2010 PLANNING COMMISSION HEARING)

Consider a request from Placer County Facility Services for approval of a Conditional Use Permit to add approximately 979 acres to the existing 221 acre Hidden Falls Regional Park and construct improvements that include an access and parking area off Garden Bar Road, road improvements along Garden Bar Road, an expansion of the existing parking lot, construction of a multi-use trail system, and implementation of other passive recreational facilities that would be located within the park. The Planning Commission will also consider certification of the Final Environmental Impact Report prepared for the project.

Project Location: The project area is located along portions of Coon and Deadman Creeks south of the Bear River and Big Hill Road, north of Mt. Vernon and Mt. Pleasant Roads, east of Garden Bar Road and west of Bell and Hubbard Roads

EIR based on EIR and CUP findings in the packet and incorporating the no hunting motion also modify condition 1 u. to indicate no hunting other than by a deprivation permit.

between North Auburn and the City of Lincoln.

APNs: 026-072-045, 026-072-047, 026-072-049-510, 026-072-050-510, 026-072-054, 026-072-055, 026-072-056, 026-072-057, 026-072-062, 026-072-063, 026-072-076, 026-080-065, 026-080-066, 026-080-067, 026-080-068, 026-080-069, 026-080-070, 026-080-071, 026-080-072, 026-080-091

Total Acreage: 1,200 acres

Zoning: O (Open Space), F-B-X-50 acre minimum (Farm combining a minimum

Building Site of 50 acres)

Community Plan Area: Placer County General Plan MAC Area: Rural Lincoln MAC and North Auburn MAC

Owner/Applicant: Placer County Facility Services, Parks Division

County Staff:

Parks: Andy Fisher (530) 886-4901 Brentnall absent Planning: Lisa Carnahan (530) 745-3067

Engineering and Surveying: Sarah Gillmore (530) 745-3110

Environmental Health: Jill Kearney (530) 745-2300

Lunch Break

Commissioner

Commissioner

Moss - no

5:1

12:55 pm - 1:30 pm

5) 1:00 pm 1:30 pm begin

ZONING TEXT AMENDMENT (ZTA 20090393)

MEDICAL MARIJUANA COLLECTIVES, COOPERATIVES OR

DISPENSARIES

2:13 pm end Recommendation to the Board of Supervisors the staffs proposal to define and disallow medical marijuana collectives, cooperatives or dispensaries to operate in the County and clarify that the production and composting of

Consider providing a recommendation to the Board of Supervisors on a request from the Placer County Planning Department to amend Chapter 17, Article 17.04, Section 17.04.030 and Article 17.06, Section 17.06.050 to the Placer County Code. The proposed amendments will define and disallow medical marijuana collectives, cooperatives or dispensaries to operate in the County. In addition, the proposed amendments will clarify that the production and composting of cannabis is not included in the definition of "Crop Production" or "Agricultural processing" within the existing County Code. Under the California Environmental Quality Act (CEQA) guidelines, continuing administrative activities do not constitute a project and are therefore exempt from review (CEQA Section 15282; Placer County Environmental Review Ordinance Section 18.36.010)(B)(3).

"Agricultural processing" within

definition of "Crop Production" or

cannabis is not

included in the

the existing code.

Commissioner Gray -noCommissioner

Brentnall absent

County Staff:

Planning: Jennifer Dzakowic (530) 745-3008

MEETING ADJOURNED – 2:13 PM