



COUNTY OF PLACER PLANNING COMMISSION

AGENDA DATE

February 28, 2008

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 will be 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

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you require additional disability-related modifications or accommodation, please contact the Planning Department at (530) 745-3000. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. Requests received after such time will be accommodated only if time permits.

NOTE: APPLICANT OR AN AUTHORIZED REPRESENTATIVE SHOULD BE PRESENT IN ORDER TO PRESENT INFORMATION AND/OR TESTIMONY RELATIVE TO THE APPLICATION (S). THE PLANNING COMMISSION MAY TAKE WHATEVER ACTION THEY DEEM APPROPRIATE, WHETHER OR NOT THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE IS PRESENT.)

10:00 AM FLAG SALUTE

ROLL CALL: Larry Sevison (Chairman), Ken Denio (Vice Chairman), Bill Santucci (Secretary), Gerry Brentnall, Mike Stafford, Larry Farinha and Richard Johnson

REPORT FROM THE PLANNING DIRECTOR - Planning Director to discuss future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.

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. The length of time devoted to this public comment period shall be as determined appropriate by the Commission Chair.

1) 10:05 AM TENTATIVE SUBDIVISION MAP/VARIANCE - PEACOCK RANCH SUBDIVISION (PSUBT20051022)

MITIGATED NEGATIVE DECLARATION

Consider a request from Uhora Engineering and Planning on behalf of Ruth Dunmore, for the approval for:

- A Tentative Subdivision Map to subdivide a 13.4 acre parcel into eight single family residential lots ranging in size from 1.0 to 1.74 acres.
- A Variance for an existing 6-foot high wall within the front setback of Lot 3.

Project Location: 4343 Old Auburn Road (northeast corner of the intersection of Old Auburn Road and Sierra College Boulevard) in the Granite Bay area

APN: (APN 466-020-046)

Total Acreage: 13.4

Zoning: RS-AG-B-40 (Residential Single-family, Combining Agriculture, Combining Building Site of 40,000 Square feet).

Community Plan Area: Granite Bay

MAC Area: Granite Bay

Applicant: Uhora Engineering and Planning 2901 Douglas Boulevard, Suite 285

Owner: Ruth Dunmore 1115 Orlando Avenue Roseville CA 95661

County Staff: Planner Roy Schaefer (530) 745-3061

Engineering and Surveying: (530) 745-3110

Environmental Health: (530) 745-2300

2) 10:20 AM

VARIANCE APPEAL - TUNCER RESIDENCE GARAGE (PVAA 20070248)

Consider an appeal from Deniz and Ayshe Tuncer of the Zoning Administrator's decision to approve a Variance to the required setback allowing a 20 foot length garage at a setback of 19 feet from the edge of traveled way instead of the requested 22-foot length garage with a setback of 17 feet from the edge of traveled way. Categorical Exemption Class 3

Project Location: northeasterly dead-end portion of Edgewater Drive in Dollar Point

APN: 093-083-014

Total Acreage: .3346 acres

Zoning: Tahoe City PAS 010 (Plan Area Statement, Dollar Point Residential).

Community Plan Area: Tahoe City Area General Plan

MAC Area: North Tahoe Regional Advisory Council

Owner: Deniz and Ayshe Tuncer, Owner, PO Box 9180, Incline Village, NV 89452-9180

Appellant: Agan Consulting Group, P O Box 9180, Incline Village NV 89452 (775) 823-9300

Planning Department: Stacy Wydra (530) 581-6288

Engineering & Surveying Department: Sharon Boswell (530) 745-7500

Environmental Health: (530) 745-2300

(Continued from 2-14-08 Planning Commission Hearing)

3) 10:30 AM

DRAFT ENVIRONMENTAL IMPACT REPORT

RIOLO VINEYARD SPECIFIC PLAN (PEIR - T20050185)

Receive public comments on the Draft EIR for a Specific Plan for the proposed development of a maximum of 932 residential units consisting of low, medium, and high density development as well as rural and agricultural residences. The proposal includes over 28 percent of the site for open space, pedestrian corridors, trails, parks and recreation areas, plus an additional 20 percent of the site for agricultural use.

THE PURPOSE OF THIS HEARING IS TO PROVIDE AN EARLY OPPORTUNITY FOR THE PUBLIC TO COMMENT ON THE PROJECT'S EIR. The merits of this project will not be considered at this hearing. A separate public hearing will be set at a later date for the actual consideration of the project.

Project Location: North of PFE Road between Watt Ave to the west & Walerga Road to the east

APN: 023-200-023-000, 023-200-031-000, 023-200-051-000, 023-200-052-000

023-200-053-000, 023-200-055-000, 023-200-056-000, 023-221-006-000

Zoning:

O (Open Space), O PD = 2 (Open Space and a Planned Development of 2 dwelling unit per acre), RS-AG-B-20-DR PD = 2 (Residential Single family combining Agriculture combining a minimum building site size of 20,000 sq ft and a Planned Development of 2 dwelling units per acre), C1-UP-Dc (Neighborhood Commercial combining Use Permit required combining Design Scenic Corridor)

Total Acreage: 676.18

Community Plan Area: Dry Creek West Placer Community Plan

MAC Area: West Placer MAC

Applicant: George Phillips for PFE Investors, LLC, Law Offices of George Phillips, 2306

Garfield Ave., Carmichael CA 95608

Consultant: Denise Heick, URS Corp., 221 Main Street, Suite 600, San Francisco CA 94105

County Staff: Planner Ann Baker (530) 745-3136

Engineering and Surveying: (530) 745-3110

Environmental Health: (530) 745-2300

4) 10:50 AM

**DRAFT ENVIRONMENTAL IMPACT REPORT
LIVINGSTON CONCRETE (PEIR - T20050072)**

Receive public comments on the Draft EIR for the proposed project which consists of the construction and operation of a concrete batch plant, including a 1,440 square-foot office building, and a 1,800 square-foot warehouse building, a 15,000 gallon water storage tank, wash areas for concrete trucks, and parking for concrete trucks and employee vehicles on a five acre parcel. The project may also include a 900 square-foot single story apartment to be used as a caretaker's residence.

