

COUNTY OF PLACER PLANNING COMMISSION ACTION AGENDA DATE February 25, 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

Materials related to an item on this Agenda that are submitted to the Planning Commission Clerk after distribution of the agenda packet, are available for public inspection in the Planning Department located at 3091 County Center Drive, Auburn CA 95603, during normal business hours.

10:00 am 10:00 am meeting begins

FLAG SALUTE

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

REPORT FROM THE PLANNING DIRECTOR

Paul Thompson reporting for Michael Johnson CDRA Director, reported that Livingston Concrete project had been appealed to the Board and needed to be heard by May 18th. At the Board's meeting on Tuesday February 23, 2010 the Board continued the Caldwell Rezone project to a Tahoe Board hearing. The Board will hear the St. Joseph Marello Church on March 2 at 10:00 am. At a later hearing, the Board will hear the Commission's recommendation on the ZTA – Medical Marijuana collectives and dispensaries which are now in the process of being presented to the MAC's for recommendation. The ZTA for the Poultry/Fowl ordinance is being presented to the MAC's and will be coming before the Planning Commission in late spring or early summer. The ZTA for Emergency Shelters has gone to all 13 MAC's and will be coming to the Planning Commission. The next Planning Commission hearing is March 11, 2010 where a Zoning Administrator appeal for the Quarry Pond's sign will be heard and a request from staff to the Commission to give direction of what projects to send to the MAC's.

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

No Public Comment was received.

1) 10:05 am 10:05 am begin Comments received from the public: Carol Harvey Lari Knedel Loys Fielden Charles Cramer Susie Tronti

DRAFT ENVIRONMENTAL IMPACT REPORT (PEIR 20080235) BOHEMIA RETAIL PROJECT SUPERVISORIAL DISTRICT 3 (HOLMES)

Provide an opportunity for public to comment on the Draft EIR for Bohemia Retail Project. The Draft EIR public review period is from 1/19/10 to 3/4/10. The project proposes a new, 155,000 square-foot retail building to be constructed on the site of the former Bohemia Lumber Company in the North Auburn area. The project site is 18.6 acres in size and would be developed with a single structure, associated parking

Richard McClellan Jim Lunetta Jim Elsie Arne Celkk Nancy Goodnough Barry Walton Paula Celack Dell Caldwell

lot, landscaping and a fueling station. Primary access to the site from Highway 49 would exist at Hulbert Way, just north of Luther Road. A secondary access is proposed at Canal Street, which forms the property's east boundary. The Draft EIR analyzes a single big-box retailer as well as two alternative uses of the site. The Planning Commission will consider the project entitlements and certification of a Final Environmental Impact Report at a later date.

Break 11:13 - 11:30

Project Location: The project is located approximately 2.3 miles north of downtown Auburn, just east of State Route 49 and The Plaza retail-center and north of Luther Road in the Auburn area.

Continue comments:

APN: 052-102-012, 052-102-013, 052-102-017, 052-102-053 **Total Acreage**: 18.6 acres

Victoria Connally Joseph Feno

Zoning: CPD-Dc (Commercial Planned Development combining Design Scenic Corridor)

Lee Lively Dr. Dale Smith

Community Plan Area: Auburn/Bowman Community Plan

Joe Knapp

Mel Lee

Mac Area: North Auburn Mac

Gary Kovalchik Karen Suter

Owner/Applicant: Bohemia Properties LLC

County Staff: Joan Lavon

Planning: Gerry Haas (530) 745-3084

Greg Rosene Violet Lacsen

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

Environmental Health: Jill Kearny (530) 745-2300

Commissioner Brentnall reminded public they can continue to submit written comments on or before cut-off of

March 4, 2010

MEETING ADJOURNED – 1:32 PM

There will be a written response in the Final EIR to these commentors.