

# COUNTY OF PLACER PLANNING COMMISSION ACTION AGENDA DATE July 14, 2011

## OFFICE OF Planning Services Division

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 hearing begins

#### **FLAG SALUTE**

**ROLL CALL:** Richard Johnson (Chairman), Jeffrey Moss (Vice Chairman), Miner Gray (Secretary), Larry Sevison, Ken Denio, Gerry Brentnall [absent] and Richard Roccucci [late for roll call only]

#### REPORT FROM THE PLANNING DIRECTOR

Paul Thompson, Deputy Director of Planning, reported on the following updates to the Commissioners. At the June 21, 2011 hearing, the Board of Supervisors upheld the appeal and denied the use permit for the Tahoe Paddle and Oar adopted the Zoning Text Amendment for the Emergency Shelters and Supportive Housing. On July 12, 2011 the Board denied the third-party appeal for Northstar Mountain Lodge and approved the project, and approved the Foresthill Divide Community Plan amendments including the Planning Commissions recommended changes. On July 25<sup>th</sup> and 26<sup>th</sup>, the Board will meet in Tahoe and hear an update on the Biomass project a request from staff for direction provide comments to TRPA on the Regional Plan Update new transit zoning system, and lastly a request from staff to provide direction on the work program for the Tahoe Community Plan Update. On August 9, 2011 the Board will hear a report from staff on Redistricting as well as, the third party Appeal for Timberline at Auburn project. On July 28, 2011 the Planning Commission hearing will be cancelled. On August 11<sup>th</sup>, 2011, the Planning Commission is scheduled to hear comments on the Draft EIR for Orchard at Penryn project and a PCCP Update. As of July 1<sup>st</sup> the fees have gone up. The appeal fee is \$520.

PUBLIC COMMENT - No Public Comment was received.

1) 10:05 am 10:05 am to 10:15 am CONDITIONAL USE PERMIT (PCPA 20110198) BARONE ENTERPRISES CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 2 (WEYGANDT)

Consider a request from Scott Barone on behalf of Barone Enterprises, for approval of a Conditional Use Permit to allow a recycling center for ferrous and non ferrous scrap metals, paper/cardboard, glass and plastic. The Planning Commission will also consider a finding for Categorical Exemption Section 18.36.030, (Class 1 – Existing Facilities) - Placer County Environmental Review Ordinance (CEQA Guidelines

Section 15301.

**Project Location:** The project is located at 2700 Athens Road in the Sunset

Industrial Area. **APN:** 021-283-014 **Total Acreage:** 1.75 acres

**Zoning:** IN-Dc-SP (Industrial, combining Design Scenic Corridor, combining

Special Purpose)

Community Plan Area: Sunset Industrial Area Plan

MAC Area: none Applicant: Scott Barone Owner: Barone Enterprises

**County Staff:** 

Planning: Lisa Carnahan (530) 745-3067

Engineering and Surveying: Phil Frantz (530) 745-3110 Environmental Health: Paul Holloway (530) 745-2300

MOTION VOTE 6:0 (Commissioner Brentnall absent)

Planning Commission approved the Conditional Use Permit, based upon the findings and recommended conditions of approval in the staff report including the CEQA findings of Categorical Exemption.

#### 2) 10:20 am 10:20 am to 10:32 am

#### DRY CREEK GREENWAY PLAN ADOPTION(DEIR 20050421)

FINAL ENVIRONMENTAL IMPACT REPORT

(State Clearinghouse # 2005042005)

SUPERVISORIAL DISTRICT 1 (DURAN) SUPERVISORIAL DISTRICT 3 (HOLMES) SUPERVISORIAL DISTRICT 4 (UHLER)

Consider providing a recommendation to the Board of Supervisors on a request from the Placer County Planning Services Division for adoption of the Dry Creek Greenway Plan. The Greenway envisions a regional open space greenway and park system that protects the natural waterways, riparian corridors, natural and cultural resources and sensitive habitat lands, and provides compatible recreational opportunities that do not impact sensitive resources. The study area, consisting of Dry Creek and major tributaries Miners Ravine, Secret Ravine, Strap Ravine, Antelope Creek, Cirby Creek, Clover Valley Creek and Linda Creek, is located within the Dry Creek watershed in Southeast Placer County. The proposed Dry Creek Greenway will provide a continuous and coordinated system of preserved lands and habitat, with a connecting corridor of walking, equestrian, and bicycle trails from the Sacramento border to the Folsom Lake State Recreation Area. The Planning Commission will also consider a recommendation to adopt the Final Environmental Impact Report.

#### **County Staff:**

Planning: Christopher Schmidt (530) 745-3076 Engineering and Surveying: (530) 745-3110 Environmental Health: (530) 745-2300

MOTION VOTE 6:0 (Commissioner Brentnall absent)

Planning Commission forwarded a recommendation to the Board of Supervisors to Certify the Final EIR and adopt the Mitigation Monitoring and Reporting Plan, and adopt the Dry Creek Greenway Regional Vision document.

