

COUNTY OF PLACER PLANNING COMMISSION ACTION AGENDA DATE January 12, 2012

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 FLAG SALUTE

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

REPORT FROM THE PLANNING DIRECTOR

Michael Johnson, Agency Director reported on the following updates to the Commission: At the Board of Supervisor's meeting on Tuesday the Board had an election of officers. Supervisor Montgomery, District 5, was elected Chair and Supervisor Holmes, District 3, was elected Vice Chair. Also on that agenda the Board unanimously voted to place the PCWA Heritage House, located in Ophir, on the County's Historic and Culture Resources record. This item was on the Planning Commission agenda a couple of meetings ago. Yesterday there was a scoping meeting held at Squaw Valley on the Cabin Creek biomass project. The purpose of the scoping meeting was to receive comments from public agencies as to the issues to be discussed in the EIR. Our consultant is now moving forward with that EIR and it should be before your Commission in late spring. Two separate law suits have been filed regarding the Boards action to approve the Homewood Mountain Resort project. The first was from California Clean Energy Committee challenge on the green house gas conclusions reached on the EIR. The second was from the Sierra Club and Friends of the West Shore who challenged the overall size of the project. There is a desire to see the project scaled down one third.

Reminder, Commissions January 26th, meeting is cancelled. The February 9th meeting is to be held in Tahoe. Several items to be heard include the Bear Creek Subdivision modification, a Conditional Use Permit for the Squaw Valley Improvement Capital Project and a Conditional Use Permit and Tentative Parcel Map for 6731 Tahoe Timeshare

Several items to be coming forward in the next couple of months, the Orchard at Penryn, and the Belcara Residential Subdivision in Foresthill.

Commissioner Roccucci asked where the Tahoe meeting will be held. It will be held at the North Tahoe Event Center Kings Beach.

PUBLIC COMMENT

Carol Rubin from Newcastle commented on the hearing process and her concern with a property at 2325 Gold Hill Road in Newcastle. Paul Thompson was familiar with the property. He explained it as a Minor Use Permit for an event center that had been considered and continued to an open date at the Zoning Administrator level. She would like to see the project come to the Planning Commission and then to the Board. Paul Thompson mentioned he would be happy to meet with her regarding the process.

1) 10:05 am

VOTE OF PLANNING COMMISSION OFFICERS:

Commissioner Sevison moved to adopt the order as slated, Commissioner Roccucci second,

a. Select 2012 Chairman: Jeffrey Moss
b. Select 2012 Vice Chair: Mickey Gray
c. Select 2012 Secretary: Larry Sevison

Jeffrey, Congratulations. The Chair will pass the gavel to Jeffery Moss at the next meeting.

2) 10:10 am

CONDITIONAL USE PERMIT MODIFICATION (PCPM 20070862)

TARGET EXPANSION

MITIGATED NEGATIVE DECLARATION

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Consider a request from Pacific Land Services, on behalf of Target Corporation, for approval of a Conditional Use Permit Modification to demolish an existing 7,931 square-foot garden center and to allow for a 16,805 square-foot expansion and remodel of the Auburn Target retail store. The Planning Commission will also consider adopting a Mitigated Negative Declaration for the project.

Project Location: The project is located on 2700 Bell Road in the North Auburn area.

APN: 052-030-062

Total Acreage: 10.21 acres

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

Community Plan Area: Auburn/Bowman Community Plan

MAC Area: North Auburn MAC Applicant: Pacific Land Services Owner: Target Corporation

County Staff:

Planning: Gerry Haas (530) 745-3084

Engineering and Surveying: Phil Frantz (530) 745-3110

Environmental Health: (530) 745-2300

MOTION VOTE 5:0 Commissioner Sevison moved, Commissioner Moss second, To follow staff recommendation adopt the Mitigated Negative Declaration and approve the Conditional Use Permit modification subject to the findings including CEQA findings and approve the corrected conditions of approval presented at hearing.

3) 10:30 am

GRANITE BAY COMMUNITY PLAN UPDATE GENERAL PLAN AMENDMENT (PCPJ 20080545) NEGATIVE DECLARATION DISTRICT 4 (UHLER)

Consider a request from the Placer County Planning Services Division, for approval of a General Plan Amendment to update the Granite Bay Community Plan. The update included the review of existing conditions (population holding capacity, infrastructure, change in environmental conditions, etc.,); revision of goals, policies, and programs in the Plan to address constraints and new opportunities; amending the wording of the goals and policies to provide better clarity and readability; and new discussions on topical issues that have arisen (i.e. Greenhouse Gas Emissions, Placer County Conservation Plan, Complete Streets, and Lowimpact Design) since the Plan was originally prepared in 1989. In order to limit the scope of the Community Plan update, the Board of Supervisors directed that the existing land use and zoning

designations not be modified. In addition, the Board of Supervisors also directed that the Circulation Element not be revised since it was recently updated in 2005. The Granite Bay Community Plan area is generally bound by Dick Cook Road to the north, Sierra College Boulevard to the west, Folsom Lake to the east, and the Sacramento County line to the south. The Planning Services Division is requesting that the Planning Commission recommend to the Board of Supervisors approval of the General Plan Amendment to update the Granite Bay Community Plan, and also consider a recommendation to adopt a Negative Declaration prepared for the project. The draft Granite Bay Community Plan can be reviewed on line at: http://www.placer.ca.gov/Departments/CommunityDevelopment/Planning/GBCPReview.aspx

Project Location: In Placer County, the Granite Bay Community Plan area is generally bound by Dick Cook Road to the north, Sierra College Boulevard to the west, Folsom Lake to the east, and the Sacramento County line to the south.

MAC Area: Granite Bay Community Plan

County Staff:

Planning: EJ Ivaldi (530) 745-3147 or Christopher Schmidt (530) 745-3076

Engineering and Surveying: Rebecca Taber (530) 745-3110

MOTION VOTE 5:0 Commissioner Moss moved, Commissioner Sevison second, To recommend approval to the Board of the update to the Granite Bay Community Plan subject to staffs proposed changes on pages 113-114, policies 28 and 29 b) Unrestricted pedestrian access shall be maintained from "dawn to dusk"...through a public easement or other mechanism and, 29 g) ... "including egress for public in evacuation situations" and adopt the Negative Declaration and CEQA findings. Accept modification to incorporate the changes requested by the Granite Bay MAC of proposed changes to two tables in Circulation Element by adding footnotes to indicate updates and on page 95 in table 7.2.2 remove from list 7778 Dick Cook Road as this property has been demolished.