THE PURPOSE OF THIS HEARING IS TO PROVIDE AN EARLY OPPORTUNITY FOR THE PUBLIC TO COMMENT ON THE PROJECT'S EIR. The merits of this project will not be considered at this hearing. A separate public hearing will be set at a later date for the actual consideration of the project.

Project Location: Ophir Road and Geraldson Road, Newcastle/Ophir Area

APN: 040-271-042-000

Total Acreage: 4.97 acres

Zoning: C3-UP-Dc

Community Plan Area: Ophir General Plan

MAC Area: Newcastle/Ophir MAC

Owner/ Applicant: Ted Henley for Joan L. Stadel-Kelly, Livingston's Concrete Service, 5416 Roseville Road, North Highlands CA 95660

Consultant: Katherine Waugh, North Fork Associates, 110 Maple Street, Auburn CA 95603

County Staff: Planner Leah Rosasco (530) 745-3091

Engineering and Surveying: (530) 745-3110

Environmental Health: (530) 745-2300

5) 11:15 AM

**DRAFT ENVIRONMENTAL IMPACT REPORT
FORESTHILL DIVIDE COMMUNITY PLAN
(PEIR T20050537, STATE CLEARINGHOUSE #2006022100)**

Receive public comments on the Draft EIR for the Foresthill Divide Community Plan (PEIR 20070206, State Clearinghouse #2001092094). The proposed project consists of the adoption and implementation of the Foresthill Divide Community Plan, which consists of the following elements:

- Community Development Element, including Population and Housing, Land Use, Community Design, Public Facilities, and Parks and Recreation
- Resource Management Element, including Natural Resources/Conservation/Open Space, Cultural Resources, and Air Quality
- Transportation and Circulation Element

The proposed project also includes rezoning of properties within the Plan area as necessary and required to achieve consistency with the proposed Foresthill Divide Community Plan land use designations. The Foresthill Divide Community Plan is intended to supersede the 1981 Foresthill General Plan in order to provide an opportunity to comprehensively address issues facing the community and to responsibly and proactively plan for the next 20 years.

THE PURPOSE OF THIS HEARING IS TO PROVIDE AN EARLY OPPORTUNITY

FOR THE PUBLIC TO COMMENT ON THE PROJECT'S EIR. The merits of this project will not be considered at this hearing. A separate public hearing will be set at a later date for the actual consideration of the project.

Consultant: Ron Mauck, Quad Knopf, One Sierragate Plaza, Suite 270C, Roseville CA 95678

County Staff: Planner Crystal Jacobson (530) 745-3085

Engineering and Surveying: (530) 745-3110

Environmental Health: (530) 745-2300

6) 11:50 AM

REZONE/MAJOR SUBDIVISION (PREA T20070547)

**DONNER-TRUCKEE COMMERCIAL CENTER AND VETERINARY HOSPITAL
MITIGATED NEGATIVE DECLARATION**

Consider a request from Thomas Parilo & Associates on behalf of Dr. Craig Machado, for the approval of:

- A request to rezone the current Farm (F) zone designation to Commercial Planned Development, Combining Design Sierra District (CPD-Ds) to be compatible with the General Commercial land use designation identified for the project site in the Martis Valley Community Plan.
- A request for a Conditional Use Permit to allow for office, retail, and service uses.
- Tentative map proposing two parcels (Parcels 1 and 2) and 23 commercial condominium air-space units.

The purpose of the proposed rezone is to facilitate expansion of an existing veterinary hospital and accommodate service and/or retail commercial land uses, as follows: a) Demolish and rebuild the existing veterinary hospital and small animal boarding facility, which is currently housed within two buildings (5,250 square feet) into one building containing approximately 6,164 square feet. The redevelopment of the hospital and boarding facility will include an expansion of 910 square feet for additional space for office, storage, and break room use. b) Construct a two-story commercial/office building (approximately 16,963 square feet).

The project also includes a freestanding sign, to be located at the front of the property adjacent to Highway 267, that could measure up to 25 feet in height, and an annexation into Truckee Donner Public Utility District in order to obtain public treated water. The approval and adoption of this Initial Study/Mitigated Negative Declaration is contingent upon the approval of the annexation requested by the Nevada County LAFCO and Placer County LAFCO.

Project Location: 9701 HWY 267, on the west side of Highway 267, approximately ¼ mile north of the intersection of Highway 267 and Schaffer Mill Road, just south of Truckee in the Martis Valley area

APN: 080-270-038-000

Total Acreage: 1.63

Zoning: F(Farm)

Community Plan Area: Martis Valley Community Plan

MAC Area: None

Applicant: Thomas Parilo and Associates, 10320 Tillicum Way, Nevada City CA 95959

Owner: Dr. Craig Machado, 9701 Highway 267, Truckee CA 96161

County Staff: Nick Trifirio Planner (530) 745-3118

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

Environmental Health: (530) 745-2300

(Continued from 2-14-08 Planning Commission Hearing)