3) 10:40 am 10:40 am to 11:25 am MAJOR SUBDIVISION MODIFICATION/VARIANCE (PSM 20110175)

SEYMOUR RANCH GATED ENTRY WITH RELATED PEDESTRIAN

GATE, ENTRY WALLS AND PILASTERS

**CATERGORICAL EXEMPTION** 

**SUPERVISORIAL DISTRICT 4 (UHLER)** 

Consider a request from The New Home Company for the approval of a Subdivision Modification and Variance to construct a gated entry with walls and pilasters exceeding the three foot height limitation within the front setback of Great Oak Circle Road. The Planning Commission will also consider a finding for Categorical Exemption Section 18.36.050 and 18.36.070,(Class 3-New Construction or Conversion of Small Structures and Class 5(A) (I) – Minor Alterations in Land Use Limitations) - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15303 and 15305).

**Project Location**: The project is located on Cavitt-Stallman Road, north of Douglas Boulevard in the Granite Bay area.

**APN**: 048-030-010

**Total Acreage**: 13.21 acre (17-lots)

Zoning: RS-B-20 (Residential Single Family, combining a minimum Building Site

of 20,000 square feet)

**Community Plan Area**: Granite Bay Community Plan **MAC Area**: Granite Bay Municipal Advisory Counsel

Owner/Applicant: The New Home Company

**County Staff:** 

Planning: Roy Schaefer (530) 745-3061

Engineering and Surveying: Phil Frantz (530) 745-3110 Environmental Health: Justin Hansen(530) 745-2300

MOTION VOTE 4:2 VOTE (Commissioner Gray and Commissioner Roccucci – No, and Commissioner Brentnall absent)

Planning Commission approved the gated entry for Seymour Ranch Subdivision and approved the Variance request to height limitations for gates, pilasters and connecting walls within the front setback of Great Oak Circle based on the finding and recommended conditions of approval in the staff report with the additions on two conditions, 1) Pedestrian gates at the entrance to the subdivision shall be kept open to the public daily between 7am and 6pm; 2) the vehicle gates shall be kept open daily between 7 to 9 am and 4 to 6 pm based on the Findings and CEQA findings in the staff report.

4) 11:00 am
11:25 am to 11:40 am

MINOR USE PERMIT/MINOR BOUNDARY LINE ADJUSTMENT (PMPB20110146/PMBR20110149)

SEWER MAINTENANCE DISTRICT 1

WASTEWATER TREATMENT PLANT UPGRADE AND EXPANSION MITIGATED NEGATIVE DECLARATION

(State Clearinghouse # 2011042083)

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Consider a request from Placer County Department of Facility Services for the approval of a Minor Use Permit to allow for an upgrade and expansion of Sewer Maintenance District 1 (SMD-1) Wastewater Treatment Plant (WWTP). The applicant also requests approval of a Minor Boundary Line Adjustment in order to merge all parcels within the project boundary. The Mitigated Negative Declaration for the Project may be considered for approval by the Placer County Board of Supervisors at a meeting of the Board prior to the date this hearing is held. In the event the Board has not approved the Mitigated Negative Declaration prior to this

hearing, the Planning Commission will consider adopting the Mitigated Negative Declaration for the Project. In the event the Board has approved the Mitigated Negative Declaration prior to this hearing, the Planning Commission will rely upon the approved Mitigated Negative Declaration.

**Project Location**: The project is located at 1175 Joeger Road, 0.2 mile west of SR49, in the North Auburn area.

**APN's**: 076-080-003, 076-080-007, 076-080-012 and 076-080-029

**Total Acreage**: 14.5 acres

**Zoning**: RS-AG-B-43-SP-FH (Residential Single Family, combining Agriculture, combining a minimum Building Site of 43,560 square feet (or a one acre minimum), combining Special Purpose, combining Flood Hazard

Community Plan Area: Auburn/Bowman Community Plan MAC Area: North Auburn Municipal Advisory Counsel

Owner/Applicant: Placer County Department of Facility Services

**County Staff:** 

Planning: Gerry Haas (530) 745-3084

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

Environmental Health: Justin Hansen (530) 745-2300 *MOTION VOTE 6:0 (Commissioner Brentnall absent)* 

Planning Commission approved the Minor Use Permit for the SMD-1 Waste Water Treatment Plant Expansion and Upgrade and the Minor Boundary Resolution based upon Minor Use Permit conditions and findings in the staff report and which did not include the CEQA findings, as per CEQA Findings statement read by County Counsel, that on July 12, 2011 the Board of Supervisors adopted the Mitigated Negative Declaration for the Sewer Maintenance District -1 Waste Water Treatment Plant Expansion and upgrade project the Mitigated Negative Declaration addressed all impacts related to the Land Use Entitlements requested in conjunction with the project and it's adequate to support the approval of the entitlements by the Planning Commission. The Notice of Determination was filed on July 13, 2011.

MEETING ADJOURNED - 11:40 am