

COUNTY OF PLACER PLANNING COMMISSION ACTION AGENDA DATE February 11, 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, Dewitt Center, located at the corner of Bell Road and Richardson Drive, Auburn CA 95603

10:00 am 10:00 am meeting begins

FLAG SALUTE

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

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. Michael Johnson CDRA Director reported on the Board's meeting on Tuesday February 9, 2010 where the Board, at the request of the Community Development Resource Agency/Planning, adopted an ordinance that granted an automatic time extension to certain entitlements such as use permits or variances which were approved in conjunction with a tentative subdivision map or parcel map that qualifies for automatic time extension under State law. The Board also continued an Appeal of the Planning Commission's approval St. Joseph Marello Church to March 2 at 10:00 am. The Board will hear the Planning Commission's recommendation on the Caldwell Rezone at their February 23rd hearing. The next Planning Commission hearing is February 25, 2010 where the Draft EIR for the Bohemia project will be heard.

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

No Public Comment was received.

1) 10:05 am 10:04 am begin 10:46 am ends

Unanimously recommended the Board approve the Rezone; Unanimously adopt the Mitigated Negative Declaration, and approved the Tentative Map, Conditional Use

REZONING/VESTING TENTATIVE MAP/CONDITIONAL USE PERMIT/VARIANCE (PSUB - T20080310)

GONDOLA-NORTH HOMESITE PROJECT

MITIGATED NEGATIVE DECLARATION

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Consider providing a recommendation to the Board of Supervisors on a request submitted by TLA Engineering and Planning on behalf of Mt. Lincoln, LLC, for approval of a Rezoning of Assessor Parcel Numbers 069-070-029 and 069-320-063 from O and FOR (Open Space and Forestry), respectively, to RS-B-8 and O (Residential Single Family, combining minimum Building Site of 8,000 square feet and Open Space), and a Rezoning of 4.10 acres of Assessor Parcel Number 069-070-043 from RF-DR (Residential Forest-Development Reserve) to O. The Planning

Permit and Variance including CEQA, Tentative Map, Use permit and Variance findings

6:0

Commissioner Brentnall absent Commission will consider a Vesting Tentative Map for a 25 lot single family residential subdivision, two open space lots and one lot that requires a Conditional Use Permit for the relocation of an existing chair lift terminal/corridor and for a proposed ski lift facility. A Variance is also requested for the residences in the subdivision to allow a building height of 36 feet where 30 feet is required. The subject property for the 25-lot subdivision, Assessor's Parcel Numbers 069-070-029 and 069-320-063, comprises 11.49 acres, is located near the Sugar Bowl Ski Resort and Village, off Donner Pass Road, 3 1/2 miles southeast of I-80 in the Sugar Bowl area, and is currently zoned FOR and O (Forestry and Open Space). The 4.1 acres of Assessor's Parcel Number 069-070-043, to compensate for the lost Open Space rezoned within the proposed subdivision, comprises 11.4 acres, is also located near the Sugar Bowl Ski Resort and Village, is located to the north and northwest of the Sugar Bowl Unit 3, Crows Nest subdivision and is currently zoned RF-DR. The Planning Commission will consider an adoption of a Mitigation Negative Declaration for the project.

Project Location: The project is located near the Sugar Bowl Ski Resort and Village, off Donner Pass Road, 3 1/2 miles southeast of I-80 in the Sugar Bowl area.

APN: 069-070-029, 069-320-063 and 069-070-043

Zoning: RF-DR (Residential Forest-Development Reserve) FOR and O (Forestry

and Open Space). **Total Acreage:** 22.89

General Plan Area: Placer County General Plan

MAC Area: Squaw Valley MAC

Owner: Mt. Lincoln, LLC

Applicant: TLA Engineering and Planning, on behalf of Mt. Lincoln LLC.

County Staff:

Planning - Stacy Wydra (530) 581-6288

Engineering & Surveying – Rick Eiri (530) 745-3110 Environmental Health - Jill Kearney (530) 745-2300

Break 10:50 am - 10:56 am

2) 10:30 am 10:56 am begin 1:32 pm end

Certified the Final EIR and adopt the statement of findings in Attachment D - dated Revised February 2010and approve the CUP including the CUP findings

4:2 vote

Commissioners
Gray and Crabb –
voted no
Commissioner
Brentnall absent

CONDITIONAL USE PERMIT (PCPA 20050072) LIVINGSTON CONCRETE BATCH PLANT FINAL ENVIRONMENTAL IMPACT REPORT SUPERVISORIAL DISTRICT 3 (HOLMES)

Consider a request from Livingston's Concrete Service Inc, for approval of a Conditional Use Permit for a concrete ready mix batch plant with a 45-foot silo tower, a 1,200 square-foot office building, and a 1,800 square-foot warehouse. The subject property, Assessor's Parcel Number, comprises 4.9 acres, is located on the south east corner of Ophir Road and Geraldson Road in the Ophir area, and is currently zoned The Planning Commission will also consider certifying a Final Environmental Impact Report for the project.

Project Location: The project is located on the south east corner of Ophir Road and Geraldson Road in the Ophir area.

APN: 040-271-042

Total Acreage: 4.9 acres

Zoning: C3-UP-Dc (Heavy Commercial, combining Use Permit, required, combining

Design Scenic Corridor)

General Plan Area: Newcastle/Ophir

MAC Area: Ophir/Newcastle MAC

Owner/Applicant: Patti Henley, on behalf of Livingston's Concrete Service, Inc.

County Staff:

Planning: Leah Rosasco (530) 745-3091

Engineering and Surveying: Rick Eiri (530) 745-3110 Environmental Health: Jill Kearney (530) 745-2300

MEETING ADJOURNED – 1:32 PM