

APPLICANT APPEAL OF THE PLANNING  
COMMISSION'S DENIAL OF THE MINOR USE  
PERMIT AND VARIANCE FOR THE COMMUNITY  
EVENT CENTER, (PMPB 20110228) GOLD HILL  
GARDENS EVENTS CENTER – CARSON,  
SUPERVISORIAL DISTRICT 2 (WEYGANDT)

Placer County Board of Supervisors

March 26, 2013 11:00 a.m.

Correspondence Received

3/19/13

**From:** Carol Rubin [c\_rubin@sbcglobal.net]  
**Sent:** Monday, November 05, 2012 12:55 PM  
**To:** Placer County Planning  
**Cc:** Kathi Heckert; Placer County Board of Supervisors  
**Subject:** Response to revised MUP application Gold Hill Gardens  
**Attachments:** Resp GHG rev sub to PC 11\_8.pdf

Hello,

I am attaching a response to the revised application for a Minor Use Permit for the Gold Hill Gardens Community Center (PMPB 20110228) scheduled to be heard before the Placer County Planning Commission on November 8.

Thank you,

Carol Rubin  
Save Placer Farmlands  
[saveplacerfarmlands@ymail.com](mailto:saveplacerfarmlands@ymail.com)

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TSI  CEO  Other  MJ

NOV 06 2012

Sup D1 \_\_\_ Sup D4 \_\_\_ Aide D1 \_\_\_ Aide D4 \_\_\_  
Sup D2 \_\_\_ Sup D5 \_\_\_ Aide D2 \_\_\_ Aide D5 \_\_\_  
Sup D3 \_\_\_ Aide D3 \_\_\_  SJ

Approval will also exacerbate the present difficulties residents have with respect to code enforcement at these types of events. Most of these events are held outside normal working hours (i.e., after 5 pm and on weekends). Placer sheriff's deputies enforce only code violations, not MUP violations. Citizens who wish to report events with more than the permitted number of patrons, or events outside the permitted hours of operation, for example, have no realistic way of doing so, as the event in violation will be over by the time the report can be filed.

We have requested before, and again request in this document: **Please withhold approval of this and all other for-profit private "event centers" until the Placer County Code can be revised to include more realistic definitions, standards of operation and adequate code enforcement.**

### **Specific Comments:**

These remarks reference only the revised application and are in addition to and do not replace the comments previously submitted regarding this project.

**Page 5:** The MAC in which the proposed facility is located (Rural Lincoln MAC) voted to recommend denial of this project. The MAC serving the properties east of Gold Hill Road (Newcastle/Ophir MAC) declined to support the project, expressing several reservations. The Agricultural Commission voted *unanimously* to recommend denial. Opposition from the surrounding community has been sustained and overwhelming. On what basis, then, does Staff conclude that this project is without "significant impacts" and is an acceptable project for this site?"

**Pages 6 - 7:** The hours of operation proposed by the applicant, to 10 pm Wed – Sat, are still excessive given traffic and noise considerations. At 10 pm Gold Hill Road, narrow, unlit, and winding, as are the feeder routes (Fowler and Fruitvale Roads), is totally dark and will be confusing to event patrons, almost all of whom will be unfamiliar with the area. Traffic noise and congestion at this late hour is an extreme imposition upon area residents, many of whom live within 100 feet of the roadways. Additionally, the applicant proposes to have an outdoor amplified sound system (p 11) until 10 pm. Given that he proposes to construct a 5250 ft<sup>2</sup> facility, why is an outdoor sound system necessary at all, and why is staff recommending it as late as 10 pm?

While the applicant has reduced the event size from 200 to 150 persons, the building size has been maintained at 5250 ft<sup>2</sup>. Why is such a large building needed for the reduced number of patrons? The persistence of the excessively large building raises the suspicion that the applicant either does not intend to comply with the provisions of the MUP or intends to apply for a variance to increase the number of patrons shortly after the MUP is granted.

**Page 8.** The applicant has reduced the number of patrons/event by 25% but reduced the number of available parking spaces by 37%. Sixty spaces for 150 patrons is clearly inadequate and does not correspond with the number of trips projected by the applicant's own KD Anderson analysis (75% of 95 trip ends = 71 trip ends for 150 patrons). How will 71 vehicles fit into 60 spaces? The applicant is also projecting "ten outside personnel" (page 7) per event, and does not even mention delivery vehicles. Where will these support vehicles park?

The applicant briefly asserts he "will have an overflow parking area on site" but the location and size of this hypothetical parking are not given, nor has the impact of this "overflow" parking been assessed in the MND.

**Page 15** With reference to the Guest Ranch Cottages, county staff assert:

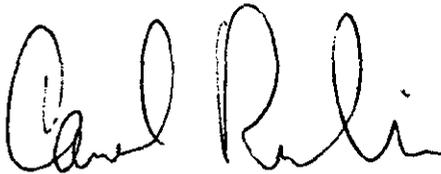
1. "The granting of this Variance will constitute a grant...INCONSISTENT [emphasis added] with the limitations upon other properties ...."

2. "The granting of this Variance WOULD...ADVERSELY [emphasis added] affect public health or safety ...."

3. "The Variance IS INCONSISTENT [emphasis added] with the Placer County General Plan.:

Either Staff are acknowledging serious issues with the Guest Ranch proposal or this section contains significant typographical errors. If the former is the case, it is inconceivable why the relatively low-impact Bed and Breakfast uses are incompatible but the high-impact "Community Center" is justifiable.

We note however, that we are not objecting to the Bed and Breakfast or Retail Nursery portions of this proposal, only to the "Community Center" usage.



Carol Rubin  
on behalf of: Save Placer Farmlands  
P.O. Box 1296  
Newcastle, CA 95658

cc via email to: [kheckert@placer.ca.gov](mailto:kheckert@placer.ca.gov)  
[bos@placer.ca.gov](mailto:bos@placer.ca.gov)

